

**FIRST AMENDMENT TO DECLARATION FOR  
OAKRIDGE BUSINESS PARK COMMERCIAL CONDOMINIUM  
AND CONDOMINIUM MAP**

This First Amendment to Declaration for Oakridge Business Park Commercial Condominium and Condominium Map is approved and effective on December ~~23~~ **24**, 2019 by **Oakridge Innovation, LLC**, a Colorado limited liability company, by Statement of Conversion of Oakridge Innovation, LLLP, a Colorado limited liability limited partnership (“Declarant”).

RECITALS

A. Oakridge Business Park Commercial Condominium is a Condominium created pursuant to the Colorado Common Interest Ownership Act, C.R.S. § 38-33.3-101, *et. seq.*, as it may be amended from time to time (“Act”), in which portions of the Property will be designated for separate or limited ownership and the remainder of which will be for common ownership solely by the Owners of the separate ownership interest. The Condominium is situated on and consists of the following described real property:

Amended Oakridge Business Park Commercial Condominium, Lot 1, Block 1, Oakridge Business Park 32<sup>nd</sup> Filing, situate in the Northeast Quarter of Section 6, Township 6 North, Range 68 West of the 6<sup>th</sup> P.M., City of Fort Collins, County of Larimer, State of Colorado.

B. The above-described property is subject to the Declaration for Oakridge Business Park Commercial Condominium, which was recorded in the office of the Clerk and Recorder for Larimer County, State of Colorado, on September 18, 2019 at Recording No. 20190056364 (the “Declaration”).

C. The Condominium is described and depicted on the condominium map titled the “Amended Oakridge Business Park Commercial Condominium,” which was recorded in the office of the Clerk and Recorder for Larimer County, State of Colorado, on September 18, 2019 at Recording No. 20190056453 (the “Condominium Map”).

D. In accordance with the provisions of Sections 14.2 and 14.3 of the Declaration, the Declarant, being the sole Unit Owner, hereby exercises its right to amend the Declaration and Condominium Map to the extent permitted by the Colorado Common Interest Ownership Act, C.R.S. § 38-33.3-101, *et seq.*, as amended, to make the Condominium Documents consistent with one another and the intent of the Declarant.

AMENDMENTS

1. The Condominium Map is hereby amended to delete all references to “limited common element” and “LCE” appearing therein.

2. The Condominium Map is hereby amended to substitute “common element” and “CE” in place of all references to “general common element” and “GCE” appearing therein.

2. Section 1.10 of the Declaration is hereby amended as follows:

1.10 *Common Element* shall mean and refer to all portions of the common interest community other than the Units including all real property, improvements, parking areas, drive aisles, sidewalks, and landscaping located outside the boundaries of the Condominium Units as depicted on the Condominium Map.

3. Section 3.4 of the Declaration is hereby amended as follows:

3.4 *Development*. Declarant has constructed the three (3) Buildings in the Condominium and has designated each of the Buildings, and portion of the real property and air space surrounding each of the Buildings, as a Condominium Unit. The location of each Building, the dimensions of the real property and air space surrounding each Building, and the boundaries for each Condominium Unit is shown on the Condominium Map or amended filings thereof.

4. Section 15.2 *Enforcement by Governmental Entity* is deleted in its entirety.

5. Except as provided herein, all of the terms and conditions of the Declaration and Condominium Map shall remain in full force and effect unless amended hereafter.

IN WITNESS WHEREOF, Declarant has caused this Declaration to be executed as of the day and year first above written.

**Oakridge Innovation, LLC,**  
a Colorado limited liability company,  
by Statement of Conversion of  
Oakridge Innovation, LLLP,  
a Colorado limited liability limited  
partnership

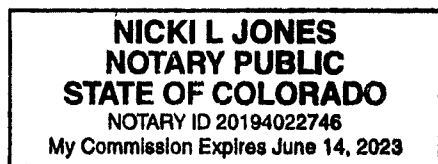
By:   
Rodney L. Arndt, Manager

STATE OF COLORADO    )  
                                  ) ss.  
COUNTY OF LARIMER    )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of December 2019, by Rodney L. Arndt as Manager of **Oakridge Innovation, LLC**, a Colorado limited liability company, by Statement of Conversion of Oakridge Innovation, LLLP, a Colorado limited liability limited partnership.

Witness my hand and official seal.

Nicki L. Jones  
Notary Public



**LENDER RATIFICATION**

The undersigned, having a Security Interest in all or any part of the Property, approves, ratifies, confirms and consents to the foregoing Declaration For Oakridge Business Park Commercial Condominium for the purposes of subordinating such Security Interest to the Declaration.

Dated this 24<sup>th</sup> day of December, 2019.

**First National Bank of Omaha**

By: [Signature] V.P.  
Todd K. Campbell, Vice President

STATE OF COLORADO    )  
  ) ss.  
COUNTY OF LARIMER    )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of December, 2019, by Todd K. Campbell as Vice President of **First National Bank of Omaha**.

Witness my hand and official seal.

[Signature]  
Notary Public

**LISA C. KING**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
NOTARY ID 20164026136  
My Commission Expires July 11, 2020