

THIRD AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
OF THE CORTINA CONDOMINIUMS

THIS THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE CORTINA CONDOMINIUMS ("Third Amendment") is made by the undersigned, being the record Owners of more than fifty percent (50%) of all Residential Units and fifty percent (50%) of all Commercial Units, as such terms are defined in the Amended Declaration (defined below).

WITNESSETH:

WHEREAS, the "Declaration of Covenants, Conditions and Restrictions Cortina Condominiums a Condominium Project Located in the City of Fort Collins, County of Larimer, State of Colorado" dated October 18, 2005, was recorded October 24, 2005, at Reception No. 20050090355 of the Larimer County, Colorado records ("Original Declaration"); and

WHEREAS, the Original Declaration was thereafter amended by (i) "Amendment to the Declaration of Covenants, Conditions and Restrictions of the Cortina Condominiums" dated December 6, 2005, and recorded December 8, 2005, at Reception No. 20050105106 of the Larimer County, Colorado records ("First Amendment"); and (ii) "Second Amendment to Declaration of Covenants, Conditions and Restrictions of the Cortina Condominiums" dated effective as of August 12, 2009, and recorded August 12, 2009, at Reception No. 20090056427 of the Larimer County, Colorado records ("Second Amendment"); and

WHEREAS, for convenience, the Original Declaration as amended by the First Amendment and Second Amendment is herein referred to as the "Amended Declaration"; and

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

WHEREAS, Section 10.2 of the Original Declaration provides as follows with respect to amending the Amended Declaration:

10.2 Amendment: Except as otherwise provided in this Declaration or the Act, this Declaration may be amended at any time by a written and recorded instrument containing the consents of the then record Owners of more than

fifty percent (50%) of the Owners of all Residential and fifty percent (50%) of Owners of all Commercial Units, unless a lesser percentage is provided for in the Act or unless a provision requiring a greater voting percentage is being amended in which event such provision may only be amended by the voting percentage contained in the section proposed for amendments.

WHEREAS, the undersigned Owners are the record Owners of more than fifty percent (50%) of the Residential Units and fifty percent (50%) of the Commercial Units, as such terms are defined in the Amended Declaration; and

WHEREAS, the undersigned Owners desire to amend the Amended Declaration for the purpose of (i) subjecting the Residential Units to certain leasing restrictions, and (ii) restricting the posting or displaying of certain advertising signs; and

WHEREAS, for convenience of reference, capitalized terms herein shall have the meaning ascribed to said terms in the Amended Declaration or as otherwise specified in this Third Amendment.

NOW, THEREFORE, the undersigned Owners, representing the record Owners of more than fifty percent (50%) of the Owners of all Residential Units and fifty percent (50%) of the Owners of all Commercial Units, do hereby publish and declare that the Amended Declaration is hereby further amended and modified as follows:

1. Section 6.2 – Use. Section 6.2 of the Original Declaration is hereby amended and restated in its entirety as follows:

6.2 Use. Commercial Units shall be occupied and used for retail or office purposes in accordance with zoning and applicable building codes. Residential Units shall be used for residential purposes. Any leasing of a Residential Unit must be in writing and must be for an initial term of not less than three (3) months. The leasing of a Residential Unit for an initial term of less than three (3) months is prohibited. The leasing of Residential Units shall be subject to the Declaration and Rules and Regulations adopted by the Executive Board from time to time. Any violation of Residential Unit leasing restrictions and/or Rules and Regulations applicable to the leasing of Residential Units shall be subject to fines assessed by the Executive Board. Such fines shall be in accordance with the Declaration and shall be in addition to actual costs or expenses incurred by the Association in connection with such violations.

2. Section 6.3 – Prohibitions. The following prohibition is added as Section 6.3.9:

6.3.9 Except as otherwise provided in C.R.S. 38-33.3-106.5, as amended, advertising signs, including signs offering Residential Units "for sale," "for lease," or "for rent," shall not be posted or displayed (i) on the doors, exterior windows, or balconies of a Residential Unit, or (ii) on areas defined in the Declaration as Limited Common Elements or General Common Elements, including, but not limited to, the walkway and landscaped areas adjacent to the westerly entrance to the lobby of the Residential Units. Upon the occurrence of violations of the foregoing restrictions, the Executive Board may assess fines in accordance with the Declaration. Such fines shall be in addition to actual costs or expenses incurred by the Association.

3. Effective Date. The effective date of this Third Amendment shall be the later of (i) January 1, 2017, or (ii) the date of the recording of this Third Amendment with the Clerk and Recorder of Larimer County, Colorado.

4. Signatures in Counterparts. This Third Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one (1) and the same instrument, notwithstanding the fact that all parties are not signatory to the original or the same counterpart.

IN WITNESS WHEREOF, each of the undersigned Owners has executed this Third Amendment on the date which appears on each Owner's separate signature page.

