

For record the 5th day of February D. 19. 82 at 8:30 o'clock A. M. Joanne M. Reitingger
 Reception No. **365255** FIRST SUPPLEMENT TO By Joanne M. Reitingger DEPUTY
 CONDOMINIUM DECLARATION
 FOR
 SUNSHINE CONDOMINIUMS

THIS FIRST Supplement to Condominium Declaration for Sunshine Condominiums is executed this 5th day of February, 1982, by Ludvick Pecaric, Gladys R. Pecaric, and Mitchell W. Pecaric, as follows:

1. PURPOSE. The purpose of this supplement is as follows:

1.1 Ludvick Pecaric, Gladys R. Pecaric, and Mitchell W. Pecaric, hereafter jointly the "Declarant" have heretofore recorded the Condominium Declaration for Sunshine Condominiums on August 22, 1980 in Book 554 at page 174 of the records of Gunnison County, Colorado.

1.2 Paragraph 39 of said Condominium Declaration, entitled RESERVATION TO ENLARGE AND SUPPLEMENT CONDOMINIUM PROJECT, expressly reserves the right to expand and enlarge the condominium project by constructing additional buildings upon additional property therein described. Such expansion and enlargement shall be accomplished by the filing of record of a supplement to said Condominium Declaration and a supplemental condominium map.

1.3 The Declarant has now completed the construction of four additional buildings, containing twelve condominium units, and other improvements, on the real property as to which said right of expansion and enlargement pertains, which real property is the subject matter hereof and is described on attached exhibit A and incorporated herein by reference, and which property is depicted on the Condominium Map of Sunshine Condominiums - Buildings D, E, F, and G.

2. DECLARATION. Declarant hereby declares that the following terms, covenants, conditions, easements, restrictions, uses, reservations, limitations and obligations shall be deemed to run with the project and shall be binding upon and accrue to the Declarant, their successors and assigns and any person acquiring and holding an interest in the project, their grantees, successors, heirs, personal representatives, or assigns.

3. DIVISION OF PROPERTY INTO CONDOMINIUM UNITS. The real property described on exhibit A and the improvements constructed thereon are hereby divided into twelve (12) condominium units consisting of separately designated condominium units, together with an undivided interest in the general common elements appurtenant to each such unit, and any limited common elements designated and reserved to each such unit, as set forth on attached exhibit B, which exhibit also sets forth the undivided interest in the general and limited common elements appurtenant to those ten units of Buildings A, B, and C, Sunshine Condominiums, as described in the Condominium Declaration for Sunshine Condominiums recorded in Book 554 at page 174 of the records of Gunnison County, Colorado.

4. SUPPLEMENT TO CONDOMINIUM MAP. The Condominium Map of Sunshine Condominiums - Buildings D, E, F, and G, is recorded on February 5, 1982 and bears Reception No. **365254** of the records of Gunnison County, Colorado, depicting the location of each unit, both horizontally and vertically, together with the requirements of paragraph 5 of the recorded Declaration.

5. DESCRIPTION OF CONDOMINIUM UNIT. Every instrument effecting the title to any of the twelve condominium units created hereby shall describe such units as follows, inserting the particular unit number thereof as depicted upon the Condominium Map described in paragraph 4 above.

Condominium Unit _____, Building _____, Sunshine Condominiums, according to the Condominium Map bearing Reception 365254 of the records of Gunnison County, Colorado, and the Condominium Declaration pertaining thereto recorded in Book 554 at page 174 of the records of Gunnison County, Colorado, and the First Supplement to Condominium Declaration for Sunshine Condominiums recorded in Book _____ at page _____ of the records of Gunnison County, Colorado.

Those ten units in the original Condominium Declaration for Sunshine Condominiums recorded in Book 554 at page 174 of the records of Gunnison County, Colorado, shall be described in the following manner:

Condominium Unit _____, Building _____, Sunshine Condominiums, according to the Condominium Map bearing Reception No. 352482 of the records of Gunnison County, Colorado and the Condominium Declaration pertaining thereto recorded in Book 554 at page 174 and the First Supplement to Condominium Declaration for Sunshine Condominiums recorded in Book _____ at page _____ of the records of Gunnison County, Colorado.

6. RESERVATION. The Declarant specifically reserves the right to additionally enlarge said condominium project, as provided in paragraph 39 of said Condominium Declaration.

7. GENERAL. The following provisions shall apply to this First Supplement to Condominium Declarations for Sunshine Condominiums:

7.1 This First Supplement shall be in addition and supplemental to the provisions contained in the Condominium Declaration for Sunshine Condominiums.

7.2 The provisions of this instrument shall be in addition and supplemental to the Condominium Ownership Act of the State of Colorado and to all other provisions of law.

In witness whereof, the above named Declarants have signed this First Supplement to Condominium Declaration for Sunshine Condominiums this 5th day of February, 1982.

Mitchell W. Pecaric
Ludvick Pecaric by Mitchell W.
Pecaric, Attorney-in-Fact

Mitchell W. Pecaric
Gladys R. Pecaric by Mitchell W.
Pecaric, Attorney-in-Fact

Mitchell W. Pecaric
Mitchell W. Pecaric

STATE OF COLORADO)
) ss
County of Gunnison)

The foregoing instrument was acknowledged before me by Mitchell W. Pecaric, individually and as Attorney-in-Fact for Ludvick Pecaric and Gladys R. Pecaric, this 5th day of February, 1982.

My commission expires: *Oct. 20, 1984*
Witness my hand and official seal.

Joyce A. Violet

Notary Public
Post Office Box 179
Gunnison, Colorado 81230

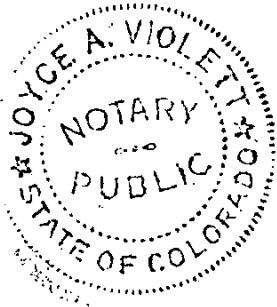


EXHIBIT A

Lots Nineteen (19) through Twenty-four (24), both inclusive, Block Eighty-three (83), City of Gunnison, according to the official amended plat of TOWN OF WEST GUNNISON of record in the office of the Clerk and Recorder of Gunnison County, Colorado; and

Together with the easterly one-half of the vacated north-south alley in said Block Eighty-three immediately adjacent on the west to said Lots Nineteen through Twenty-four of said Block Eighty-three; and

Together with the westerly forty (40) feet of vacated Ninth Street immediately adjacent on the east to said Lots Nineteen through Twenty-four of said Block Eighty-three.

EXHIBIT B

Condominium Unit	Building	Undivided Fractional Interest
1	A	4.09%
2	A	5.00%
3	A	5.00%
4	A	4.09%
1	B	4.09%
2	B	5.00%
1	C	4.09%
2	C	5.00%
3	C	5.00%
4	C	4.09%
1	D	4.09%
2	D	5.00%
3	D	5.00%
4	D	4.09%
1	E	5.00%
2	E	4.09%
1	F	5.01%
2	F	4.09%
1	G	4.09%
2	G	5.00%
3	G	5.00%
4	G	4.09%