

**SECOND AMENDMENT TO CONDOMINIUM DECLARATION
FOR
SUMMIT COMMERCIAL CENTER CONDOMINIUMS
(a Common Interest Community)**

WHEREAS, the Declarant filed the Condominium Declaration for Summit Commercial Center Condominiums on March 6, 2000, under Reception No. 2000014706 of the Larimer County Records (the "Declarant") and a First Amendment thereto on March 23, 2000, under Reception No. 2000018976 of the Larimer County Records (collectively, the Declaration):

WHEREAS, the said Declaration can be amended in accordance with Section 3 of Article XIV by Unit Owners owning two-thirds (2/3) of the Units; and

WHEREAS, two-thirds (2/3) of the Unit Owner of all Units described in the Declaration have joined in and executed this Second Amendment;

NOW, THEREFORE, the Declaration is amended as follows:

1. Section 7 of Article III of the Declaration is amended to read in its entirety as follows:

"Section 7: Division of Property into Condominium Units. The Real Estate, including the improvements thereon, shall be divided into twenty (20) fee simple estate Units consisting of twenty (20) office-warehouse Units to be constructed upon Building B. In addition, a second Building to be known as "Building A" (Accessory) to be constructed by Declarant after the removal of the Existing Building A (the Existing House) may be added to the Common Interest Community by the Declarant executing and filing a Supplement to this Map and this Declaration adding such Unit. Each Unit shall consist of a separately designated Unit and an undivided interest in and to the Common Elements appurtenant to such Unit. The undivided interest in the Common Elements appurtenant to each Unit for the initial twenty (20) Units to be located within Building B constructed upon the Real Estate are as set forth on Exhibit "B" attached hereto and incorporated herein by reference. Declarant expressly reserves the right to add Building A as an additional Unit or to convert such Unit into Common Elements into such Unit. If Building A (Accessory) is added, it shall have a design, exterior materials and elevation generally consistent with the existing Units, and shall be allocated a proportionate share of Common Elements and applicable assessments. Further, such Unit may be used as an accessory Unit to any other existing condominium Units pursuant to a designation on the Supplemental Plat."

2. Section 11 of Article III is amended to read in its entirety as follows:

CLERKS NOTE: LEGIBILITY OF WRITING,
TYPING OR PRINTING UNSATISFACTORY
IN PORTIONS OF THIS DOCUMENT
WHEN RECEIVED

SCOTT DOYLE, RECORDER, LARIMER COUNTY CO
RCPT# 2003-0181317 12/24/2003 11:25:43
PAGES - 13 FEE \$56.00 DOC \$0.00
#270610

AFTER RECORDING, PLEASE RETURN TO:

THE SBORN LAW FIRM, LLC
217 West Olive
P.O. Box 2003
Fort Collins, CO 80522

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"Section 1: Description of Condominium Unit. After the Condominium Map and this Declaration have been recorded in the Office of the County Clerk and Recorder of Larimer County, Colorado, every contract, deed, lease, Security Interest, trust deed, will or other instrument may legally describe a Condominium Unit as follows:

Condominium Unit _____, Building B, SUMMIT COMMERCIAL CENTER CONDOMINIUMS, in accordance with the Condominium Map of Summit Commercial Center Condominiums recorded on _____, 2000, at Reception No. _____ and subject to the Condominium Declaration for Summit Commercial Center Condominiums recorded on _____, _____, at Reception No. _____ of the Larimer County, Colorado records.

After and if Building A (Accessory) is added, the foregoing reference may include Building A (Accessory) in lieu of Building B, when applicable. Every such description shall be good and sufficient for all purposes to sell, convey, transfer, encumber, or otherwise affect not only the Unit, but also the undivided interest in the Common Elements appurtenant to said Unit and all other appurtenant properties and property rights, and incorporate all of the rights and burdens incident to ownership of a Condominium Unit and all of the limitations thereon as described in this Declaration and the Condominium Map. Each such description shall be construed to include a non-exclusive easement for use of all of the Limited Common Elements appurtenant to said Unit as well as all the General Common Elements. The reference to the Condominium Map and Declaration in any instrument shall be deemed to include any amendment to the Condominium Map or Declaration, without specific reference(s) thereto."

3. Section 14.1.1 of Article XIV is amended by adding an additional subparagraph which reads as follows:

"Insurance coverage on the furnishings, inventory, equipment, and other items of personal property belonging to an Owner, casualty and public liability insurance coverage for each Unit and the Limited Common Elements associated therewith and workman's compensation insurance covering work within each Unit or on the Limited Common Elements associated therewith shall be the responsibility of the Owner of the Unit."

4. To Article XIII shall be added Section 6 which reads in its entirety as follows:

"Section 6. Unit Owner Liability. If damage occurs to owner's Unit or to the other Units as a result of causes or events occurring within or from a Unit, and such loss/damages to such Unit or Units are not covered by insurance or, if covered by insurance, a deductible has to

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be paid, the owner of the Unit where the cause or event leading to such damages or loss is responsible for the loss, damages, and/or payment of any deductible relating to such loss or damage."

5. For purposes of this Amendment, there may be any number of counterparts, each of which shall be deemed as originals. Facsimile signatures, for purposes of this Amendment, shall be deemed as original signatures.

Dated this 7th day of July, 2003.

