



#201871

SCOTT DOYLE, RECORDER, LARIMER COUNTY CO  
RCPTN# 2003-0101845 08/11/2003 13:39:00  
PAGES - 43 FEE \$216.00 DOC \$0.00

CONDOMINIUM DECLARATION  
FOR  
SHORES 3 CONDOMINIUMS  
(a Common Interest Community)

THIS DECLARATION is made and entered into this 8th day of August, 2003, by THE SHORES OFFICE PARK PARTNERSHIP LLP, a Colorado Limited Liability Partnership, formerly THE SHORES OFFICE PARK, a Colorado General Partnership, hereinafter referred to as the "Declarant."

RECITALS

A. The Declarant is the owner of that certain real property located in the County of Larimer, State of Colorado, legally described on **Exhibit "A"** attached hereto and incorporated herein by reference ("Real Estate").

B. The Declarant desires to create a Condominium Common Interest Community on the Real Estate, pursuant to the Colorado Common Interest Ownership Act, C.R.S. §38-33.3-101, et seq., as it may be amended from time to time ("Act"), in which portions of the Real Estate will be designated for separate ownership and the remainder of which will be for common ownership solely by the Owners of the separate ownership interests.

C. The Declarant has caused or will cause to be incorporated under the laws of the State of Colorado SHORES 3 CONDOMINIUM ASSOCIATION, a nonprofit corporation, for the purpose of exercising the functions herein set forth.

ARTICLE I. SUBMISSION OF REAL ESTATE

The Declarant hereby publishes and declares that the Real Estate shall be held, sold, conveyed, transferred, leased, subleased, and occupied subject to the following easements, covenants, conditions, and restrictions which shall run with the Real Estate and shall be binding upon and inure to the benefit of all parties having any right, title, or interest in the Real Estate or any portion thereof, their heirs, personal representatives, successors, and assigns. Additionally, the Declarant hereby

