

**SECOND AMENDMENT
TO
CONDOMINIUM DECLARATION
FOR
HISTORIC LINDEN CONDOMINIUMS
(a Common Interest Community)**

THIS SECOND AMENDMENT TO CONDOMINIUM DECLARATION FOR HISTORIC LINDEN CONDOMINIUMS (a Common Interest Community) (this "Second Amendment") is made and entered into this 17th day of April 2020 by LINDEN STREET TREEHOUSE, LLC, a Colorado limited liability company ("LST") and Condor Wild, LLC, a Colorado limited liability company ("Condor"). LST and Condor shall be referred to collectively as the "Owners."

Recitals

A. The Condominium Declaration for Historic Linden Condominiums was recorded April 28, 1995 at Reception No. 19950023914 of the Larimer County, Colorado records (the "Original Declaration").

B. The Declaration was amended by the First Amendment to Condominium Declaration for Historic Linden Condominiums recorded September 25, 2007 at Reception No. 20070073308 of the Larimer County, Colorado records (the "First Amendment").

C. The Original Declaration as amended by the First Amendment shall be referred to as the "Condominium Declaration".

D. The Plat and Map of Historic Linden Condominiums was recorded April 28, 1995 at Reception No. 19950023913 of the Larimer County, Colorado records (the "Condominium Map").

E. Condor is the owner of Condominium Unit 1 and LST is the owner of Condominium Units 2 and 3. Together Condor and LST own all of the Condominium Units within the Historic Linden Condominiums.

F. LST desires to amend the Condominium Map to subdivide Condominium Unit 2 into three Condominium Units.

G. The Amendment of the Plat and Map of Historic Linden Condominiums is being recorded in the office of the Clerk and Recorder of Larimer County contemporaneously with the recording of this Second Amendment (the "Amended Map").

F. Historic Linden Condominium Association is a Colorado nonprofit corporation organized and existing to perform the duties of the Association as provided in the Condominium Declaration (the "Association").

G. Capitalized terms used in this Second Amendment shall have the meaning given in the Original Declaration.

NOW THEREFORE, the Owners hereby publish and declare that the Condominium Declaration shall be and is hereby amended as follows:

1. Unit 2 shall be and is hereby divided into three Condominium Units as shown on the Amended Condominium Map to be known as Condominium Units 200, 220, and 240, Historic Linden Condominiums.

2. Unit 1 as shown on the Condominium Map shall be known as Unit 100, Historic Linden Condominiums as shown on the Amended Condominium Map.

3. Unit 3 as shown on the Condominium Map shall be known as Unit 300, Historic Linden Condominiums as shown on the Amended Condominium Map.

4. The Percentage Share of Common Elements, Percentage Share of Common Expenses and Votes in the Association allocated to each Condominium Unit shall be as set forth on Exhibit A attached hereto and incorporated herein by reference.

5. This Second Amendment may be executed in any number of counterpart copies, each of which shall be deemed an original, but all of which shall constitute one and the same instrument, notwithstanding the fact that all parties are not signatories to the same counterpart.

6. Except as expressly amended or modified herein all other terms and provisions of the Condominium Declaration shall remain the same and are hereby ratified and affirmed by the Owners.

7. The easements, covenants, conditions, and restrictions set forth in the Condominium Declaration as amended by this Second Amendment shall run with the land and shall be binding upon and inure to the benefit of all parties having any right title or interest in the Condominium Units or any portion thereof, their heirs, personal representatives, successors, assigns, and grantees.

IN WITNESS WHEREOF, the Owners have executed the signature pages attached hereto as of the day and year set forth on each signature page.

SIGNATURE PAGE ATTACHED TO AND MADE A PART OF THE SECOND AMENDMENT TO CONDOMINIUM DECLARATION FOR HISTORIC LINDEN CONDOMINIUMS

The undersigned, being one (1) of the Owners of the Real Estate described on Exhibit A attached hereto and incorporated herein by reference, and in accordance with the provisions of Article XI, Section 3 of the Condominium Declaration for Historic Linden Condominiums recorded on April 28, 1995, at Reception No. 19950023914 of the Larimer County, Colorado records; and First Amendment to Condominium Declaration for Historic Linden Condominium Association recorded on September 25, 2007 at Reception No. 20070073308 of the Larimer County, Colorado records, hereby executes this page as part of the Second Amendment to Condominium Declaration for Historic Linden Condominiums and expressly consents to the Second Amendment to Condominium Declaration for Historic Linden Condominiums as more fully provided therein.

