

**FIRST AMENDMENT  
TO  
CONDOMINIUM DECLARATION FOR  
HIGHLANDS INDUSTRIAL PARK CONDOMINIUMS  
(A COMMON INTEREST COMMUNITY)**

This First Amendment to Condominium Declaration for Highlands Industrial Park Condominiums (a Common Interest Community) ("First Amendment") is made effective as of the date recorded with the Clerk and Recorder of Larimer County, Colorado ("Clerk and Recorder").

**Recitals**

A. The Condominium Declaration for Highlands Industrial Park Condominiums (a Common Interest Community) was recorded with the Clerk and Recorder on November 20, 2017 at Reception No. 20170077700 ("Declaration").

B. Article 18.5 of the Declaration provides that the Declaration may be amended by a written and recorded instrument containing the consents of the then-record owners holding at least 67% of the votes in the Highlands Industrial Park Condominium Association, a Colorado nonprofit corporation ("Association").

C. The record owner holding at least 67% of the votes in the Association has consented to this First Amendment as evidenced by its signature page attached to this First Amendment, and the Association has also consented to this First Amendment as evidenced by the attached Consent.

**First Amendment**

1. Subdivision of Unit 2. Unit 2 as shown on the Condominium Map for Highlands Industrial Park Condominiums recorded with the Clerk and Recorder on November 20, 2017 at Reception No. 20170077701 is subdivided into two units, being Units 2 and 3 as shown on the Condominium Map for Highlands Industrial Park Condominiums, First Amendment, recorded with the Clerk and Recorder concurrently with this First Amendment.

2. Reallocation of Allocated Interests. The Allocated Interests of the units are amended and restated as set forth on **Exhibit B**, attached and incorporated by reference. The attached **Exhibit B** supersedes and replaces the Exhibit B previously attached to the Declaration.

3. Defined Terms. Unless otherwise defined in this First Amendment, capitalized words and phrases are as defined in the Declaration.

4. Continuing Effect. Except as amended by this First Amendment, all provisions of the Declaration remain in full force and effect.

[Signature pages follow]

**OWNER SIGNATURE PAGE FOR  
FIRST AMENDMENT TO CONDOMINIUM DECLARATION FOR HIGHLANDS  
INDUSTRIAL PARK CONDOMINIUMS (A COMMON INTEREST COMMUNITY)**

The undersigned, being the record owner of the Units listed below, consents to the foregoing First Amendment to Condominium Declaration for Highlands Industrial Park Condominiums (a Common Interest Community).

Date: January 11, 2018.

7287 Greenridge, LLC, a Colorado limited liability company

By: Todd Metcalf  
Todd Metcalf, Member

Owner of: Units 1 and 2, Condominium Map for Highlands Industrial Park Condominiums, located in the Southeast Quarter of Section 35, Township 6 North, Range 68 West of the 6th P.M., Town of Windsor, County of Larimer, State of Colorado.

STATE OF COLORADO        )  
  ) ss.  
COUNTY OF LARIMER        )

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of January, 2018, by Todd Metcalf, as Member of 7287 Greenridge, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: January 23, 2019

Brandy J. Lapp  
Notary Public

BRANDY J. LAPP  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20034000946  
MY COMMISSION EXPIRES JANUARY 23, 2019

**RATIFICATION BY LENDER**

The undersigned, having a Security Interest in Units 1 and 2, Highlands Industrial Park Condominiums, approves, ratifies, confirms and consents to the foregoing First Amendment to Condominium Declaration for Highlands Industrial Park Condominiums (a Common Interest Community) for the purposes of subordinating such Security Interest to the Declaration.

Date: January 11, 2018.

FirstBank

By: *Kristen Bernhardt*  
Kristen Bernhardt, Senior Vice President

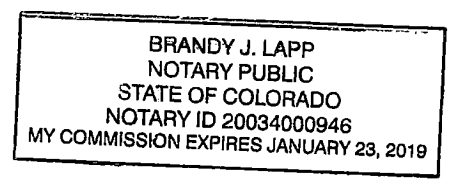
STATE OF COLORADO     )  
  ) ss.  
COUNTY OF LARIMER     )

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of January, 2018, by Kristen Bernhardt, as Senior Vice President of FirstBank.

Witness my hand and official seal.

My commission expires: January 23, 2019

*Brandy J. Lapp*  
Notary Public

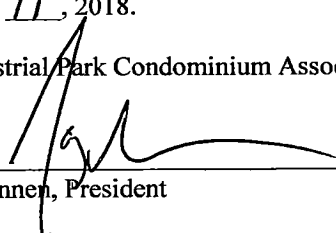


**CONSENT OF HIGHLANDS INDUSTRIAL PARK CONDOMINIUM ASSOCIATION,  
A COLORADO NONPROFIT CORPORATION  
TO  
FIRST AMENDMENT TO CONDOMINIUM DECLARATION FOR  
HIGHLANDS INDUSTRIAL PARK CONDOMINIUMS  
(A COMMON INTEREST COMMUNITY)**

Highlands Industrial Park Condominium Association, a Colorado nonprofit corporation, consents to the foregoing First Amendment to Condominium Declaration for Highlands Industrial Park Condominiums (a Common Interest Community).

Date: January 11, 2018.


Highlands Industrial Park Condominium Association, a Colorado nonprofit corporation

By:   
Jay Brannen, President

STATE OF COLORADO     )  
  ) ss.  
COUNTY OF LARIMER     )

The foregoing instrument was acknowledged before me this 11 day of January, 2018, by Jay Brannen, as President of Highlands Industrial Park Condominium Association, a Colorado nonprofit corporation.

Witness my hand and official seal.

My commission expires: January 23, 2019   
Notary Public

BRANDY J. LAPP  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20034000946  
MY COMMISSION EXPIRES JANUARY 23, 2019

4.

**EXHIBIT B  
TO  
FIRST AMENDMENT TO CONDOMINIUM DECLARATION FOR  
HIGHLANDS INDUSTRIAL PARK CONDOMINIUMS**

Allocated Interests

<b>Unit #</b>	<b>Unit Square Footage</b>	<b>Undivided Interest in General Common Elements</b>	<b>Common Expense Liability</b>	<b>Votes in Association</b>
<b>1</b>	4,353	33%	33%	33
<b>2</b>	6,554	51%	51%	51
<b>3</b>	2,063	16%	16%	16
<b>TOTAL:</b>	<b>12,970</b>	<b>100.00%</b>	<b>100%</b>	<b>100</b>