

THIRD SUPPLEMENT TO THE CONDOMINIUM DECLARATION FOR OWL MEADOWS AT TELLURIDE

THIS THIRD SUPPLEMENT TO THE CONDOMINIUM DECLARATION FOR OWL MEADOWS AT TELLURIDE ("Third Declaration Supplement") made effective as of the 30th day of August, 2018, ("Effective Date"), is made by Valley Floor Vistas, LLC, a Colorado limited liability company ("Owner" or "Declarant").

RECITALS

A. Owner, as the Declarant and owner of THAT PORTION OF Lot 41, Backman Village Subdivision, according to the plat recorded February 12, 1997 in Plat Book 1 at Page 2200 and according to the First Map Supplement to the Condominium Map for Owl Meadows at Telluride located on Lot 41, Backman Village Subdivision, recorded March 29, 2007 in Plat Book 1 at Page 3818, and Informational Plat for Owl Meadows at Telluride Recorded June 3, 2016 in Surveyors Plat Book S1 at Page 827, and the Second Map Supplement to the Condominium Map for Owl Meadows at Telluride located on Lot 41, Bachman Village Subdivision, recorded May 16, 2017 in Plat Book 1 at Page 4923 and according to the Amended and Restated Condominium Declaration of Owl Meadows at Telluride recorded January 30, 2006 under Reception No. 381147, and the First Amendment recorded April 11, 2006 under Reception No. 383295, and the First Supplement Recorded March 29, 2007 under Reception No. 391550, and the Corrective Amendment recorded June 20, 2007 under Reception No. 394575, and the Second Corrective Amendment recorded April 21, 2010 under Reception No. 412150, and the Second Amendment recorded July 23, 2015 under Reception No. 438558, and as amended in the instrument recorded June 21, 2016 under Reception No. 442887 and the Second Supplement recorded May 16, 2017 under Reception No. 448520 ;and as amended in instrument recorded October 21, 2017 under Reception No. 450793; Lying North of the Vehicular Pedestrian Easement per instrument recorded March 15, 2005 under Reception No. 373204, as amended by instrument recorded January 13, 2006 under Reception No. 380874 and the Access Easement per instrument recorded January 26, 2006 under Reception No. 381059, and as depicted on the First Map Supplement to the Condominium Map for Owl Meadows at Telluride recorded March 29, 2007 in Plat Book 1 at page 3818, County of San Miguel, State of Colorado.

To be Known as:

Units 8, 9, 10, 11, and 12 Building 3, Owl Meadows at Telluride Condominiums ("**Building 3, Units 8, 9, 10, 11, and 12**"), as defined and described in the Amended and Restated Condominium Declaration recorded January 30, 2006 under Reception No. 381147 and the First Amendment recorded April 11, 2006, under Reception No. 383295 and First Supplement recorded March 29, 2007 under Reception No. 391550 and as amended in instrument recorded

Land Title

* re-recorded to correct Building number of Units * #14#2.

June 20, 2007 under Reception No. 394575 and as amended in instrument recorded April 21, 2010 under Reception No. 412150 and as amended in instrument recorded July 23, 2015 under Reception No. 438558 and as amended in instrument recorded June 21, 2016 under Reception No. 442887 and as amended in instrument recorded May 16, 2017 under Reception No. 448520 and as amended in instrument recorded October 12, 2017 under Reception No. 450793 and as amended in instrument recorded Aug. 30, 2018 under Reception No. 454579 and according to the Condominium Map recorded January 27, 2006 in Plat Book 1 at Page 3612, and the First Supplement recorded March 29, 2007 in Plat Book 1 at Page 3818, and the Second Supplement recorded May 16, 2017 in Plat Book 1 at Page 4923 and the Third Supplement recorded Aug. 30, 2018 in at Reception No. 454578, County of San Miguel, State of Colorado.

B. The Declaration and the Map and amendments and supplements thereto are collectively referred to as the “**Governing Documents**”. The recordation of the Governing Documents established the common interest community known as “Owl Meadows at Telluride (“**Community**”).

C. Owl Meadows, LLC caused to be formed the Owl Meadows Homeowners Association, Inc., a Colorado nonprofit corporation (“**Association**”) to manage and operate certain affairs of the Community as provided for in the Governing Documents.

