

**FIRST AMENDMENT
TO
CONDOMINIUM DECLARATION FOR EASTBROOK CONDOMINIUMS
(A COMMON INTEREST COMMUNITY)**

This First Amendment to Condominium Declaration for Eastbrook Condominiums (a Common Interest Community) ("First Amendment") is made effective as of the date recorded with the Clerk and Recorder of Larimer County, Colorado ("Clerk and Recorder") by Eastbrook LLC, a Colorado limited liability company ("Declarant").

Recitals

A. The Condominium Declaration for Eastbrook Condominiums (a Common Interest Community) was recorded with the Clerk and Recorder on February 28, 2022 at Reception No. 20220013360 ("Declaration").

B. Under Article 8.2.6 of the Declaration, Declarant reserved the right to subdivide any Unit owned by Declarant by preparing, executing and recording an amendment to the Declaration and an amendment to the Map.

C. By this First Amendment and the corresponding First Amendment to the Map (recorded concurrently with this First Amendment), Declarant is subdividing Unit 3 into two (2) Units being Unit 3 and Unit 4.

First Amendment

1. Subdivision of Unit 3. Unit 3 as shown on the Condominium Map of Eastbrook Condominiums recorded with the Clerk and Recorder on February 28, 2022 at Reception No. 20220013359 is subdivided into two Units, being Unit 3 and Unit 4 as shown on the Condominium Map of Eastbrook Condominiums, Amendment No. 1, recorded with the Clerk and Recorder concurrently with this First Amendment.

2. Reallocation of Allocated Interests.

2.1 Allocated Interest Table. Exhibit B to the Declaration, stating each Unit's respective Allocated Interests is amended and related in its entirety with the table set forth in Exhibit 1 to this First Amendment ("Amended Allocated Interest Table"), which is incorporated by reference herein.

2.2 Votes. As provided in Article 4.3 of the Declaration, votes are allocated among Units based upon the gross square footage (rounded to the nearest square foot) contained within a Unit, with one vote being allocated for each gross square foot contained within a Unit. The number of votes for the Units is as set forth in Amended Allocated Interest Table.

2.3 Ownership of Common Elements. As provided in Article 3.11.2 of the Declaration, the Owners shall each own a percentage interest in the Common Elements,

calculated as a percentage which the gross square footage (rounded to the nearest foot) contained within an Owner's Unit as shown on the Map bears to the total gross square footage (rounded to the nearest foot) contained within all Units within the Common Interest Community. The undivided interest in Common Elements for the Units is as set forth in Amended Allocated Interest Table.

2.4 Assessments. As provided in Article 6.6 of the Declaration, each Unit's share of liability for Assessments shall be the percentage which the gross square footage of each Unit bears to the gross square footage of all Units within the Common Interest Community. The undivided interest in Common Elements for the Units is as set forth in Amended Allocated Interest Table.

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

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

DECLARANT:

Eastbrook LLC, a Colorado limited liability company

By: Burgener Holdings, Inc., a Colorado corporation, Member


By: 
Jeffrey C. Brines, Vice President

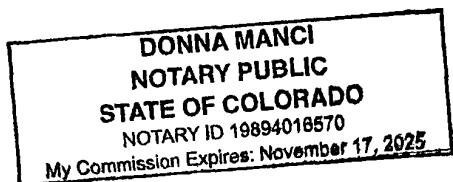
STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)

This record was acknowledged before me this 26 day of October, 2022, by Jeffrey C. Brines, Vice President of Burgener Holdings, Inc., a Colorado corporation, as Member of Eastbrook LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 11-17-25


Notary Public



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**EXHIBIT 1
TO
FIRST AMENDMENT TO CONDOMINIUM DECLARATION FOR EASTBROOK
CONDOMINIUMS**

Allocated Interests

Unit #	Unit Square Footage	Undivided Interest in General Common Elements	Common Expense Liability	Votes in Association
1	7,126	23.74%	23.74%	7,126
2	7,563	25.20%	25.20%	7,563
3	7,479	24.92%	24.92%	7,479
4	7,847	26.14%	26.14%	7,847
Totals:	30,015	100.00%	100.00%	30,015