SUMMIT COMMERCIAL CENTER
CONDOMINIUMS, I.L.C
a Colorado Limited Liability Company

By: Carl Brunswig
Carl Brunswig, Manager

By: Julie Brunswig
Julie Brunswig, Manager

STATE OF COLORADO,)
) ss.
COUNTY OF LARIMER,)

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 7th day of July, 2003, by Carl Brunswig and Julie Brunswig as Managers of Summit Commercial Center Condominiums, LLC.

WITNESS my hand and official seal.

My commission expires: 6/14/07.



Patricia A. Shaffer
Notary Public

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OWNER OF UNITS 1 AND 4:

MASTER METAL WORKS, LLC

By: Monica Stains

STATE OF COLORADO,)
) ss.
COUNTY OF LARIMER,)

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 13th day of ~~July~~ ^{Nov} 2003, by Monica Stains, as MANAGER of Master Metal Works, LLC.

WITNESS my hand and official seal.

My commission expires: _____

Melissa A. Grimm
Notary Public



My Commission Expires 10/26/2005

OWNER OF UNIT 2:

T E B ENTERPRISES, INC.

By: Thomas E. Brennan
President

STATE OF COLORADO,)
) ss.
COUNTY OF LARIMER,)

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 8 day of ~~July~~ October, 2003, by THOMAS E. BRENNAN, as PRESIDENT of T E B Enterprises, Inc.

WITNESS my hand and official seal.

My commission expires: JUNE 12, 2008

Vicki Freedman
Notary Public



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OWNER OF UNITS 3 AND 20:

Eddie Mill
Eddie Mill



STATE OF COLORADO,)
) ss.
COUNTY OF LARIMER,)

The foregoing instrument was subscribed, sworn to, and acknowledged before me this
14th day of ~~July~~ Oct., 2003, by Eddie Mill.

WITNESS my hand and official seal.

My commission expires: 01-13-04

Tracy Opeman
Notary Public

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OCT-14-2003 TUE 06:49 AM FROM:

FAX:

PAGE 3

OWNER OF UNIT *Sydney A. St...*

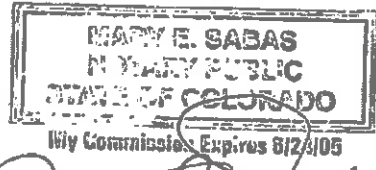
By: _____

STATE OF COLORADO,)
) ss.
COUNTY OF LARIMER,)

The foregoing instrument was subscribed, sworn to, and acknowledged before me this
10th day of Nov 2003, by Lynette G. Stanton, 25
of _____

WITNESS my hand and official seal.

My commission expires: 6/24/05



[Signature]
Notary Public

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OWNER OF UNIT #6

By: [Signature]

STATE OF COLORADO,)
) ss.
COUNTY OF LARIMER,)

The foregoing instrument was subscribed, sworn to, and acknowledged before me this
11th day of October, 2003, by Mr & Mrs Thomas Gordon as NH
of NA

WITNESS my hand and official seal.

My commission expires: 12/27/06



[Signature]
Notary Public

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OWNERS OF UNIT 7:

Robert E. Ross
Robert E. Ross

Cheryl A. Ross
Cheryl A. Ross

STATE OF COLORADO,)
) ss.
COUNTY OF LARIMER,)

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 31st day of July, 2003, by Robert E. Ross and Cheryl A. Ross.

WITNESS my hand and official seal.

My commission expires: 06/26/04

Pamela D. Clark
Notary Public

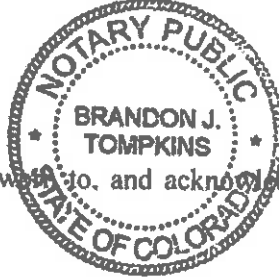


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OWNER OF UNITS 9 AND 14:

David B. George
David B. George

STATE OF COLORADO,)
) ss.
COUNTY OF LARIMER,)



The foregoing instrument was subscribed, sworn to, and acknowledged before me this 22 day of ~~July~~ September, 2003, by David B. George.

WITNESS my hand and official seal.

My commission expires: 5/6/07.

Brandon J. Tompkins
Notary Public

OWNER OF UNIT 13:



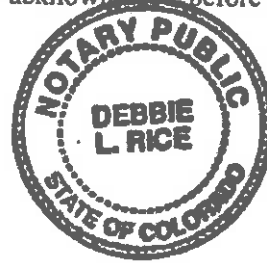
Gary D. Hale

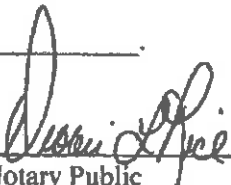
STATE OF COLORADO,)
) ss.
COUNTY OF LARIMER.)

The foregoing instrument was subscribed, sworn to, and acknowledged before me this BHA day of ~~July~~ August, 2003, by Gary D. Hale.

WITNESS my hand and official seal.

My commission expires: 6/30/2006





Notary Public

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OWNER OF UNITS 17 AND 19:

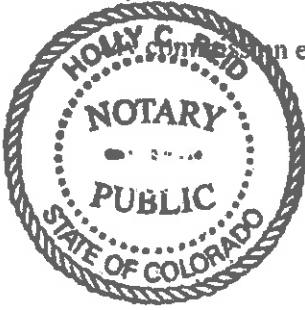
KEITHA R. VESTERMARK TRUST

By: Keitha R. Vestermark, Trustee

STATE OF COLORADO.)
) ss.
 COUNTY OF LARIMER.)

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 9th day of October, 2003, by Keitha R. Vestermark, as Trustee of the Keitha R. Vestermark Trust.

WITNESS my hand and official seal.



My commission expires: October 1, 2004.

Holly C. Reid
 Notary Public