

**FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS
FOR
CENTRE PROFESSIONAL OFFICE PARK**

This First Amendment to Declaration of Protective Covenants for Centre Professional Office Park ("First Amendment") is made effective as of the date recorded with the Clerk and Recorder of Larimer County, Colorado ("Clerk and Recorder").

Recitals

A. The Declaration of Protective Covenants for Centre Professional Office Park was recorded with the Clerk and Recorder on October 9, 1990 at Reception No. 90046842 ("Declaration").

B. Article XIII, Section 3 provides that the Declaration may now be amended in whole or in part by an instrument signed by Owners of not less than 50% of the Owner's Membership Interest of the Lots.

C. The undersigned Owners own not less than 50% of the Owner's Membership Interest of the Lots and wish to amend the Declaration as provided in this First Amendment.

First Amendment

1. Article III, Section 23 (Definition of Owner's Membership Interest) is amended and restated to read in its entirety as follows:

Section 23: "Owner's Membership Interest" shall mean and refer to the percentage which the square footage of each Owner's Building bears to the total square footage of all Buildings constructed on Lots, with the square footage determined from the Larimer County Assessor's records. Each Owner's Building square footage (based on the Larimer County Assessor's records) and each corresponding Owner's Membership Interest is shown on **Exhibit A**, attached and incorporated by reference.

2. Article VII, Section 1 (General Assessments) is amended and restated to read in its entirety as follows:

Section 1: General Assessments. The Association will assess each Owner of a Lot an annual Assessment for the Owner's percentage share of Common Expenses equal to the Owner's Membership Interest.

The Association shall estimate the amount of the annual Assessment against each Lot at least thirty (30) days in advance of the Assessment period and fix the due date for payment thereof. Written notice of the Assessment shall be sent to every Owner subject thereto. At the end of each one (1) year period or at such shorter period as the Association shall determine to be appropriate, the Association

shall determine the exact Common Expense for said period and shall charge or credit each Owner in the next Assessment period for the difference between the actual Common Expenses and the estimated Common Expenses during said period.

3. Article XII (Building Size) is amended and restated to read in its entirety as follows:

ARTICLE XII
BUILDING SIZE

The square footage of each Building is set forth on **Exhibit A**.

4. Unless otherwise defined in this First Amendment, capitalized terms used in this First Amendment have the definitions given to them in the Declaration.
5. Except as amended by this First Amendment, all provisions of the Declaration remain in full force and effect.

[Signature pages follow]

**EXHIBIT A
TO
FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS
FOR
CENTRE PROFESSIONAL OFFICE PARK**

Owners' Membership Interests

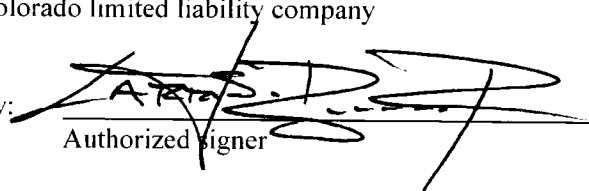
Building	Building Square Footage (per Larimer County Assessor)	Owner's Membership Interest
Building A, 1000 Centre Avenue	6443	16.21%
Building B, 1006 Centre Avenue	3005	7.56%
Building C, 1030 Centre Avenue	3693	9.29%
Building D, 1028 Centre Avenue	3384	8.51%
Building E, 1024 Centre Avenue	5162	12.98%
Building F, 1018 Centre Avenue	7480	18.81%
Building G, 1014 Centre Avenue	3169	7.97%
Building H, 1008 Centre Avenue	3620	9.11%
Building I, 1012 Centre Avenue	3800	9.56%
TOTAL:	39,756	100.00%

**OWNER SIGNATURE PAGE
FOR
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Date: FEB 4 , 2019

J & J Enterprises Property Management, LLC, a
Colorado limited liability company

By:




Authorized signer

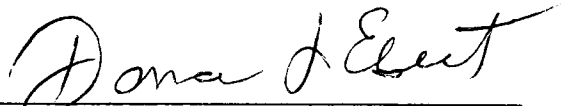
Owner of Building A, 1000 Centre Avenue, Fort Collins, CO 80526

**OWNER SIGNATURE PAGE
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Date: Feb. 5, 2019



Frederick C. Ebert



Donna L. Ebert

Owner of Building D, 1028 Centre Avenue, Fort Collins, CO 80526

**OWNER SIGNATURE PAGE
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Date: Feb. 5th, 2019

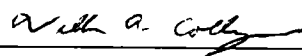
1024 Centre Avenue, LLC, a Colorado limited liability
company (as to an undivided 25% interest)

By: 
Authorized signer

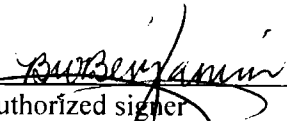
Briar Monk, LLC, a Colorado limited liability
company (as to an undivided 25% interest)

By: 
Authorized signer

Aggie 1024, LLC, a Colorado limited liability
company (as to an undivided 25% interest)

By: 
Authorized signer

Buckeyes 1024, LLC, a Colorado limited liability
company (as to an undivided 25% interest)


By: 
Authorized signer

Owner of Building E, 1024 Centre Avenue, Fort Collins, CO 80526

**OWNER SIGNATURE PAGE
FOR
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Date: 2-5, 2019

Firedrill1018, LLC


By: 
Authorized signer

Owner of Building F, 1018 Centre Avenue, Fort Collins, CO 80526

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Date: Feb 5, 2019

Kripa Enterprise LLC, a Colorado limited liability
company, a/k/a Kripa Enterprises LLC

By: 
Authorized signer Mandar Semthankar

Owner of Building G, 1014 Centre Avenue, Fort Collins, CO 80526

**OWNER SIGNATURE PAGE
FOR
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Date: 2/04, 2019

1008 Centre, LLC, a Colorado limited liability
company

By: 
Authorized signer

Owner of Building H, 1008 Centre Avenue, Fort Collins, CO 80526

**OWNER SIGNATURE PAGE
FOR
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Date: 2/5/19, 2019

William Betters
William Betters

Karol Betters
Karol Betters

Owner of Building I, 1012 Centre Avenue, Fort Collins, CO 80526