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Scott Doyle, Larimer County, CO

FIRST AMENDMENT TO CONDOMINIUM DECLARATION
FOR
217 RACQUETTE DRIVE CONDOMINIUMS

THIS FIRST AMENDMENT TO CONDOMINIUM DECLARATION FOR 217 RACQUETTE DRIVE CONDOMINIUMS is made by 217 RACQUETTE DRIVE CONDOMINIUM ASSOCIATION, a Colorado nonprofit corporation ("Association"), on behalf of the Owners holding in excess of sixty-seven percent (67%) of the votes entitled to be cast by all Owners of condominium Units within the 217 Racquette Drive Condominiums.

WITNESSETH:

WHEREAS, the Condominium Declaration for 217 Racquette Drive Condominiums was recorded on May 7, 1997, at Reception No. 97028257 of the Larimer County, Colorado records ("Declaration"); and

WHEREAS, the Declaration pertains to certain real property situate in the County of Larimer, State of Colorado, legally described on Exhibit "A" attached hereto and incorporated herein by reference ("Real Estate"); and

WHEREAS, Article XI, Section 3, of the Declaration provides as follows with respect to amending the Declaration:

Section 3: Amendment. Except as otherwise provided in this Declaration, this Declaration may be altered or amended at any time by a vote of sixty-seven percent (67%) or more of the votes entitled to be cast by all Owners through a duly written and recorded instrument.

WHEREAS, by written ballot pursuant to C.R.S. 7-127-109, a vote of the Owners/Members of the Association entitled to vote was held with the Owners/Members holding in excess of sixty-seven percent (67%) of the votes entitled to be cast voting in favor of the amendment hereinafter set forth.

NOW, THEREFORE, the Association, on behalf of all Owners who own Units within the 217 Racquette Drive Condominiums, does hereby publish and declare that the Declaration is hereby amended and modified as follows:

(HF&M 03/11/08)

✓ HASLER, FONFARA AND MAXWELL
125 SOUTH HOWES, 6TH FLOOR
POST OFFICE BOX 2267
FORT COLLINS, CO 80522

1. Addition of New Section 11 in Article X. The following Section 11 is hereby added to Article X of the Declaration:

Section 11: Permanent Prohibited Uses. Notwithstanding the foregoing, the following uses shall not be permitted within or upon the Real Estate: Adult bookstore or other facility selling pornographic materials, arcades or video game parlors, billiard halls, telemarketing or call centers, adult entertainment facilities of any kind, tattoo parlors, sale of drug paraphernalia, massage parlors, single or multi-family residential use, dance halls, dance clubs or related businesses and the sale of alcoholic beverages intended for onsite consumption, including liquor, beer and/or wine.

2. Effective Date. The effective date for this First Amendment to Condominium Declaration for 217 Racquette Drive Condominiums shall be the date of the recording of this First Amendment to Condominium Declaration for 217 Racquette Drive Condominiums with the Clerk and Recorder of Larimer County, Colorado.

IN WITNESS WHEREOF, the undersigned has executed this First Amendment to Condominium Declaration for 217 Racquette Drive Condominiums on this 18th day of March, 2008.

217 RACQUETTE DRIVE
CONDOMINIUM ASSOCIATION, a
Colorado nonprofit corporation

ATTEST:

Richard L Anderson

Name: Richard Anderson
Title: Secretary

[Signature]

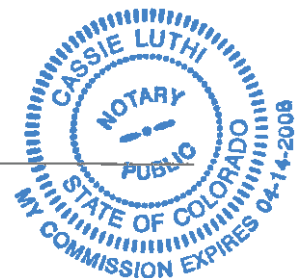
Name: Craig C. Hau
Title: President

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 18 day of March, 2008, by Craig C. Hau, as President, and Richard Anderson, as Secretary, of 217 RACQUETTE DRIVE CONDOMINIUM ASSOCIATION, a Colorado nonprofit corporation.

WITNESS my hand and official seal.
My commission expires: 4-14-2008

Cassie Luthi
Notary Public



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EXHIBIT "A" ATTACHED TO AND MADE A PART OF FIRST AMENDMENT TO
CONDOMINIUM DECLARATION FOR 217 RACQUETTE DRIVE CONDOMINIUMS

Legal Description of Real Estate

Lot 52, THE FORT COLLINS INDUSTRIAL PARK, FIRST FILING,
County of Larimer, State of Colorado.

Also known as 217 Racquette Drive, Fort Collins, Colorado 80524.