**EXHIBIT "A" ATTACHED TO AND MADE A PART OF THIRD AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE  
CORTINA CONDOMINIUMS**

**Legal Description of Real Estate**

- a) Lot 1, Cortina Subdivision, a subdivision of the City of Fort Collins, County of Larimer, State of Colorado according to the plat recorded at Reception Numbers 20040020913;
- b) Easements for underground parking improvements described as follows: Easements to use areas below the surface of the property described as the West 55 feet of the East 126 feet of Lot 3, and the East 126 feet of the South 15 feet of Lot 4, all in Block 92, City of Fort Collins, County of Larimer, State of Colorado, recorded at Reception Numbers 2003016219 and 20030053550;
- c) A perpetual no build easement recorded at Reception No. 20030053551; and
- d) Lease rights to use property granted by the lease between the Cortina Homeowners' Association and the City of Fort Collins, Colorado as recorded at Reception Number 20040017222;

to use property described as:

An underground area located in the Southeast Quarter of Section 11, Township 7 North, Range 69 West of the 6<sup>th</sup> P.M. in the City of Fort Collins, County of Larimer, State of Colorado, lying beneath a portion of the existing right-of-way of Howes Street, being 9 feet in height with the elevation of its lowest point being 4989.50 feet (City of Fort Collins Vertical Datum), and being horizontally described by the following boundary lines:

Commencing at the most Northerly corner of Lot 5, Block 92, City of Fort Collins; thence along the Westerly right-of-way line of Howes Street S00°00'00" W 62.80 feet to the TRUE POINT OF BEGINNING; thence continuing along said right-of-way line S 00°00'00" W 83.25 feet; thence N 90°00'00" E 6.25 feet; thence N 00°00'00" E 83.25 feet; thence S 90°00'00" W 6.25 feet to the POINT OF BEGINNING, containing 520 square feet of area, and 4683 cubic feet of volume; and

Commencing at the most Northerly corner of Lot 5, Block 92, City of Fort Collins; thence along the Easterly right-of-way line of Canyon Avenue S 44°58'40" W 77.40 feet to the TRUE POINT OF BEGINNING; thence continuing along said right-of-way line S 44 58'40" W 76.50 feet; thence N 45°01'20" W 6.25 feet; thence N 44°58'40" E 76.50 feet; thence S 45°01'20" E 6.25 feet to the POINT OF BEGINNING, containing 478 square feet of area, and 4303 cubic feet of volume.

Also known as 224 Canyon Avenue, Fort Collins, Colorado.

**SIGNATURE PAGE ATTACHED TO AND MADE A PART OF THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE CORTINA CONDOMINIUMS**

The undersigned, being one (1) or more of the record Owners of the Real Estate described on Exhibit "A" attached hereto and incorporated herein by reference, and in accordance with the provisions of Section 10.2 of the "Declaration of Covenants, Conditions and Restrictions Cortina Condominiums a Condominium Project Located in the City of Fort Collins, County of Larimer, State of Colorado" dated October 18, 2005, and recorded October 24, 2005, at Reception No. 20050090355 of the Larimer County, Colorado records, as amended, hereby executes this page as part of the Third Amendment to Declaration of Covenants, Conditions and Restrictions of the Cortina Condominiums and expressly consents to the Third Amendment to Declaration of Covenants, Conditions and Restrictions of the Cortina Condominiums as more fully provided therein.

CONDOMINIUM UNITS OWNED BY UNDERSIGNED: Units 100 and 200, Cortina Condominiums, a Condominium in the City of Fort Collins, according to the Map thereof filed for record October 24, 2005 at Reception No. 20050090354 and in accordance with the Declaration of Covenants, Conditions and Restrictions Cortina Condominiums recorded October 24, 2005 at Reception No. 20050090355 and Amendment recorded December 8, 2005 at Reception No. 20050105106, County of Larimer, State of Colorado.

**CORTINA REAL ESTATE LLC,**  
a Colorado Limited Liability Company

12-8-16  
Date

By   
William A. Coulson, Member

\* PLEASE SIGN YOUR NAME EXACTLY AS IT APPEARS

STATE OF COLORADO )  
 ) ss.  
COUNTY OF LARIMER )



The foregoing instrument was acknowledged before me this 8th day of December, 2016, by William A. Coulson, as Member of CORTINA REAL ESTATE LLC, a Colorado Limited Liability Company.

WITNESS my hand and official seal.

