

**SECOND AMENDMENT TO
SUBASSOCIATION DECLARATION
FOR
2038 CARIBOU CONDOMINIUM OWNERS ASSOCIATION
AT TIMBERLINE OFFICE PARK
(a Common Interest Community)**

THIS SECOND AMENDMENT TO SUBASSOCIATION DECLARATION FOR 2038 CARIBOU CONDOMINIUM OWNERS ASSOCIATION AT TIMBERLINE OFFICE PARK (A Common Interest Community) (this "Second Amendment") is made and entered into and effective the 10th day of December, 2021, by LEGAL PROPERTY INVESTMENTS LLC ("Unit 100 Owner"), VanMeveren Holdings LLC, a Colorado limited liability company ("Unit 101 Owner"), NEAL PROPERTIES LLC ("Unit 200 Owner"), and ZELLER PROPERTY MANAGEMENT LLC ("Unit 201 Owner").

RECITALS:

A. The Subassociation Declaration for 2038 Caribou Condominium Owners Association at Timberline Office Park (A Common Interest Community) was recorded December 23, 2004 at Reception No. 2004-0122637 of the Larimer County, Colorado records, as amended by the First Amendment to Subassociation Declaration for 2038 Caribou Condominium Owners Association at Timberline Office Park (A Common Interest Community), recorded December 30, 2010 at Reception No. 20100084872 (collectively, the "Condominium Declaration").

B. Any capitalized term in this Second Amendment not defined herein is as defined in the Condominium Declaration.

C. The Owners desire to amend and modify the Condominium Declaration to allow for a full-service dentistry practice to occupy and operate within the Building.

**ARTICLE I
AMENDMENT TO THE RESTRICTIVE COVENANTS AND OBLIGATIONS**

1. Notwithstanding anything else in the Condominium Declaration to the contrary, Section 10.1 of the Condominium Declaration is hereby amended such that "dental and dental surgical" are included as a permissible uses within the Real Estate.

2. Notwithstanding anything else in the Condominium Declaration to the contrary, Section 10.2.2 of the Condominium Declaration is hereby amended such that the phrase "surgical or pathology procedures" is changed to "non-dental surgical or pathology procedures" in the list of Permanent Prohibited Uses.

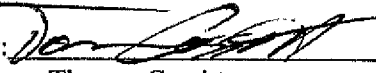
**ARTICLE II
REAFFIRMATION**

Except as expressly amended or modified herein, and in Map Amendment Number 1, and in the First Amendment to Subassociation Declaration, the Condominium Declaration shall remain the same and is expressly ratified and affirmed by the Owners.

This Second Amendment may be executed in one or more counterparts, each of which will be deemed an original, and all of which together will constitute one and the same instrument. The parties agree that signatures transmitted electronically will be binding as if they were original signatures.

IN WITNESS WHEREOF, the Owners have caused this Second Amendment to be executed as of the day and year first above written.

Legal Property Investments LLC
a Colorado limited liability company

By: 
Name: Thomas Cossitt
Title: Owner

VanMeveren Holdings LLC
a Colorado limited liability company

By: _____
Name: _____
Title: Manager

Neal Properties LLC
a Colorado limited liability company

By: _____
Name: _____
Title: _____

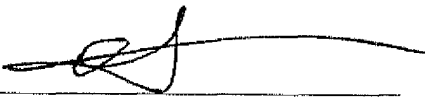
Zeller Property Management LLC
a Colorado limited liability company

By: _____
Name: _____
Title: _____

STATE OF COLORADO)
) ss:
COUNTY OF Larimer _____)

The foregoing instrument was acknowledged before me this 2nd day of December, 2021 by Legal Property Investments LLC, by Thomas Cossitt, its Owner.

WITNESS my hand and official seal.
Darryl Dale Ferguson
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20204008396
MY COMMISSION EXPIRES 02/27/2024



Notary Public

My commission expires: 12/27/2024

STATE OF COLORADO)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of December, 2021 by VanMeveren Holdings LLC, by _____, its Manager.