REAL PROPERTY OWNED BY UNDERSIGNED: Condominium Unit 1, Historic Linden Condominiums, City of Fort Collins, County of Larimer, State of Colorado.

CONDOR WILD, LLC,
a Colorado limited liability company

By: IDEA WILD
a Colorado nonprofit corporation, Member

By: 
Walter Van Sickle, President

STATE OF COLORADO)
)ss:
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 17th day of April 2020, by Walter Van Sickle, as President of Idea Wild, a Colorado nonprofit corporation, member of Condor Wild, LLC, a Colorado limited liability company.

Witness my hand and official seal,
My Commission Expires: 1/8/2022

LINDA BRUCKER
Notary Public
State of Colorado
Notary ID # 20184001051
My Commission Expires 01-08-2022


Notary Public

SIGNATURE PAGE ATTACHED TO AND MADE A PART OF THE SECOND AMENDMENT TO CONDOMINIUM DECLARATION FOR HISTORIC LINDEN CONDOMINIUMS

The undersigned, being one (1) or more of the Owners of the Real Estate described on Exhibit A attached hereto and incorporated herein by reference, and in accordance with the provisions of Article XI, Section 3 of the Condominium Declaration for Historic Linden Condominiums recorded on April 28, 1995, at Reception No. 19950023914 of the Larimer County, Colorado records; and First Amendment to Condominium Declaration for Historic Linden Condominium Association recorded on September 25, 2007 at Reception No. 20070073308 of the Larimer County, Colorado records, hereby executes this page as part of the Second Amendment to Condominium Declaration for Historic Linden Condominiums and expressly consents to the Second Amendment to Condominium Declaration for Historic Linden Condominiums as more fully provided therein.

REAL PROPERTY OWNED BY UNDERSIGNED: Condominium Units 2 and 3, Historic Linden Condominiums, City of Fort Collins, County of Larimer, State of Colorado.

LINDEN STREET TREEHOUSE, LLC
a Wyoming limited liability company

By: [Signature]
David Diehl, Manager

STATE OF COLORADO)
)ss:
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 17th day of April 2020, by David Diehl, Manager of Linden Street Treehouse, LLC, a Wyoming limited liability company.

Witness my hand and official seal.
My Commission Expires: 1/8/2022

LINDA BRUCKER
Notary Public
State of Colorado
Notary ID # 20184001051
My Commission Expires 01-08-2022

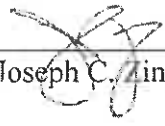
[Signature]
Notary Public

RATIFICATION

The undersigned, having a security interest in one or more of the Condominium Units hereby approves, ratifies, confirms and consents to the foregoing Second Amendment for Historic Linden Condominiums.

IN WITNESS WHEREOF, the undersigned has executed this Second Amendment this 16 day of April 2020.

BOHEMIAN INVESTMENTS, LLC
a Colorado limited liability company

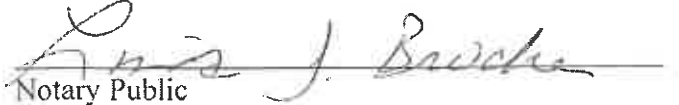
By: 
Joseph C. Zimlich, Manager

STATE OF COLORADO)
)SS:
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this _____ day of April 2020, by Joseph C. Zimlich as Manager of BOHEMIAN INVESTMENTS, LLC, a Colorado limited liability company.

Witness my hand and official seal.
My Commission Expires: 1/8/2022

LINDA BRUCKER
Notary Public
State of Colorado
Notary ID # 20184001051
My Commission Expires 01-08-2022


Notary Public

CONSENT

The Association hereby consents and agrees to the foregoing Second Amendment to Condominium Declaration for Historic Linden Condominiums.

17th IN WITNESS WHEREOF, the undersigned has executed this Second Amendment this day of April 2020.

HISTORIC LINDEN CONDOMINIUM ASSOCIATION,
A Colorado nonprofit corporation

BY: 

President

EXHIBIT A
(Table of Allocated Interests)

Unit No.	Percentage Share of Common Elements	Percentage Share of Common Expenses	Vote in the affairs of Association
Unit 100	38.42%	38.42%	5,424
Unit 200	5.14%	5.14%	726
Unit 220	18.92%	18.92%	2,672
Unit 240	10.00%	10.00%	1,412
Unit 300	27.52%	27.52%	3,885
TOTALS	100.00%	100.00%	14,119