

853

SECOND AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
OF
APPLE GLEN TOWNHOMES

George H. Langworthy, Sr. ("Declarant") makes this SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF APPLE GLEN TOWNHOMES effective September 22, 1999.

WHEREAS, Declarant is the owner of certain real property in the Garfield County, Colorado, more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, Declarant has established a planned community residential development under the Colorado Common Interest Ownership Act, § 38-33.3-101, et seq., C.R.S., of Colorado; and

WHEREAS, Declarant recorded the Declaration of Covenants, Conditions, Restrictions and Easements of Apple Glen Townhomes ("Declarations") September 19, 1997 under Reception No. 513860 in the Garfield County records; and

WHEREAS, Declarant recorded the First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements of Apple Glen Townhomes ("First Amendment") September 11, 1998 under Reception No. 532023 in the Garfield County records; and

WHEREAS, Paragraph I(A)(15) of the Declarations states that "Exhibit B may be amended by Declarant without the necessity of obtaining written permission from Unit Owners or complying with the provisions herein for amendment of this Declaration by the filing of an amended Exhibit B with the Garfield County Clerk and Recorder as Phases of or Buildings within the Project are completed to add Units to Exhibit B. Provided, however, any such amendment to Exhibit B shall assign Points based on the relative square footage of each Unit to the total square footage of all Units then constructed in the Project."

NOW, THEREFORE, Declarant does hereby further amend the Declarations as follows:

1. Exhibit B is amended to read as follows:

EXHIBIT B
TO
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
OF
APPLE GLEN TOWNHOMES

POINT INTERESTS
(Common Expense Liability)

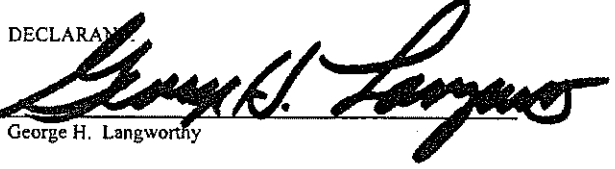
<u>UNIT</u>	<u>SQUARE FOOTAGE</u>	<u>POINTS</u>
1-A	1686	9
1-B	1686	9
1-C	1274	7
1-D	1274	7

561
-15

2-A	1274	7
2-B	1274	7
2-C	1686	9
2-D	1686	9
6-A	1274	7
6-B	1274	7
6-C	1686	9
6-D	1686	9
TOTAL	15522	96

2. All other parts of the Declarations, and the First Amendment, shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant, George H. Langworthy, Sr., has executed this Declaration
September 22, 1999.

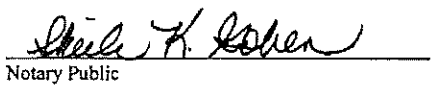
DECLARATION

George H. Langworthy

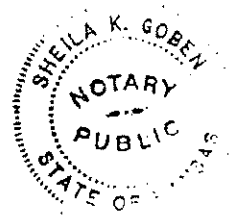
STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

The foregoing instrument was acknowledged before me this 22nd day of September, 1999, by George H. Langworthy.

Witness my hand and official seal.

My commission expires: 6/6/00


Notary Public



**EXHIBIT A
TO
SECOND AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
OF
APPLE GLEN TOWNHOMES**

LEGAL DESCRIPTION

A parcel of land located in portions of Lot 1 in Section 6 and Lot 4 in Section 5, Township 6 South, Range 89 West of the 6th Principal Meridian, more particularly described as: Lot 11, according to the Final Plat of Langworthy Subdivision, recorded under Reception No. 513859, in the office of the Garfield County Clerk and Recorder,

City of Glenwood Springs
Garfield County, Colorado.

langworthy2secdam.ccr



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3 of 3 R 15.00 D 0.00 GARFIELD COUNTY CO
