

596366

TENTH ANNEXATION OF ADDITIONAL LAND
TO
CONDOMINIUM DECLARATION FOR
STAR POINT CONDOMINIUMS

8 5 9 6 3 6 6 1800
BOOK 3042 PAGE 517

WILLIAM SOKOL
COUNTY RECORDER
ADAMS COUNTY, COLO.

AUG 29 1 05 PM '85

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, Winfield Homes No. I, Inc. a Colorado corporation ("Declarant") has heretofore executed and caused to be recorded a certain Condominium Declaration for Star Point Condominiums, recorded on August 29, 1983, in Book 2784 at Page 174, Adams County, State of Colorado (the "Declaration") (terms of which are defined in the Declaration shall have the same meaning herein unless otherwise defined); and

WHEREAS, Section 17.1 of the Declaration permits the annexation of additional property thereto by Declarant until January 1, 1990 subject to the approval of the Veterans Administration or the Federal Housing Administration of the U.S. Department of Housing and Urban Development, which annexation may be effected by recording a document in the office of the Clerk and Recorder of the County of Adams, Colorado, providing for annexation of the property described therein; and

WHEREAS, Article XVII of the Declaration provides that upon annexation of property to the Declaration, as heretofore provided, the following, inter alia, shall occur:

1. All provisions of the Declaration, including but not limited to those provisions regarding obligations to pay assessments to the Association and any right to cast votes as members of the Association shall apply to such annexed property, including, but not limited to, all Condominium Units contained therein; and

2. Upon the filing of a supplemental Condominium Map of the property described in Exhibit "A" attached hereto and incorporated herein by this reference the undivided interest in the Common Elements appurtenant to each Condominium Unit shall be reduced in accordance with and as set forth in Exhibit "B" attached hereto and incorporated herein and made a part hereof by this reference.

WHEREAS, this Tenth Annexation contains hereon the approval of the Veterans Administration.

NOW, THEREFORE, effective upon recording of this document in the office of the Clerk and Recorder of the County of Adams, State of Colorado, the undersigned Declarant does annex the property described in Exhibit "A" attached hereto, in order that said Property shall be subject in all respects to all provisions of the aforesaid Condominium Declaration for Star Point Condominiums; further, the undersigned Declarant declares that the square footages of living area contained within each Individual Air Space Unit contained within the Property described on the attached Exhibit "A" shall be as provided in the attached Exhibit "B", such that the undivided interest in the Common Elements appurtenant be as provided therein and the undivided interest appurtenant to each Condominium Unit heretofore subject to the Declaration shall be the same as is appurtenant to those Condominium Units whose Individual Air Space Unit contained a comparable number of square feet of living area as provided in the attached Exhibit "B" provided, however, that said undivided interests shall be

AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC. ALL BLACKOUTS, ADDITIONS AND CHANGES WERE PRESENT AT THE TIME THIS INSTRUMENT WAS RECORDED.

BOOK 3042 PAGE 518

subject to further modification by virtue of additional annexations of property to the Declaration pursuant to Article XVI thereof.

IN WITNESS WHEREOF, Declarant has hereto set its hand and seal this _____ day of _____, 1983.



WINFIELD HOMES NO. 1, INC.,
a Colorado corporation

By: [Signature]
Title: _____

ATTEST:
By: [Signature]

STATE OF COLORADO)
COUNTY OF _____) ss.

The foregoing instrument was acknowledged before me this 25th day of June, 1983, by Walter Wilson as President of Winfield Homes No. 1, Inc., a Colorado corporation.

WITNESS my hand and official seal.



My commission expires: 7/25/88

Gordon J. Hart
Notary Public
8775 E. Duquesne Rd #819
Address
Englewood, CO 80111

VETERANS ADMINISTRATION APPROVAL

The Veterans Administration hereby approves and consents to this Tenth. Annexation of Additional Land to Condominium Declaration for Star Point Condominiums.

VETERANS ADMINISTRATION

By: [Signature]
Title: AGENT

STATE OF COLORADO)
COUNTY OF JEFFERSON) ss.

The foregoing instrument was acknowledged before me this 5th day of JUNE, 1985, by MERLE C. SHIRLEY as AGENT of the Veterans Administration.

WITNESS my hand and official seal.