My commission expires: 6/21/2020

  
Notary Public

SIGNATURE PAGE ATTACHED TO AND MADE A PART OF THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE CORTINA CONDOMINIUMS

The undersigned, being one (1) or more of the record Owners of the Real Estate described on Exhibit "A" attached hereto and incorporated herein by reference, and in accordance with the provisions of Section 10.2 of the "Declaration of Covenants, Conditions and Restrictions Cortina Condominiums a Condominium Project Located in the City of Fort Collins, County of Larimer, State of Colorado" dated October 18, 2005, and recorded October 24, 2005, at Reception No. 20050090355 of the Larimer County, Colorado records, as amended, hereby executes this page as part of the Third Amendment to Declaration of Covenants, Conditions and Restrictions of the Cortina Condominiums and expressly consents to the Third Amendment to Declaration of Covenants, Conditions and Restrictions of the Cortina Condominiums as more fully provided therein.

CONDOMINIUM UNIT OWNED BY UNDERSIGNED: Unit 302, Cortina Condominiums, a Condominium in the City of Fort Collins, according to the Map thereof filed for record October 24, 2005 at Reception No. 20050090354 and in accordance with the Declaration of Covenants, Conditions and Restrictions Cortina Condominiums recorded October 24, 2005 at Reception No. 20050090355 and Amendment recorded December 8, 2005 at Reception No. 20050105106, County of Larimer, State of Colorado.

McCABE-DEUR TRUST, DATED APRIL 13, 1994

12-8-16  
Date

By Jean S. McCabe  
Jean S. McCabe, Trustee

12-8-16  
Date

By Lynne Deur  
Lynne Deur, Trustee

\* PLEASE SIGN YOUR NAMES EXACTLY AS THEY APPEAR

STATE OF Colorado )  
COUNTY OF Larimer ) ss.



The foregoing instrument was acknowledged before me this 8th day of December, 2016, by Jean S. McCabe and Lynne Deur, as Trustees of McCABE-DEUR TRUST, DATED APRIL 13, 1994.

WITNESS my hand and official seal.

My commission expires: 6/21/2020

Timothy W. Hasler  
Notary Public

SIGNATURE PAGE ATTACHED TO AND MADE A PART OF THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE CORTINA CONDOMINIUMS

The undersigned, being one (1) or more of the record Owners of the Real Estate described on Exhibit "A" attached hereto and incorporated herein by reference, and in accordance with the provisions of Section 10.2 of the "Declaration of Covenants, Conditions and Restrictions Cortina Condominiums a Condominium Project Located in the City of Fort Collins, County of Larimer, State of Colorado" dated October 18, 2005, and recorded October 24, 2005, at Reception No. 20050090355 of the Larimer County, Colorado records, as amended, hereby executes this page as part of the Third Amendment to Declaration of Covenants, Conditions and Restrictions of the Cortina Condominiums and expressly consents to the Third Amendment to Declaration of Covenants, Conditions and Restrictions of the Cortina Condominiums as more fully provided therein.

CONDOMINIUM UNIT OWNED BY UNDERSIGNED: Unit 304, Cortina Condominiums, a Condominium in the City of Fort Collins, according to the Map thereof filed for record October 24, 2005 at Reception No. 20050090354 and in accordance with the Declaration of Covenants, Conditions and Restrictions Cortina Condominiums recorded October 24, 2005 at Reception No. 20050090355 and Amendment recorded December 8, 2005 at Reception No. 20050105106, County of Larimer, State of Colorado.

2/1/2017  
Date

  
CHRISTOPHER SCOTT NORTH

\* PLEASE SIGN YOUR NAME EXACTLY AS IT APPEARS

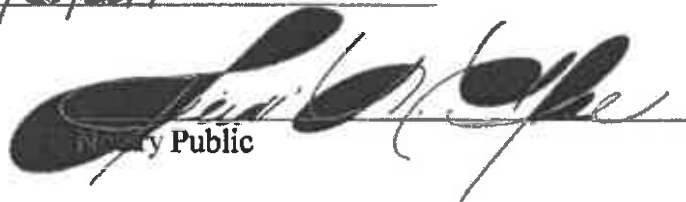
STATE OF COLORADO )  
                               ) ss.  
COUNTY OF LARIMER )

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of February, 2017, by CHRISTOPHER SCOTT NORTH.

WITNESS my hand and official seal.

My commission expires: 6/30/2019



  
Notary Public



**SIGNATURE PAGE ATTACHED TO AND MADE A PART OF THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE CORTINA CONDOMINIUMS**

The undersigned, being one (1) or more of the record Owners of the Real Estate described on Exhibit "A" attached hereto and incorporated herein by reference, and in accordance with the provisions of Section 10.2 of the "Declaration of Covenants, Conditions and Restrictions Cortina Condominiums a Condominium Project Located in the City of Fort Collins, County of Larimer, State of Colorado" dated October 18, 2005, and recorded October 24, 2005, at Reception No. 20050090355 of the Larimer County, Colorado records, as amended, hereby executes this page as part of the Third Amendment to Declaration of Covenants, Conditions and Restrictions of the Cortina Condominiums and expressly consents to the Third Amendment to Declaration of Covenants, Conditions and Restrictions of the Cortina Condominiums as more fully provided therein.

