

**FIRST AMENDMENT TO
DECLARATION FOR
ARROWHEAD CONDOMINIUMS**

THIS FIRST AMENDMENT TO DECLARATION FOR ARROWHEAD CONDOMINIUMS ("First Amendment") is adopted by the affirmative vote or agreement of Unit Owners of Units to which more than fifty percent (50%) of votes are allocated in ARROWHEAD CENTRE CONDOMINIUM ASSOCIATION, a Colorado nonprofit corporation ("Association"), with the approval of CENTRE AVENUE RESIDENCES, LLC, a Colorado limited liability company ("Declarant").

RECITALS

1. The Declaration for Arrowhead Condominiums was recorded on January 9, 2012, at Reception No. 20120001705 of the Larimer County, Colorado records ("Declaration").

2. The Declaration pertains to certain real property situate in the City of Fort Collins, County of Larimer, State of Colorado, legally described on Exhibit A attached hereto and incorporated herein by reference ("Property").

3. The Condominium Map for Arrowhead Condominiums was recorded on January 3, 2012, at Reception No. 20120000249 of the Larimer County, Colorado records ("Condominium Map").

4. The Condominium Map depicts a "Future Building Area" located to the south of the existing Building bounded on the west by Worthington Circle and the south by Centre Avenue ("South Building Area") and a "Future Building Area" located to the east of the existing Building ("East Building Area"), all as more fully depicted on Exhibit B attached hereto and incorporated herein by reference.

5. Section 24.2 of the Declaration provides, in part, that the Declaration, or any provision of it, may be amended as to the whole or any portion of the Property as allowed and provided in the Act.

6. C.R.S. §38-33.3-217 provides that the Declaration may be amended by the affirmative vote or agreement of Unit Owners of Units to which more than fifty percent (50%) of votes in the Association are allocated.

7. Section 24.3 of the Declaration further provides that no amendment of the Declaration will be effective during the Period of Declarant Control and no amendment of the Declaration may be made during the Special Declarant Rights Period to impair any of the Special Declarant Rights unless the written approval of Declarant is first obtained.

Record & Return to:
D. Hollaway
Everitt Companies
3030 S. College Ave., #200
Fort Collins, CO 80525

8. The purpose of this First Amendment is to amend the Declaration to restrict the maximum number of stories which may be constructed, as well as the number of Condominium Units which may be located, within future Buildings which may be constructed upon the South Building Area and the East Building Area as more fully provided hereinafter.

9. For convenience of reference, capitalized terms herein shall have the meanings ascribed to said terms in the Declaration or as otherwise specified in this First Amendment.

NOW, THEREFORE, the Declaration is hereby amended and modified as follows:

1. Limitation on Number of Stories and Number of Condominium Units in Future Buildings. Notwithstanding any provision of the Declaration to the contrary, the maximum number of stories and the maximum number of Condominium Units which may be constructed and located within future Buildings to be constructed upon the South Building Area and the East Building Area shall be as follows:

<u>Future Building Located On</u>	<u>Maximum Height</u>	<u>Maximum Number of Condominium Units</u>
South Building Area	One Story	4
East Building Area	Two Stories	6

The foregoing height limitations shall not be construed to limit or preclude the placement of venting, chimneys or other roof-top elements on the roof of each such future Building.

2. Effective Date. The effective date for this First Amendment shall be the date of the recording of this First Amendment with the Clerk and Recorder of Larimer County, Colorado.

3. Signature in Counterparts. This First Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one (1) and the same instrument, notwithstanding the fact that all parties are not signatory to the original or the same counterpart.

IN WITNESS WHEREOF, the undersigned Secretary of the Association hereby certifies that the Members of the Association representing ten (10) of the ten (10) votes in the Association have adopted this First Amendment by the affirmative vote or agreement of such Members with the consent of the Declarant as evidenced below. The undersigned Secretary further certifies that the records of such vote by Members of the Association, along with a copy of this First Amendment as executed and recorded, shall be part of the corporate records of the Association and shall be available for inspection in accordance with the provisions of the Act.

ARROWHEAD CENTRE CONDOMINIUM
ASSOCIATION, a Colorado nonprofit corporation

By Gwendolyn B. Kincaid
Gwendolyn B. Kincaid, Secretary

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 25th day of November, 2013, by Gwendolyn B. Kincaid, as Secretary of ARROWHEAD CENTRE CONDOMINIUM ASSOCIATION, a Colorado nonprofit corporation.

WITNESS my hand and official seal.

My commission expires: 1-11-17

Diana M. Hollaway
Notary Public

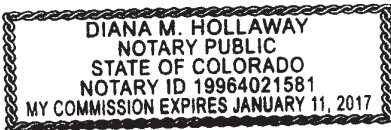


EXHIBIT A

Legal Description of Property

Lot 1, Centre Avenue Residences, City of Fort Collins, County of Larimer, State
of Colorado.