My commission expires: 9-26-87



Terri Kolesarek
Notary Public

Address Construction and Valuation (262)
VA Regional Office
44 Union Boulevard
Box 25126
Denver, CO 80225

AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC. ALL BLACKOUTS, ADDITIONS AND CHANGES WERE PRESENT AT THE TIME THIS INSTRUMENT WAS RECORDED.

EXHIBIT "A"

TENTH ANNEXATION.

BOOK 3042 PAGE 519

A part of Star Point Subdivision, Filing No. 1, City of Thornton, County of Adams, State of Colorado, said Phase 11 being described as follows; with all bearings relative to the final point of said Star Point Subdivision:

Commencing at the Southeast corner of said Star Point Subdivision; thence N 0° 00' 00" E a distance of 64.00 feet to the Point of Beginning of the parcel being described; thence S 47° 31' 31" W a distance of 25.57 feet; thence N 0° 00' 00" E a distance of 61.92 feet; thence S 47° 31' 31" W a distance of 83.39 feet; thence S 44° 47' 31" W a distance of 7.29 feet; thence S 45° 12' 29" W a distance of 38.07 feet; thence N 0° 12' 29" W a distance of 9.45 feet; thence S 45° 12' 29" W a distance of 4.00 feet; thence N 0° 12' 29" W a distance of 25.00 feet; thence S 45° 12' 29" W a distance of 50.00 feet; thence N 44° 40' 00" E a distance of 59.31 feet; thence S 45° 12' 29" W a distance of 42.58 feet; thence N 89° 40' 00" E a distance of 46.90 feet; thence S 45° 12' 29" W a distance of 59.12 feet; thence N 0° 20' 00" W a distance of 30.45 feet; thence S 45° 20' 00" W a distance of 20.84 feet; thence N 0° 00' 00" E a distance of 18.09 feet; thence S 45° 40' 00" E a distance of 41.60 feet; thence S 0° 00' 00" W a distance of 402.41 feet to the Point of Beginning

EXHIBIT B
TENTH ANNEXATION OF ADDITIONAL LAND TO
CONDOMINIUM DECLARATION FOR STAR POINT CONDOMINIUMS

BOOK 3042 PAGE 520

Condominium Building No.	Condominium Unit No.	Individual Air Space Unit Size	Undivided Ownership Interest of Common Elements Appurtenant to the Condominium Unit*
1	101	560 Square Feet	.00561
1	102	825 Square Feet	.00827
1	103	560 Square Feet	.00561
1	104	560 Square Feet	.00561
1	105	825 Square Feet	.00827
1	106	560 Square Feet	.00561
1	207	500 Square Feet	.00501
1	208	870 Square Feet	.00872
1	209	720 Square Feet	.00723
1	210	500 Square Feet	.00501
1	211	500 Square Feet	.00501
1	212	870 Square Feet	.00872
1	213	720 Square Feet	.00723
1	214	500 Square Feet	.00501
2	101	560 Square Feet	.00561
2	102	825 Square Feet	.00827
2	103	560 Square Feet	.00561
2	104	560 Square Feet	.00561
2	105	825 Square Feet	.00827
2	106	560 Square Feet	.00561
2	207	500 Square Feet	.00501
2	208	870 Square Feet	.00872
2	209	720 Square Feet	.00723
2	210	500 Square Feet	.00501
2	211	500 Square Feet	.00501
2	212	870 Square Feet	.00872
2	213	720 Square Feet	.00723
2	214	500 Square Feet	.00501
3	101	560 Square Feet	.00561
3	102	825 Square Feet	.00827
3	103	560 Square Feet	.00561
3	104	560 Square Feet	.00561
3	105	825 Square Feet	.00827
3	106	560 Square Feet	.00561
3	207	500 Square Feet	.00501
3	208	870 Square Feet	.00872
3	209	720 Square Feet	.00723
3	210	500 Square Feet	.00501
3	211	500 Square Feet	.00501
3	212	870 Square Feet	.00872
3	213	720 Square Feet	.00723
3	214	500 Square Feet	.00501
4	101	560 Square Feet	.00561
4	102	825 Square Feet	.00827
4	103	560 Square Feet	.00561
4	104	560 Square Feet	.00561
4	105	825 Square Feet	.00827
4	106	560 Square Feet	.00561
4	207	500 Square Feet	.00501
4	208	870 Square Feet	.00872
4	209	720 Square Feet	.00723
4	210	500 Square Feet	.00501
4	211	500 Square Feet	.00501
4	212	870 Square Feet	.00872
4	213	720 Square Feet	.00723
4	214	500 Square Feet	.00501
5	101	560 Square Feet	.00561
5	102	825 Square Feet	.00827