CONDOMINIUM UNIT OWNED BY UNDERSIGNED: Unit 306, Cortina Condominiums, a Condominium in the City of Fort Collins, according to the Map thereof filed for record October 24, 2005 at Reception No. 20050090354 and in accordance with the Declaration of Covenants, Conditions and Restrictions Cortina Condominiums recorded October 24, 2005 at Reception No. 20050090355 and Amendment recorded December 8, 2005 at Reception No. 20050105106, County of Larimer, State of Colorado.

SMITH FAMILY TRUST DATED  
MARCH 4, 1991

12/8/2016  
Date

By Charles D. Smith, Trustee  
Name: Charles D. Smith  
Title: Trustee

\* PLEASE SIGN YOUR NAME EXACTLY AS IT APPEARS

STATE OF COLORADO )  
                                  ) ss.  
COUNTY OF LARIMER )

The foregoing instrument was acknowledged before me this 8th day of December, 2016, by Charles D. Smith as Trustee of SMITH FAMILY TRUST DATED MARCH 4, 1991.

WITNESS my hand and official seal.  
My commission expires: 6/21/2020



Timothy W. Hasler  
Notary Public

SIGNATURE PAGE ATTACHED TO AND MADE A PART OF THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE CORTINA CONDOMINIUMS

The undersigned, being one (1) or more of the record Owners of the Real Estate described on Exhibit "A" attached hereto and incorporated herein by reference, and in accordance with the provisions of Section 10.2 of the "Declaration of Covenants, Conditions and Restrictions Cortina Condominiums a Condominium Project Located in the City of Fort Collins, County of Larimer, State of Colorado" dated October 18, 2005, and recorded October 24, 2005, at Reception No. 20050090355 of the Larimer County, Colorado records, as amended, hereby executes this page as part of the Third Amendment to Declaration of Covenants, Conditions and Restrictions of the Cortina Condominiums and expressly consents to the Third Amendment to Declaration of Covenants, Conditions and Restrictions of the Cortina Condominiums as more fully provided therein.

CONDOMINIUM UNIT OWNED BY UNDERSIGNED: Unit 307, Cortina Condominiums, a Condominium in the City of Fort Collins, according to the Map thereof filed for record October 24, 2005 at Reception No. 20050090354 and in accordance with the Declaration of Covenants, Conditions and Restrictions Cortina Condominiums recorded October 24, 2005 at Reception No. 20050090355 and Amendment recorded December 8, 2005 at Reception No. 20050105106, County of Larimer, State of Colorado.

JOANNE Z. HARRISON 2007 TRUST,  
UNDER AGREEMENT DATED OCTOBER 7,  
2007

12-9-16  
Date

By Joanne Z. Harrison  
Joanne Z. Harrison, Trustee

\* PLEASE SIGN YOUR NAME EXACTLY AS IT APPEARS

STATE OF Colorado )  
COUNTY OF Larimer ) ss.

The foregoing instrument was acknowledged before me this 8th day of December, 2016, by Joanne Z. Harrison, as Trustee of the JOANNE Z. HARRISON 2007 TRUST, UNDER AGREEMENT DATED OCTOBER 7, 2007.

WITNESS my hand and official seal.

My commission expires: 6/21/2020



Timothy W. Hasler  
Notary Public

SIGNATURE PAGE ATTACHED TO AND MADE A PART OF THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE CORTINA CONDOMINIUMS

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CONDOMINIUM UNIT OWNED BY UNDERSIGNED: Unit 308, Cortina Condominiums, a Condominium in the City of Fort Collins, according to the Map thereof filed for record October 24, 2005 at Reception No. 20050090354 and in accordance with the Declaration of Covenants, Conditions and Restrictions Cortina Condominiums recorded October 24, 2005 at Reception No. 20050090355 and Amendment recorded December 8, 2005 at Reception No. 20050105106, County of Larimer, State of Colorado.

1/18/17  
Date

  
TODD C. ADELMANN

\* PLEASE SIGN YOUR NAME EXACTLY AS IT APPEARS

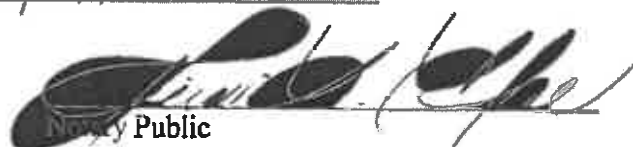
STATE OF COLORADO )  
                                  ) ss.  
COUNTY OF LARIMER )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of January, 2017, by TODD C. ADELMANN.

WITNESS my hand and official seal.

