

**FIRST SUPPLEMENT TO CONDOMINIUM DECLARATION
FOR THE ARROWHEAD II CONDOMINIUMS
(A COMMON INTEREST COMMUNITY)
(Building 3)**

This First Supplement to the Condominium Declaration for the Arrowhead II Condominiums (a Common Interest Community) ("Supplement") is made effective as of the date recorded with the Clerk and Recorder of Larimer County, Colorado ("Clerk and Recorder") by Arrowhead Cottages, LLC, a Colorado limited liability company ("Declarant").

Recitals

A. The Condominium Declaration for the Arrowhead II Condominiums (a Common Interest Community) was recorded with the Clerk and Recorder on April 23, 2018 at Reception No. 20180023375 ("Declaration").

B. Under Article 9 of the Declaration, Declarant reserved the right to subject all or part of the Development Property described in the Declaration to the provisions of the Declaration upon the substantial completion of improvements on such Development Property by a duly recorded Supplement to the Declaration and a Map of the portion of the Development Property being submitted.

C. The portion of the Development Property being submitted to the Declaration by this Supplement ("Annexation Property") is as follows:

All Units, Garage Units and Common Elements described and depicted on the Condominium Map of Arrowhead II Condominiums, Building 3, Lot 3, Arrowhead Cottages, located in the Southwest Quarter of Section 23, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado (Building 3 = 718 Centre Avenue, Units 101, 102 & 103), which Condominium Map is being recorded with the Clerk and Recorder concurrently with this Supplement ("Annexation Map").

D. Construction of the improvements on the Annexation Property is substantially complete.

E. Declarant wishes to submit the Annexation Property to the Declaration under the terms and conditions of this Supplement.

Supplement

1. Submission of Annexation Property. Declarant submits the Annexation Property to the Declaration. The Annexation Property shall be held, sold, conveyed, transferred, leased, subleased, and occupied subject to the Declaration.

2. Common Elements. The General Common Elements and the Limited Common Elements for the Annexation Property are described and depicted on the Annexation Map. The Units to which any Limited Common Elements are allocated are designated on the Annexation Map or, if such Units are not so designated, the Limited Common Elements shown on the Annexation Map are allocated to the Units served by those Limited Common Elements.

**EXHIBIT A TO FIRST SUPPLEMENT TO CONDOMINIUM DECLARATION
 FOR THE ARROWHEAD II CONDOMINIUMS
 (A COMMON INTEREST COMMUNITY)
 (Building 3)**

Allocated Interests

Unit #	Undivided Interest in Common Elements	Common Expense Liability	Votes in Association
Building 1, Unit 101	10.36%	10.36%	1
Building 1, Unit 102	11.40%	11.40%	1
Building 1, Unit 201	10.88%	10.88%	1
Building 1, Unit 202	10.88%	10.88%	1
Building 1, Unit 203	10.88%	10.88%	1
Building 1, Unit 204	11.40%	11.40%	1
Building 1, Garage Unit 101	0.00%	0.00%	0
Building 1, Garage Unit 102	0.00%	0.00%	0
Building 1, Garage Unit 201	0.00%	0.00%	0
Building 1, Garage Unit 202	0.00%	0.00%	0
Building 1, Garage Unit 203	0.00%	0.00%	0
Building 1, Garage Unit 204	0.00%	0.00%	0
Garage 2, Garage Unit 2-1	0.00%	0.00%	0
Garage 2, Garage Unit 2-2	0.00%	0.00%	0
Garage 2, Garage Unit 2-3	0.00%	0.00%	0
Garage 2, Garage Unit 2-4	0.00%	0.00%	0
Building 3, Unit 101	11.40%	11.40%	1
Building 3, Unit 102	11.40%	11.40%	1
Building 3, Unit 103	11.40%	11.40%	1
Building 3, Garage Unit 101	0.00%	0.00%	0
Building 3, Garage Unit 102	0.00%	0.00%	0
Building 3, Garage Unit 103	0.00%	0.00%	0
TOTAL:	100.00%	100.00%	9

Notes on Allocated Interests:

1. Common Expense Liability. The Common Expense liability percentage will be calculated and allocated based on the number of bedrooms in each Residential Dwelling Unit with the same percentage being allocated to each one-bedroom Residential Dwelling Unit, the same percentage being allocated to each two-bedroom Residential Dwelling Unit and the same percentage being allocated to each three-bedroom Residential Dwelling Unit. The total of the percentage allocations will equal 100%. The percentage allocations will reflect the fact that the annual Common Expense Assessment amount for a two-bedroom Residential Dwelling Unit will be approximately 105% of the annual Common Expense Assessment amount for a one-bedroom Residential Dwelling Unit, and the annual Common Expense Assessment amount for a three-bedroom Residential Dwelling Unit will be approximately 110% of the annual Common Expense Assessment amount for a one-bedroom Residential Dwelling Unit. Because each Garage Unit is allocated to a Residential Dwelling Unit and a Garage Unit cannot be conveyed separately from its corresponding Residential Dwelling Unit, each Garage Unit will be allocated zero percent Common Expense Liability.

✓

2. Undivided Interest in Common Elements. The Undivided Interest in Common Elements percentage shall be the same as the Common Expense Liability percentage allocation for each Unit.

3. Votes in Association. Each Residential Dwelling Unit is allocated one vote in the Association. Because each Garage Unit is allocated to a Residential Dwelling Unit, and a Garage Unit cannot be conveyed separate from its corresponding Residential Dwelling Unit, each Garage Unit is allocated zero votes in the Association.

Based on the foregoing, Allocated Interests are subject to change as additional Units are included in the Common Interest Community.

**CONDOMINIUM MAP OF
 ARROWHEAD II CONDOMINIUMS, BUILDING 3**
 LOT 3, ARROWHEAD COTTAGES, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH,
 RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO
 (BUILDING 3 = 718 CENTRE AVENUE, UNITS 101, 102 & 103)

 NORTHERN ENGINEERING 201 West Poudre River Blvd Fort Collins, CO 80501 Phone: 970.221.1138 Fax: 970.221.1139 www.northerneng.com		PROJECT: 2018-001 DATE: 2/15/18 DRAWN BY: JAC CHECKED BY: JAC DATE: 2/15/18 SCALE: AS SHOWN SHEET: 2 OF 2	CONDOMINIUM MAP OF ARROWHEAD II CONDOMINIUMS, BLDG. 3 FORT COLLINS, COLORADO	Sheet 2 OF 3 Sheets
--	--	---	--	---------------------------