5	103	560 Square Feet	.00561
5	104	560 Square Feet	.00561
5	105	825 Square Feet	.00827
5	106	560 Square Feet	.00561
5	207	500 Square Feet	.00501
5	208	870 Square Feet	.00872
5	209	720 Square Feet	.00723
5	210	500 Square Feet	.00501
5	211	500 Square Feet	.00501
5	212	870 Square Feet	.00872
5	213	720 Square Feet	.00723
5	214	500 Square Feet	.00501
6	101	560 Square Feet	.00561
6	102	825 Square Feet	.00827
6	103	560 Square Feet	.00561
6	104	560 Square Feet	.00561
6	105	825 Square Feet	.00827
6	106	560 Square Feet	.00561
6	207	500 Square Feet	.00501
6	208	870 Square Feet	.00872
6	209	720 Square Feet	.00723
6	210	500 Square Feet	.00501
6	211	500 Square Feet	.00501
6	212	870 Square Feet	.00872
6	213	720 Square Feet	.00723
6	214	500 Square Feet	.00501
7	101	560 Square Feet	.00561
7	102	825 Square Feet	.00827
7	103	560 Square Feet	.00561
7	104	560 Square Feet	.00561
7	105	825 Square Feet	.00827
7	106	560 Square Feet	.00561
7	207	500 Square Feet	.00501
7	208	870 Square Feet	.00872
7	209	720 Square Feet	.00723
7	210	500 Square Feet	.00501
7	211	500 Square Feet	.00501
7	212	870 Square Feet	.00872
7	213	720 Square Feet	.00723
7	214	500 Square Feet	.00501
8	101	560 Square Feet	.00561
8	102	825 Square Feet	.00827
8	103	560 Square Feet	.00561
8	104	560 Square Feet	.00561
8	105	825 Square Feet	.00827
8	106	560 Square Feet	.00561
8	207	500 Square Feet	.00501
8	208	870 Square Feet	.00872
8	209	720 Square Feet	.00723
8	210	500 Square Feet	.00501
8	211	500 Square Feet	.00501
8	212	870 Square Feet	.00872
8	213	720 Square Feet	.00723
8	214	500 Square Feet	.00501
9	101	560 Square Feet	.00561
9	102	825 Square Feet	.00827
9	103	560 Square Feet	.00561
9	104	560 Square Feet	.00561
9	105	825 Square Feet	.00827
9	106	560 Square Feet	.00561
9	207	500 Square Feet	.00501
9	208	870 Square Feet	.00872
9	209	720 Square Feet	.00723
9	210	500 Square Feet	.00501
9	211	500 Square Feet	.00501
9	212	870 Square Feet	.00872
9	213	720 Square Feet	.00723
9	214	500 Square Feet	.00501
10	101	560 Square Feet	.00561
10	102	825 Square Feet	.00827

10	103	560 Square Feet	.00561
10	104	560 Square Feet	.00561
10	105	825 Square Feet	.00827
10	106	560 Square Feet	.00561
10	207	500 Square Feet	.00501
10	208	870 Square Feet	.00872
10	209	720 Square Feet	.00723
10	210	500 Square Feet	.00501
10	211	500 Square Feet	.00501
10	212	870 Square Feet	.00872
10	213	720 Square Feet	.00723
10	214	500 Square Feet	.00501
11	101	560 Square Feet	.00561
11	102	825 Square Feet	.00827
11	103	560 Square Feet	.00561
11	104	560 Square Feet	.00561
11	105	825 Square Feet	.00827
11	106	560 Square Feet	.00561
11	207	500 Square Feet	.00501
11	208	870 Square Feet	.00872
11	209	720 Square Feet	.00723
11	210	500 Square Feet	.00501
11	211	500 Square Feet	.00501
11	212	870 Square Feet	.00872
11	213	720 Square Feet	.00723
11	214	500 Square Feet	.00501

*The Percentage Undivided Ownership Interest of the Common Elements Appurtenant to a Condominium Unit is subject to being modified by additional annexations to the Declaration pursuant to Article XVII thereof.