My commission expires: 6/30/2019



  
Notary Public

SIGNATURE PAGE ATTACHED TO AND MADE A PART OF THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE CORTINA CONDOMINIUMS

The undersigned, being one (1) or more of the record Owners of the Real Estate described on Exhibit "A" attached hereto and incorporated herein by reference, and in accordance with the provisions of Section 10.2 of the "Declaration of Covenants, Conditions and Restrictions Cortina Condominiums a Condominium Project Located in the City of Fort Collins, County of Larimer, State of Colorado" dated October 18, 2005, and recorded October 24, 2005, at Reception No. 20050090355 of the Larimer County, Colorado records, as amended, hereby executes this page as part of the Third Amendment to Declaration of Covenants, Conditions and Restrictions of the Cortina Condominiums and expressly consents to the Third Amendment to Declaration of Covenants, Conditions and Restrictions of the Cortina Condominiums as more fully provided therein.

CONDOMINIUM UNIT OWNED BY UNDERSIGNED: Unit 409, Cortina Condominiums, a Condominium in the City of Fort Collins, according to the Map thereof filed for record October 24, 2005 at Reception No. 20050090354 and in accordance with the Declaration of Covenants, Conditions and Restrictions Cortina Condominiums recorded October 24, 2005 at Reception No. 20050090355 and Amendment recorded December 8, 2005 at Reception No. 20050105106, County of Larimer, State of Colorado.

12/8/16 \_\_\_\_\_  
Date  
  
 \_\_\_\_\_  
 CARL STROH

\* PLEASE SIGN YOUR NAME EXACTLY AS IT APPEARS


STATE OF COLORADO )  
 ) ss.  
 COUNTY OF LARIMER )

The foregoing instrument was acknowledged before me this 8th day of December, 2016, by CARL STROH.

WITNESS my hand and official seal.

My commission expires: 6/21/2020



  
 \_\_\_\_\_  
 Notary Public

**SIGNATURE PAGE ATTACHED TO AND MADE A PART OF THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE CORTINA CONDOMINIUMS**

The undersigned, being one (1) or more of the record Owners of the Real Estate described on Exhibit "A" attached hereto and incorporated herein by reference, and in accordance with the provisions of Section 10.2 of the "Declaration of Covenants, Conditions and Restrictions Cortina Condominiums a Condominium Project Located in the City of Fort Collins, County of Larimer, State of Colorado" dated October 18, 2005, and recorded October 24, 2005, at Reception No. 20050090355 of the Larimer County, Colorado records, as amended, hereby execute this page as part of the Third Amendment to Declaration of Covenants, Conditions and Restrictions of the Cortina Condominiums and expressly consent to the Third Amendment to Declaration of Covenants, Conditions and Restrictions of the Cortina Condominiums as more fully provided therein.

**CONDOMINIUM UNIT OWNED BY UNDERSIGNED:** Unit 410, Cortina Condominiums, a Condominium in the City of Fort Collins, according to the Map thereof filed for record October 24, 2005 at Reception No. 20050090354 and in accordance with the Declaration of Covenants, Conditions and Restrictions Cortina Condominiums recorded October 24, 2005 at Reception No. 20050090355 and Amendment recorded December 8, 2005 at Reception No. 20050105106, County of Larimer, State of Colorado.

\_\_\_\_\_  
 Date *Jan 25 2017*  
  
 \_\_\_\_\_  
 Date *Jan 25 2017*  
  
 \_\_\_\_\_  
 JAMES R. SINGER  
  
 \_\_\_\_\_  
*Laurie J. Singer*  
 LAURIE J. SINGER

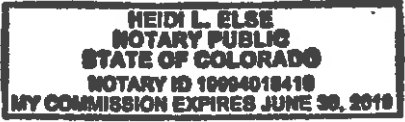
\* PLEASE SIGN YOUR NAMES EXACTLY AS THEY APPEAR

STATE OF COLORADO )  
                                        ) ss.  
 COUNTY OF LARIMER )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of January, 2017, by JAMES R. SINGER and LAURIE J. SINGER.

WITNESS my hand and official seal.

My commission expires: 6/30/2019



\_\_\_\_\_  
 Heidi L. Else  
 Notary Public

**SIGNATURE PAGE ATTACHED TO AND MADE A PART OF THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE CORTINA CONDOMINIUMS**

The undersigned, being one (1) or more of the record Owners of the Real Estate described on Exhibit "A" attached hereto and incorporated herein by reference, and in accordance with the provisions of Section 10.2 of the "Declaration of Covenants, Conditions and Restrictions Cortina Condominiums a Condominium Project Located in the City of Fort Collins, County of Larimer, State of Colorado" dated October 18, 2005, and recorded October 24, 2005, at Reception No. 20050090355 of the Larimer County, Colorado records, as amended, hereby executes this page as part of the Third Amendment to Declaration of Covenants, Conditions and Restrictions of the Cortina Condominiums and expressly consents to the Third Amendment to Declaration of Covenants, Conditions and Restrictions of the Cortina Condominiums as more fully provided therein.

