

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

This Third Amendment to Condominium Declaration for Highlands Industrial Park Condominiums (a Common Interest Community) ("Third 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, 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, and further amended by the Second Amendment to Condominium Declaration for Highlands Industrial Park Condominiums (a Common Interest Community) recorded with the Clerk and Recorder on April 2, 2018 at Reception No. 20180018737 (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 Third Amendment as evidenced by its signature page attached to this Third Amendment, and the Association has also consented to this Third Amendment as evidenced by the attached Consent.

Third Amendment

1. Subdivision of Unit 2. Unit 2 as shown on the Condominium Map for Highlands Industrial Park Condominiums, Second Amendment recorded with the Clerk and Recorder on April 2, 2018 at Reception No. 20180018738, is subdivided into two units, being Units 2A and 2B, as shown on the Condominium Map for Highlands Industrial Park Condominiums, Third Amendment, recorded with the Clerk and Recorder concurrently with this Third 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 Third Amendment, capitalized words and phrases are as defined in the Declaration.
4. Continuing Effect. Except as amended by this Third Amendment, all provisions of the Declaration remain in full force and effect.

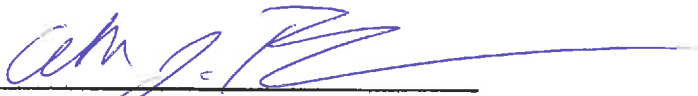
[Signature pages follow]

**OWNER SIGNATURE PAGE FOR
THIRDDAMENDMENT 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 Third Amendment to Condominium Declaration for Highlands Industrial Park Condominiums (a Common Interest Community).

Date: ^{March} ~~February~~ 2, 2020.

7287 Greenridge, LLC,
a Colorado limited liability company

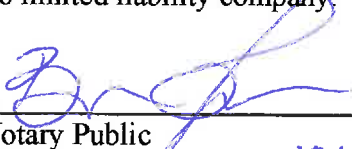
By: 
Allan Bork, Member

Owner of: Units 2A and 2B, Condominium Map for Highlands Industrial Park Condominiums, Third 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 ^{March} 2 day of ~~February~~, 2020, by Allan Bork, as Member of 7287 Greenridge, LLC, a Colorado limited liability company.

Witness my hand and official seal.


Notary Public
My commission expires: 12/13/2022

**BROOKLIN JOHNSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184047545
MY COMMISSION EXPIRES 12/13/2022**

RATIFICATION BY LENDER

The undersigned, having a Security Interest in Unit 2, Condominium Map for Highlands Industrial Park Condominiums, Second Amendment, approves, ratifies, confirms and consents to the foregoing Third 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 February 1, 2020.

FirstBank

By: [Signature]
Name: Kristen Bernhardt
Title: Executive Vice President

STATE OF COLORADO)
) ss.
COUNTY OF FLARIMER)

This record was acknowledged before me this 2 day of March February, 2020, by Kristen Bernhardt, as Executive Vice President of FirstBank.

Witness my hand and official seal.

[Signature]
Notary Public
My commission expires: 3-2-2020

**BROOKLIN JOHNSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184047545
MY COMMISSION EXPIRES 12/13/2022**

**CONSENT OF HIGHLANDS INDUSTRIAL PARK CONDOMINIUM ASSOCIATION,
A COLORADO NONPROFIT CORPORATION
TO
THIRD 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 Third Amendment to Condominium Declaration for Highlands Industrial Park Condominiums (a Common Interest Community).

Date: March 2, 2020.

Highlands Industrial Park Condominium Association,
a Colorado nonprofit corporation


By:


Jay Brannen, President

STATE OF COLORADO)
) ss.
COUNTY OF FLARIMER)

This record was acknowledged before me this 2 day of March, 2020, by Jay Brannen, as President of Highlands Industrial Park Condominium Association, a Colorado nonprofit corporation.

Witness my hand and official seal.


Notary Public
My commission expires: 12-13-2022

**BROOKLIN JOHNSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184047545
MY COMMISSION EXPIRES 12/13/2022**

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

Allocated Interests

Unit #	Unit Square Footage	Undivided Interest in General Common Elements	Common Expense Liability	Votes in Association
1	4,353	33.80%	33.80%	4,353
2A	2,162	16.78%	16.78%	2,162
2B	2,147	16.68%	16.68%	2,147
3	2,154	16.72%	16.72%	2,154
4	2,063	16.02%	16.02%	2,063
TOTAL:	12,879	100.00%	100.00%	12,879