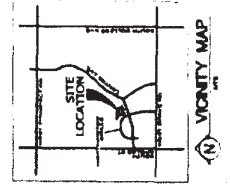
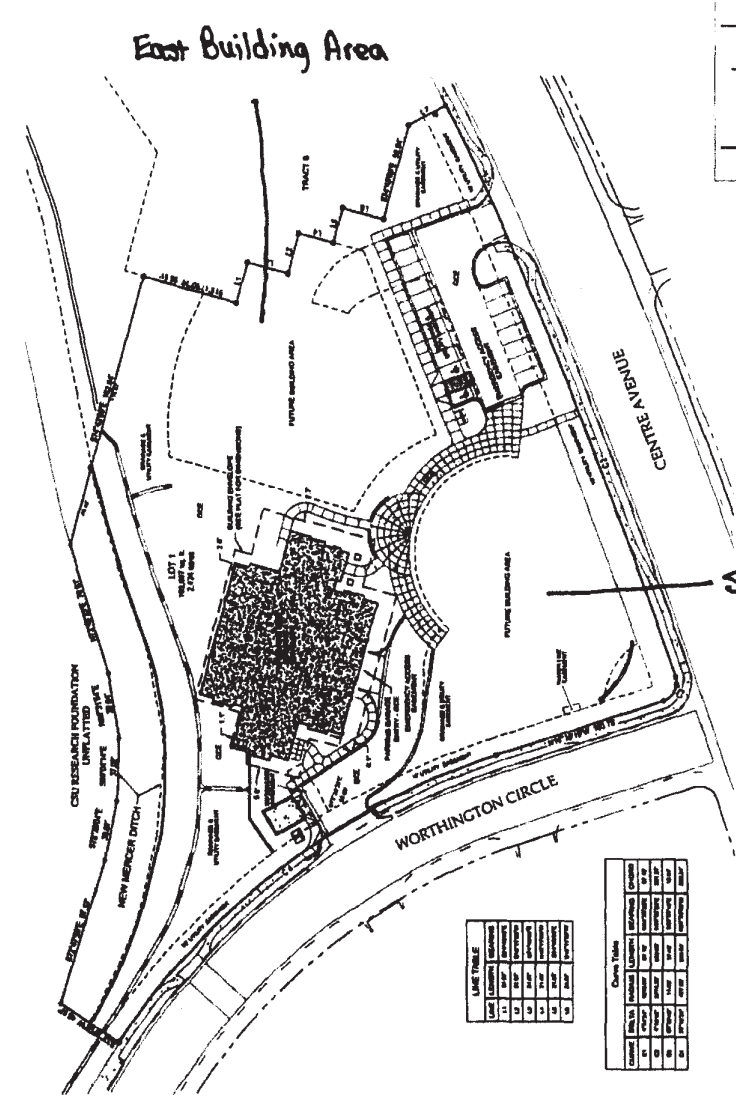
Also known as: 706/712/718 Centre Avenue, Fort Collins, Colorado 80526.

EXHIBIT B

ARROWHEAD COND. BLDG A
 ARROWHEAD CONDOMINIUMS, BUILDING A
 CITY OF FORT COLLINS
 STATE OF COLORADO
 NORTH
 NORTHERN ENGINEERING
 NOTICE: This plan is prepared for the use of the City of Fort Collins and is not to be used for any other purpose without the written consent of Northern Engineering, Inc. Any use of this plan for any other purpose is strictly prohibited. Northern Engineering, Inc. is not responsible for any errors or omissions on this plan. The user of this plan is advised to verify all information shown on this plan with the City of Fort Collins and the State of Colorado. Northern Engineering, Inc. is not responsible for any errors or omissions on this plan. The user of this plan is advised to verify all information shown on this plan with the City of Fort Collins and the State of Colorado.

CONDOMINIUM MAP FOR
 ARROWHEAD CONDOMINIUMS
 BUILDING A

LOT 1, CENTRE AVENUE RESIDENCES, LOCATED IN SECTION 23, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.



USE TABLE

Lot	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	10,000	10,000	10,000	10,000	10,000	10,000	10,000
2	10,000	10,000	10,000	10,000	10,000	10,000	10,000
3	10,000	10,000	10,000	10,000	10,000	10,000	10,000
4	10,000	10,000	10,000	10,000	10,000	10,000	10,000
5	10,000	10,000	10,000	10,000	10,000	10,000	10,000
6	10,000	10,000	10,000	10,000	10,000	10,000	10,000
7	10,000	10,000	10,000	10,000	10,000	10,000	10,000
8	10,000	10,000	10,000	10,000	10,000	10,000	10,000
9	10,000	10,000	10,000	10,000	10,000	10,000	10,000
10	10,000	10,000	10,000	10,000	10,000	10,000	10,000

- NOTES
- 1) SEE - Review Owner's Condominium Declaration.
 - 2) SEE - Review Owner's Condominium Bylaws.
 - 3) See - Review Owner's Condominium Rules and Regulations.
 - 4) See - Review Owner's Condominium Map.
 - 5) See - Review Owner's Condominium Plat.
 - 6) See - Review Owner's Condominium Survey.
 - 7) See - Review Owner's Condominium Plan.
 - 8) See - Review Owner's Condominium Diagram.
 - 9) See - Review Owner's Condominium Drawing.
 - 10) See - Review Owner's Condominium Sketch.

SEAL AND SIGNATURE OF ARCHITECT/ENGINEER

Lot 1, Centre Avenue Residences, City of Fort Collins, County of Larimer, State of Colorado. Northern Engineering, Inc. is not responsible for any errors or omissions on this plan. The user of this plan is advised to verify all information shown on this plan with the City of Fort Collins and the State of Colorado.

CITY OF FORT COLLINS
 CITY CLERK & RECORDER

STATE OF COLORADO
 COUNTY OF LARIMER

NOTARIAL PUBLIC
 STATE OF COLORADO

STATE OF COLORADO
 COUNTY OF LARIMER

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