CONDOMINIUM UNIT OWNED BY UNDERSIGNED: Unit 412, Cortina Condominiums, a Condominium in the City of Fort Collins, according to the Map thereof filed for record October 24, 2005 at Reception No. 20050090354 and in accordance with the Declaration of Covenants, Conditions and Restrictions Cortina Condominiums recorded October 24, 2005 at Reception No. 20050090355 and Amendment recorded December 8, 2005 at Reception No. 20050105106, County of Larimer, State of Colorado.

12-8-16

Date

Timothy W. Hasler  
TIMOTHY W. HASLER

**\* PLEASE SIGN YOUR NAME EXACTLY AS IT APPEARS**

STATE OF COLORADO )  
  ) ss.  
COUNTY OF LARIMER )

The foregoing instrument was acknowledged before me this 8th day of December, 2016, by TIMOTHY W. HASLER.

WITNESS my hand and official seal.

My commission expires: 11/10/18

**LORI K. HANSON**  
NOTARY PUBLIC  
**STATE OF COLORADO**  
NOTARY ID 19874082622  
MY COMMISSION EXPIRES NOV. 10, 2018

Lori K Hanson  
Notary Public

SIGNATURE PAGE ATTACHED TO AND MADE A PART OF THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE CORTINA CONDOMINIUMS

The undersigned, being one (1) or more of the record Owners of the Real Estate described on Exhibit "A" attached hereto and incorporated herein by reference, and in accordance with the provisions of Section 10.2 of the "Declaration of Covenants, Conditions and Restrictions Cortina Condominiums a Condominium Project Located in the City of Fort Collins, County of Larimer, State of Colorado" dated October 18, 2005, and recorded October 24, 2005, at Reception No. 20050090355 of the Larimer County, Colorado records, as amended, hereby executes this page as part of the Third Amendment to Declaration of Covenants, Conditions and Restrictions of the Cortina Condominiums and expressly consents to the Third Amendment to Declaration of Covenants, Conditions and Restrictions of the Cortina Condominiums as more fully provided therein.

CONDOMINIUM UNIT OWNED BY UNDERSIGNED: Unit 416, Cortina Condominiums, a Condominium in the City of Fort Collins, according to the Map thereof filed for record October 24, 2005 at Reception No. 20050090354 and in accordance with the Declaration of Covenants, Conditions and Restrictions Cortina Condominiums recorded October 24, 2005 at Reception No. 20050090355 and Amendment recorded December 8, 2005 at Reception No. 20050105106, County of Larimer, State of Colorado.

PS-CORTINA, LLC, a Colorado Limited Liability Company

1-26-17  
Date \_\_\_\_\_

By  \_\_\_\_\_  
Joseph C. Zimlich,  
Chief Executive Officer

\* PLEASE SIGN YOUR NAME EXACTLY AS IT APPEARS

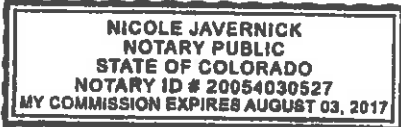
STATE OF COLORADO )  
  ) ss.  
COUNTY OF LARIMER )

The foregoing instrument was acknowledged before me this 26th day of January, 2017, by Joseph C. Zimlich, as Chief Executive Officer of PS-CORTINA, LLC, a Colorado Limited Liability Company.

WITNESS my hand and official seal.

My commission expires: 8/3/2017

  
Notary Public



SIGNATURE PAGE ATTACHED TO AND MADE A PART OF THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE CORTINA CONDOMINIUMS

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CONDOMINIUM UNIT OWNED BY UNDERSIGNED: Unit 515, Cortina Condominiums, a Condominium in the City of Fort Collins, according to the Map thereof filed for record October 24, 2005 at Reception No. 20050090354 and in accordance with the Declaration of Covenants, Conditions and Restrictions Cortina Condominiums recorded October 24, 2005 at Reception No. 20050090355 and Amendment recorded December 8, 2005 at Reception No. 20050105106, County of Larimer, State of Colorado.

1-18-2017  
Date

  
BRUCE STAFF

January 18, 2017  
Date

  
ADRIENNE STAFF

\* PLEASE SIGN YOUR NAMES EXACTLY AS THEY APPEAR

STATE OF COLORADO )  
                                  ) ss.  
COUNTY OF LARIMER )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of January, 2017, by BRUCE STAFF and ADRIENNE STAFF.

WITNESS my hand and official seal.