D. Following the recording of the SECOND SUPPLEMENT TO THE CONDOMINIUM DECLARATION FOR OWL MEADOWS AT TELLURIDE (“**Second Declaration Supplement**”), the Community consisted of 25 separate condominium units (each a “**Unit**”). Capitalized terms herein shall be given the same meaning as provided for in the Governing Documents.

E. Owner is the current fee simple owner of Building 3, Units 8, 9, 10, 11, and 12 as successor in interest to Owl Meadows, LLC and Assignee of Declarant Reserved Rights from Owl Meadows, LLC.

F. In the Governing Documents Owner reserved certain rights (“**Reserved Declarant Rights**”) to construct additional Buildings and Units and annex such completed Units, including Building 3, Units 8, 9, 10, 11, and 12.

G. Owner has constructed and elects to annex Building 3, Units 8, 9, 10, 11, and 12 into the Community pursuant to the Reserved Declarant Rights.

ANNEXATION

NOW, THEREFORE, the Declarant, owner of Building 3, Units 8, 9, 10, 11, and 12, and the Association, through its Board of Directors do hereby publish, declare and supplement the Declaration as follows:

1. By its execution of this Second Declaration Supplement, Declarant does hereby annex Building 3, Units 8, 9, 10, 11, and 12 and improvements located thereon ("**Annexed Units**") into the Community.
2. The Annexed Units are hereby subjected to all terms, conditions, provisions, covenants and restrictions contained in the Governing Documents.
3. Owner continues to reserve all rights to exercise the Reserved Declarant Rights to annex additional land and improvements into the Community.
4. The Allocated Interests for each of the Units in the community are as stated on attached **Exhibit "A"**.
5. Owner has executed the Third Map Supplement to the Condominium Map for Owl Meadows at Telluride ("**Third Map Supplement**") which was recorded in Plat Book 1, Page n/a , Reception No. 454578 of the records of the San Miguel County Clerk and Recorder further evidencing the annexation of the Annexed Units into the Community.
6. Except as amended by the terms of this Third Declaration Supplement and the Third Map Supplement, all other terms, provisions and restrictions of the Governing Documents shall remain unmodified and in full force and effect.

IN WITNESS WHEREOF, Declarant executes this Third Declaration Supplement as of the Effective Date.

DECLARANT

Valley Floor Vistas, LLC

A Colorado limited liability company

By:  _____

Eric Flora, Managing Member

STATE OF COLORADO)

)ss.

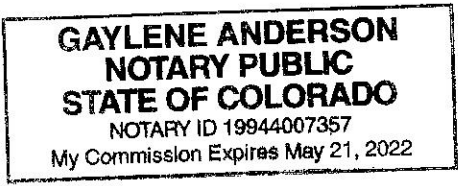
COUNTY OF SAN MIGUEL)

Subscribed to and sworn to before me this 14th day of July, 2018, by Eric Flora as the
Managing Member of Valley Floor Vistas, LLC.

Witness my hand and official seal.

Gaylene Anderson My Commission Expires: 5/21/2022

Notary Public



APPROVED AS OF THE EFFECTIVE DATE.

ASSOCIATION:

The Owl Meadows Homeowners Association, Inc.,

a Colorado nonprofit corporation

John B. Harrington

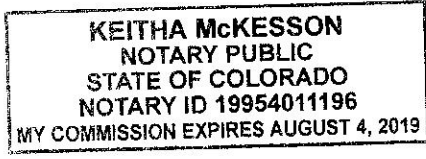
By: John B. Harrington, Secretary Date: *08/09/2018*

STATE OF COLORADO)

La Plata)ss.

COUNTY OF SAN MIGUEL)

Subscribed to and sworn to before me this *8th* day of *August*, 2018, by John B. Harrington as the Secretary of The Owl Meadows Homeowners Association, Inc., a Colorado nonprofit corporation.



Witness my hand and official seal.