WITNESS my hand and official seal.

Notary Seal

Notary Public

My commission expires:

STATE OF COLORADO)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of December, 2021 by Neal Properties LLC, by _____, its _____.

WITNESS my hand and official seal.

Notary Seal

Notary Public

My commission expires:

STATE OF COLORADO)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of December, 2021 by Zeller Property Management LLC, _____, its _____.

WITNESS my hand and official seal.


Notary Seal

Notary Public

Legal Property Investments LLC
a Colorado limited liability company

By: _____
Name: _____
Title: _____

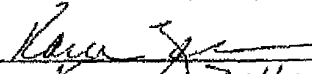
VanMeveren Holdings LLC
a Colorado limited liability company

By:  _____
Name: Bryan Van Meveren
Title: Manager

Neal Properties LLC
a Colorado limited liability company

By: _____
Name: _____
Title: _____

Zeller Property Management LLC
a Colorado limited liability company

By:  _____
Name: Kaiser Zeller
Title: Manager

STATE OF COLORADO)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of December, 2021 by Legal Property Investments LLC, by _____, its _____.

WITNESS my hand and official seal.

Notary Seal

Notary Public

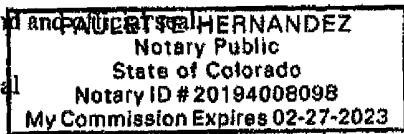
My commission expires:

STATE OF COLORADO)
) ss:
COUNTY OF Larimer)

The foregoing instrument was acknowledged before me this 3rd day of December, 2021 by VanMeveren Holdings LLC, by Bryan VanMeveren, its Manager.

WITNESS my hand and official seal.

Notary Seal



Notary Public

My commission expires:

STATE OF COLORADO)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of December, 2021 by Neal Properties LLC, by _____, its _____.

WITNESS my hand and official seal.

Notary Seal

Notary Public

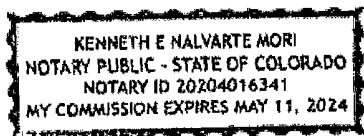
My commission expires:

STATE OF COLORADO)
) ss:
COUNTY OF Archae)

The foregoing instrument was acknowledged before me this 2nd day of December, 2021 by Zeller Property Management LLC, Karen Zeller, its managers.

WITNESS my hand and official seal.

Notary Seal



Notary Public

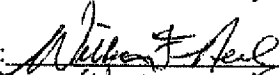
Legal Property Investments LLC
a Colorado limited liability company

By: _____
Name: _____
Title: _____

VanMeveren Holdings LLC
a Colorado limited liability company

By: _____
Name: _____
Title: Manager

Neal Properties LLC
a Colorado limited liability company

By: 
Name: WILLIAM F. NEAL
Title: MANAGER

Zeller Property Management LLC
a Colorado limited liability company

By: _____
Name: _____
Title: _____

STATE OF COLORADO)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of December, 2021 by **Legal Property Investments LLC**, by _____, its _____.

WITNESS my hand and official seal.

Notary Seal

Notary Public

My commission expires:

STATE OF COLORADO)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of December, 2021 by **VanMeveren Holdings LLC**, by _____, its **Manager**.

WITNESS my hand and official seal.

Notary Seal

Notary Public

My commission expires:

STATE OF COLORADO)
) ss:
COUNTY OF Larimer)

The foregoing instrument was acknowledged before me this 07th day of December, 2021 by **Neal Properties LLC**, by William Neal, its owner, Manager.

WITNESS my hand and official seal.

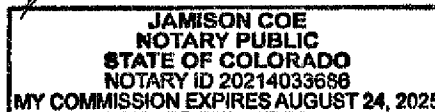
Notary Seal



Notary Public

My commission expires: August 24, 2025

STATE OF COLORADO)
) ss:
COUNTY OF ~~_____~~)



The foregoing instrument was acknowledged before me this ____ day of December, 2021 by **Zeller Property Management LLC**, _____, its _____.

WITNESS my hand and official seal.

Notary Seal

Notary Public