

**DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR
BATTLECREEK CONDOMINIUMS AT WILLOW SPRINGS**

PREAMBLE

Declarant is the owner of certain real property located in the City of Fort Collins, Larimer County, Colorado, and described on Exhibit A hereof ("the Property").

The Property has already been developed for commercial purposes. Declarant desires to condominiumize the commercial building on the Property. Declarant deems it desirable to subject the Property to the covenants, conditions, and restrictions set forth in this Declaration in order to preserve the values of the individual units and to enhance the quality of enjoyment for all owners of such units.

Declarant therefore declares that all of the Property is subject to this Declaration and shall be held, transferred, sold, conveyed and occupied according to the terms, restrictions, limitations, conditions, covenants, obligations, liens, and easements which are set forth herein, all of which shall run with the Property and shall inure to the benefit of, and be binding upon, all parties having any right, title, or interest in the Property or any portion thereof, and such person's heirs, Grantees, legal representatives, successors and assigns.

ARTICLE I - DEFINITIONS

1.1 **General** The words and terms defined in this Article shall have the meanings herein set forth unless the context clearly indicates otherwise.

1.2 **Act** shall refer to the Colorado Common Interest Ownership Act (Colorado Revised Statute 38-33.3-101 *et seq.*), as amended from time to time.

1.3 **Articles** means the Articles of Incorporation of the Association.

1.4 **Assessments** means all monies due the Association from the Members as duly assessed by the Board of Directors of the Association.

1.5 **Association** shall mean and refer to Battlecreek Condominiums at Willow Springs Association, a Colorado Non-Profit Corporation, established pursuant to Article III of this Declaration.

1.6 **Building** shall mean any one of the building improvements containing condominium units as shown on the map.