Keitha McKesson My Commission Expires: *08.04.2019*

Notary Public

EXHIBIT A
Table of Allocated Interests

	A	B	C	D
1	UNIT	BUILDING	UNIT SQUARE FOOTAGE	ALLOCATED INTERESTS
2	Unit 1	21	1731	3.52%
3	Unit 2	21	1658	3.37%
4	Unit 3	2	1601	3.26%
5	Unit 4	2	1651	3.36%
6	Unit 5	2	1624	3.31%
7	Unit 6	2	1619	3.30%
8	Unit 7	2	1721	3.50%
9	Unit 8	3	1744	3.55%
10	Unit 9	3	1689	3.44%
11	Unit 10	3	1634	3.33%
12	Unit 11	3	1631	3.32%
13	Unit 12	3	1614	3.28%
14	Unit 13	4	1692	3.44%
15	Unit 14	4	1694	3.45%
16	Unit 15	5	1709	3.48%
17	Unit 16	5	1650	3.36%
18	Unit 17	5	768	1.56%
19	Unit 18	6	1706	3.47%
20	Unit 19	6	1632	3.32%
21	Unit 20	6	1630	3.32%
22	Unit 21	6	1680	3.42%
23	Unit 22	6	1752	3.57%
24	Unit 23	7	1674	3.41%
25	Unit 24	7	1706	3.47%
26	Unit 25	7	1594	3.24%
27	Unit 26	8	1599	3.25%
28	Unit 27	8	1687	3.43%
29	Unit 28	8	1653	3.36%
30	Unit 29	8	1647	3.35%
31	Unit 30	8	1743	3.55%
32	Total		49133	100%

**LENDER CONSENT TO THE THIRD MAP SUPPLEMENT TO
THE CONDOMINIUM MAP AND THIRD SUPPLEMENT TO
CONDOMINIUM DECLARATION FOR OWL MEADOWS AT
TELLURIDE**

THE UNDERSIGNED, as the Senior Vice President of the Bank of Colorado ("Lender") hereby approves and consents to the recording of The Third Map Supplement to the Condominium Map and Third Supplement to the Condominium Declaration for Owl Meadows at Telluride.

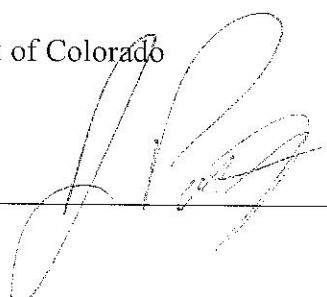
APPROVED

LENDER:

Jason Portz

Senior Vice President

Bank of Colorado

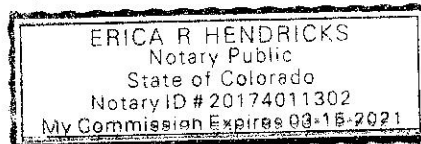
By: 

Date: 7/23/18

STATE OF COLORADO)


)ss.

COUNTY OF La Plata)



Subscribed to and sworn to before me this 23rd day of July, 2018, by Jason Portz as the Senior Vice President of Bank of Colorado.

Witness my hand and official seal.

 My Commission Expires: 3/15/21

Notary Public

Lands Title

**CONSENT OF THE OWL MEADOWS HOMEOWNERS
ASSOCIATION, INC. TO THE THIRD MAP SUPPLEMENT TO
THE CONDOMINIUM MAP FOR OWL MEADOWS AT
TELLURIDE**

THE UNDERSIGNED, as the Secretary of the Owl Meadows Homeowners Association, Inc. ("Association") hereby approves and consents to the recording of The Third Map Supplement to the Condominium Map for Owl Meadows at Telluride

APPROVED

ASSOCIATION:

The Owl Meadows Homeowners Association, Inc.,

a Colorado nonprofit corporation

By: *John B. Harrington*

Date: *08/08/2018*

John B. Harrington, Secretary

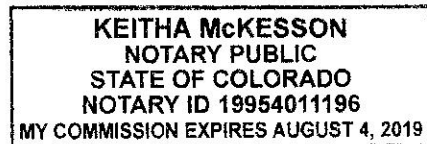
STATE OF COLORADO)

La Plata)ss.

COUNTY OF SAN MIGUEL)

Subscribed to and sworn to before me this *8th* day of *August*, 2018, by John B. Harrington as the Secretary of The Owl Meadows Homeowners Association, Inc., a Colorado nonprofit corporation.

Witness my hand and official seal.



Keitha McKesson My Commission Expires: *08-04-2019*
Notary Public

Leave Title