My commission expires: 6/30/2019



  
Notary Public



**SIGNATURE PAGE ATTACHED TO AND MADE A PART OF THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE CORTINA CONDOMINIUMS**

The undersigned, being one (1) or more of the record Owners of the Real Estate described on Exhibit "A" attached hereto and incorporated herein by reference, and in accordance with the provisions of Section 10.2 of the "Declaration of Covenants, Conditions and Restrictions Cortina Condominiums a Condominium Project Located in the City of Fort Collins, County of Larimer, State of Colorado" dated October 18, 2005, and recorded October 24, 2005, at Reception No. 20050090355 of the Larimer County, Colorado records, as amended, hereby execute this page as part of the Third Amendment to Declaration of Covenants, Conditions and Restrictions of the Cortina Condominiums and expressly consent to the Third Amendment to Declaration of Covenants, Conditions and Restrictions of the Cortina Condominiums as more fully provided therein.

**CONDOMINIUM UNITS OWNED BY UNDERSIGNED:** Unit 517, Cortina Condominiums, a Condominium in the City of Fort Collins, according to the Map thereof filed for record October 24, 2005 at Reception No. 20050090354 and in accordance with the Declaration of Covenants, Conditions and Restrictions Cortina Condominiums recorded October 24, 2005 at Reception No. 20050090355 and Amendment recorded December 8, 2005 at Reception No. 20050105106, County of Larimer, State of Colorado.

12/8/16  
Date

  
DONNA R. CHAPEL

12/14/2016  
Date

  
THOMAS A. CHAPEL

**\* PLEASE SIGN YOUR NAMES EXACTLY AS THEY APPEAR**

STATE OF COLORADO )  
  ) ss.  
COUNTY OF LARIMER )

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of December, 2016, by DONNA R. CHAPEL and THOMAS A. CHAPEL.

WITNESS my hand and official seal.

My commission expires: 6/21/2020

**TIMOTHY W. HASLER  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19874084268  
MY COMMISSION EXPIRES JUNE 21, 2020**

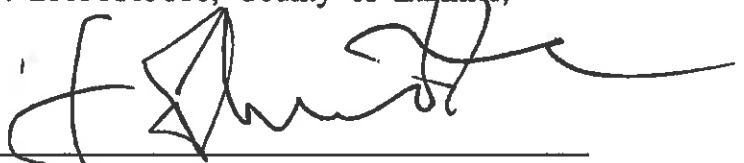
  
Notary Public

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CONDOMINIUM UNIT OWNED BY UNDERSIGNED: Unit 518, Cortina Condominiums, a Condominium in the City of Fort Collins, according to the Map thereof filed for record October 24, 2005 at Reception No. 20050090354 and in accordance with the Declaration of Covenants, Conditions and Restrictions Cortina Condominiums recorded October 24, 2005 at Reception No. 20050090355 and Amendment recorded December 8, 2005 at Reception No. 20050105106, County of Larimer, State of Colorado.

12-15-16  
Date

  
\_\_\_\_\_  
HUBERT O. SCHMIDT

12-15-16  
Date

  
\_\_\_\_\_  
MARGOT A. SCHMIDT

\* PLEASE SIGN YOUR NAMES EXACTLY AS THEY APPEAR


STATE OF COLORADO )  
  ) ss.  
COUNTY OF LARIMER )

The foregoing instrument was acknowledged before me this 14th day of December, 2016, by HUBERT O. SCHMIDT and MARGOT A. SCHMIDT.

WITNESS my hand and official seal.

My commission expires: 6/21/2020



  
\_\_\_\_\_  
Notary Public

SIGNATURE PAGE ATTACHED TO AND MADE A PART OF THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE CORTINA CONDOMINIUMS

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CONDOMINIUM UNIT OWNED BY UNDERSIGNED: Unit 520, Cortina Condominiums, a Condominium in the City of Fort Collins, according to the Map thereof filed for record October 24, 2005 at Reception No. 20050090354 and in accordance with the Declaration of Covenants, Conditions and Restrictions Cortina Condominiums recorded October 24, 2005 at Reception No. 20050090355 and Amendment recorded December 8, 2005 at Reception No. 20050105106, County of Larimer, State of Colorado.

JOYCE O'DOWD TRUST

2-1-17  
Date

By   
Joyce O'Dowd, Trustee

\* PLEASE SIGN YOUR NAME EXACTLY AS IT APPEARS

STATE OF COLORADO )  
                                  ) ss.  
COUNTY OF LARIMER )

~~January~~ <sup>February</sup> The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of ~~January~~, 2017, by Joyce O'Dowd, as Trustee of the JOYCE O'DOWD TRUST.

WITNESS my hand and official seal.

