

**SECOND AMENDMENT  
TO  
CONDOMINIUM DECLARATION FOR  
HIGHLANDS INDUSTRIAL PARK CONDOMINIUMS  
(A COMMON INTEREST COMMUNITY)**

This Second Amendment to Condominium Declaration for Highlands Industrial Park Condominiums (a Common Interest Community) ("Second Amendment") is made effective as of the date recorded with the Clerk and Recorder of Larimer County, Colorado ("Clerk and Recorder").

**Recitals**

A. The Condominium Declaration for Highlands Industrial Park Condominiums (a Common Interest Community) was recorded with the Clerk and Recorder on November 20, 2017 at Reception No. 20170077700, and amended by the First Amendment to Condominium Declaration for Highlands Industrial Park Condominiums (a Common Interest Community) recorded with the Clerk and Recorder on January 23, 2018 at Reception No. 20180004525 (collectively, the "Declaration").

B. Article 18.5 of the Declaration provides that the Declaration may be amended by a written and recorded instrument containing the consents of the then-record owners holding at least 67% of the votes in the Highlands Industrial Park Condominium Association, a Colorado nonprofit corporation ("Association").

C. The record owner holding at least 67% of the votes in the Association has consented to this Second Amendment as evidenced by its signature page attached to this Second Amendment, and the Association has also consented to this Second Amendment as evidenced by the attached Consent.

**Second Amendment**

1. Subdivision of Units 2 and 3. Units 2 and 3 as shown on the Condominium Map for Highlands Industrial Park Condominiums, First Amendment recorded with the Clerk and Recorder on January 23, 2018 at Reception No. 20180004526, are subdivided into three units, being Units 2, 3 and 4 as shown on the Condominium Map for Highlands Industrial Park Condominiums, Second Amendment, recorded with the Clerk and Recorder concurrently with this Second Amendment.

2. Reallocation of Allocated Interests. The Allocated Interests of the units are amended and restated as set forth on **Exhibit B**, attached and incorporated by reference. The attached **Exhibit B** supersedes and replaces the Exhibit B previously attached to the Declaration.

3. Defined Terms. Unless otherwise defined in this Second Amendment, capitalized words and phrases are as defined in the Declaration.

4. Continuing Effect. Except as amended by this Second Amendment, all provisions of the Declaration remain in full force and effect.

[Signature pages follow]

Gust Johnson & M.A. PLLC  
323 S. College Ave, Ste. 1, Fort Collins CO 80524

**OWNER SIGNATURE PAGE FOR  
SECOND AMENDMENT TO CONDOMINIUM DECLARATION FOR HIGHLANDS  
INDUSTRIAL PARK CONDOMINIUMS (A COMMON INTEREST COMMUNITY)**

The undersigned, being the record owner of the Units listed below, consents to the foregoing Second Amendment to Condominium Declaration for Highlands Industrial Park Condominiums (a Common Interest Community).

Date: March 30<sup>TH</sup>, 2018.

7287 Greenridge, LLC, a Colorado limited liability company

By:   
Todd Metcalf, Member

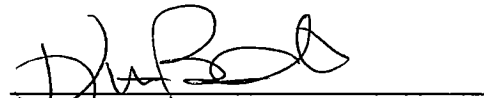
Owner of: Units 2 and 3, Condominium Map for Highlands Industrial Park Condominiums, Second Amendment, located in the Southeast Quarter of Section 35, Township 6 North, Range 68 West of the 6th P.M., Town of Windsor, County of Larimer, State of Colorado.

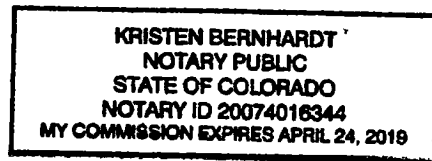
STATE OF COLORADO     )  
  ) ss.  
COUNTY OF LARIMER    )

This record was acknowledged before me this 30<sup>th</sup> day of March, 2018, by Todd Metcalf, as Member of 7287 Greenridge, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 4.24.19

  
Notary Public




**RATIFICATION BY LENDER**

The undersigned, having a Security Interest in Units 2 and 3, Condominium Map for Highlands Industrial Park Condominiums, First Amendment, approves, ratifies, confirms and consents to the foregoing Second Amendment to Condominium Declaration for Highlands Industrial Park Condominiums (a Common Interest Community) for the purposes of subordinating such Security Interest to the Declaration.

Date: March 30, 2018.

FirstBank


By:   
Kristen Bernhardt, Senior Vice President

STATE OF COLORADO     )  
  ) ss.  
COUNTY OF LARIMER     )

This record was acknowledged before me this 30<sup>th</sup> day of March, 2018, by Kristen Bernhardt, as Senior Vice President of FirstBank.

Witness my hand and official seal.

My commission expires: 06/09/19

  
Notary Public

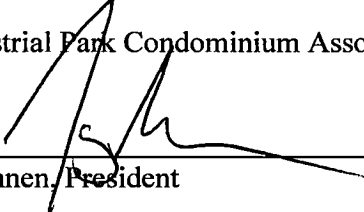
**Araceli Monarrez  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20154022668  
MY COMMISSION EXPIRES 06/09/19**

**CONSENT OF HIGHLANDS INDUSTRIAL PARK CONDOMINIUM ASSOCIATION,  
A COLORADO NONPROFIT CORPORATION  
TO  
SECOND AMENDMENT TO CONDOMINIUM DECLARATION FOR  
HIGHLANDS INDUSTRIAL PARK CONDOMINIUMS  
(A COMMON INTEREST COMMUNITY)**

Highlands Industrial Park Condominium Association, a Colorado nonprofit corporation, consents to the foregoing Second Amendment to Condominium Declaration for Highlands Industrial Park Condominiums (a Common Interest Community).

Date: March 30, 2018.

Highlands Industrial Park Condominium Association, a Colorado nonprofit corporation

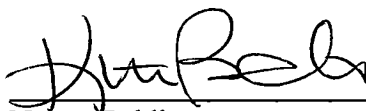
By:   
Jay Brannen, President

STATE OF COLORADO     )  
  ) ss.  
COUNTY OF LARIMER     )

This record was acknowledged before me this 30<sup>th</sup> day of March, 2018, by Jay Brannen, as President of Highlands Industrial Park Condominium Association, a Colorado nonprofit corporation.

Witness my hand and official seal.

My commission expires: 4.24.19

  
Notary Public

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**EXHIBIT B  
TO  
SECOND AMENDMENT TO CONDOMINIUM DECLARATION FOR  
HIGHLANDS INDUSTRIAL PARK CONDOMINIUMS**

Allocated Interests

<b>Unit #</b>	<b>Unit Square Footage</b>	<b>Undivided Interest in General Common Elements</b>	<b>Common Expense Liability</b>	<b>Votes in Association</b>
<b>1</b>	4,353	33.68%	33.68%	4,353
<b>2</b>	4,354	33.69%	33.69%	4,354
<b>3</b>	2,154	16.67%	16.67%	2,154
<b>4</b>	2,063	15.96%	15.96%	2,063
<b>TOTA:</b>	<b>12,924</b>	<b>100.00%</b>	<b>100.00%</b>	<b>12,924</b>