My commission expires: 1/28/18

KENDALL MATHEA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20144003566  
MY COMMISSION EXPIRES JANUARY 28, 2018

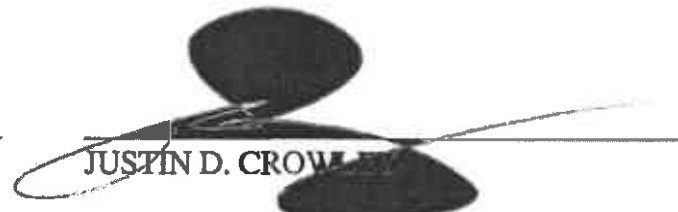
  
Notary Public

SIGNATURE PAGE ATTACHED TO AND MADE A PART OF THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE CORTINA CONDOMINIUMS

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CONDOMINIUM UNIT OWNED BY UNDERSIGNED: Unit 522, Cortina Condominiums, a Condominium in the City of Fort Collins, according to the Map thereof filed for record October 24, 2005 at Reception No. 20050090354 and in accordance with the Declaration of Covenants, Conditions and Restrictions Cortina Condominiums recorded October 24, 2005 at Reception No. 20050090355 and Amendment recorded December 8, 2005 at Reception No. 20050105106, County of Larimer, State of Colorado.

12/8/16  
Date

  
JUSTIN D. CROWLEY

\* PLEASE SIGN YOUR NAME EXACTLY AS IT APPEARS

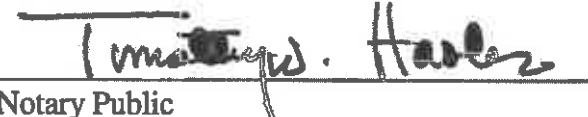
STATE OF COLORADO )  
  ) ss.  
COUNTY OF LARIMER )

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of December, 2016, by JUSTIN D. CROWLEY.

WITNESS my hand and official seal.

My commission expires: 6/21/2020



  
Notary Public

SIGNATURE PAGE ATTACHED TO AND MADE A PART OF THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE CORTINA CONDOMINIUMS

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CONDOMINIUM UNITS OWNED BY UNDERSIGNED: Unit 624, Cortina Condominiums, a Condominium in the City of Fort Collins, according to the Map thereof filed for record October 24, 2005 at Reception No. 20050090354 and in accordance with the Declaration of Covenants, Conditions and Restrictions Cortina Condominiums recorded October 24, 2005 at Reception No. 20050090355 and Amendment recorded December 8, 2005 at Reception No. 20050105106, County of Larimer, State of Colorado.

12-8-16  
Date

[Signature]  
WILLIAM COULSON

12-8-2016  
Date

[Signature]  
MARCIA COULSON

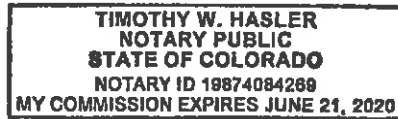
\* PLEASE SIGN YOUR NAMES EXACTLY AS THEY APPEAR

STATE OF COLORADO )  
                                  ) ss.  
COUNTY OF LARIMER )

The foregoing instrument was acknowledged before me this 8th day of December, 2016, by WILLIAM COULSON and MARCIA COULSON.

WITNESS my hand and official seal.

My commission expires: 6/21/2020



[Signature]  
Notary Public

SIGNATURE PAGE ATTACHED TO AND MADE A PART OF THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE CORTINA CONDOMINIUMS

The undersigned, being one (1) or more of the record Owners of the Real Estate described on Exhibit "A" attached hereto and incorporated herein by reference, and in accordance with the provisions of Section 10.2 of the "Declaration of Covenants, Conditions and Restrictions Cortina Condominiums a Condominium Project Located in the City of Fort Collins, County of Larimer, State of Colorado" dated October 18, 2005, and recorded October 24, 2005, at Reception No. 20050090355 of the Larimer County, Colorado records, as amended, hereby executes this page as part of the Third Amendment to Declaration of Covenants, Conditions and Restrictions of the Cortina Condominiums and expressly consents to the Third Amendment to Declaration of Covenants, Conditions and Restrictions of the Cortina Condominiums as more fully provided therein.

CONDOMINIUM UNIT OWNED BY UNDERSIGNED: Unit 628, Cortina Condominiums, a Condominium in the City of Fort Collins, according to the Map thereof filed for record October 24, 2005 at Reception No. 20050090354 and in accordance with the Declaration of Covenants, Conditions and Restrictions Cortina Condominiums recorded October 24, 2005 at Reception No. 20050090355 and Amendment recorded December 8, 2005 at Reception No. 20050105106, County of Larimer, State of Colorado.

8 Dec. 2016  
Date

John E. Roberts  
JOHN E. ROBERTS

\* PLEASE SIGN YOUR NAME EXACTLY AS IT APPEARS

STATE OF COLORADO )  
  ) ss.  
COUNTY OF LARIMER )

The foregoing instrument was acknowledged before me this 8th day of December, 2016, by JOHN E. ROBERTS.

WITNESS my hand and official seal.

My commission expires: 6/21/2020

TIMOTHY W. HASLER  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 18874084289  
MY COMMISSION EXPIRES JUNE 21, 2020

Timothy W. Hasler  
Notary Public