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DORIS L BRILL

SUMMIT COUNTY RECORDER

THIRD SUPPLEMENTAL CONDOMINIUM DECLARATION  
FOR WOODBRIDGE INN CONDOMINIUMS

Robert S. Asby and James P. Garman ("Declarant") make the following Third Amendment to the Condominium Declaration for Woodbridge Inn Condominiums for the purpose of expanding the Woodbridge Inn Condominiums Project.

RECITALS

A. Declarant executed the following documents pertaining to the Woodbridge Inn Condominiums Project and all documents were filed for recording in the office of the Summit County Clerk and Recorder at the date and reception number indicated below:

<u>Document</u>	<u>Date Recorded</u>	<u>Reception No.</u>
Condominium Declaration	February 12, 1985	292182
First Amendment to Declaration	May 19, 1985	293869
First Supplemental Declaration	December 11, 1987	347490
Second Supplemental Declaration	November 1, 1991	412116
Condominium Map	February 12, 1985	292181
First Supplemental Map	December 11, 1987	347489

B. Until January 1, 1994 the Second Supplemental Condominium Declaration and the Condominium Declaration for Woodbridge Inn Condominiums at Paragraph 31 provides for the right of the Declarant, for itself, its successors and assigns, to expand the Condominium Project by converting existing Common Elements into Units and Limited Common Elements;

C. The Declaration at Paragraph 31 provides for the right of the Declarant, for itself, its successors and assigns, to enlarge the Condominium Project converting existing Common Elements into Units and Limited Common Elements; Declarant has provided in Section 31 of the Declaration, and reserved its sole and exclusive right to expand the Condominium Project from time to time by adding all or any portion of the real property described in Section 31;

D. Declarant is the successor in interest of Woodbridge Associates, a Colorado general partnership by virtue of a General Warranty Deed and Assignment of Declarant's Rights recorded July 23, 1992 Reception No. 425484 in the Summit County, Colorado records; Woodbridge Associates was the successor in interest of Contemporary Alpine Design, Inc., a Colorado corporation, the original Declarant, by virtue of the Warranty Deed recorded on July 21, 1987 at Reception No. 339801 of the Summit County, Colorado records; and

E. Declarant now desires to expand the Condominium Project by converting the Common Elements described below into additional Units and Limited Common Elements.

NOW THEREFORE, Declarant supplements the Declaration for Woodbridge Inn Condominiums as follows:

1. Conversion of General Common Elements into Condominium Units and



Limited Common Elements. Declarant converts the Common Elements described in the attached Exhibit A into 9 residential estates, each such estate consisting of one condominium unit. The Common Elements shall be held in common by the owners of the units created by the Declaration and the owners of the units created by this Third Supplemental Declaration in the fractional undivided interest set forth in Exhibit B.

2. Second Supplemental Condominium Map. The Second Supplemental Condominium Map means the Plat of Units 101, 102, 103, 201, 202, 203, 301, 302 and 303 of the Woodbridge Inn Condominiums, as recorded under Reception No. 425447 of the Summit County, Colorado records.

3. Description of the Condominium Unit. A contract for sale of a unit written prior to the filing for record of this Third Supplemental Declaration on the Second Supplemental Map may legally describe a condominium unit by its identifying unit number as then designated in Building E, followed by the words "Woodbridge Inn Condominiums" without further reference to this Third Supplemental Declaration and Second Supplemental Map.

Subsequent to the filing of the Second Supplemental Map and the recording of this Third Supplemental Declaration, every deed, lease, mortgage, trust deed, will or other instrument may legally describe a condominium unit created under this Third Supplemental Declaration as follows:

"Condominium Unit \_\_\_\_\_, according to the Condominium Declaration for Woodbridge Inn Condominiums recorded February 12, 1985, at Reception No. 292182, and the Map thereof recorded on February 12, 1985 at Reception No. 292181 and the First Supplemental Condominium Declaration for Woodbridge Inn Condominiums recorded December 11, 1987 at Reception No. 347490 and the First Supplemental Condominium Map, recorded December 11, 1987 at Reception No. 347489, Second Supplemental Condominium Declaration for Woodbridge Inn Condominiums recorded November 1, 1991 at Reception No. 412116, the Third Supplemental Condominium Declaration for Woodbridge Inn Condominiums recorded July 28, 1992 1992 at Reception No. 425485 and the Second Supplemental Condominium Map, recorded July 27, 1992 at Reception No. 425447 of the Summit County, Colorado records.

Every such description shall be good and sufficient for all purposes to sell, convey, transfer, encumber or otherwise affect not only the unit but also the Common Elements appurtenant thereto.

4. Incorporation of Declaration Provisions. Declarant ratifies and affirms all of the terms and the provisions of the Declaration of Woodbridge Inn Condominiums. All references to the Condominium Declaration of Woodbridge Inn Condominiums shall be and are hereby deemed to include this Third Supplemental Condominium Declaration unless specific provisions to the contrary are made.

IN WITNESS WHEREOF, Declarant has executed this Third Supplemental Condominium Declaration for Woodbridge Inn Condominiums this 9th day of June, 1992.

DECLARANT:

Robert S. Asby

James P. Garman

STATE OF Pennsylvania )  
  ) ss.  
County of Northumberland

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of June, 1992 by Robert S. Asby and James P. Garman.

Witness my hand and seal.

My Commission expires: \_\_\_\_\_

NOTARIAL SEAL  
CAROLYN J. RIEHL, Notary Public  
Northumberland Boro, Northumberland Co.  
My Commission Expires November 23, 1992

Carolyn J. Riehl  
Notary Public



EXHIBIT A

A TRACT OF LAND BEING A PORTION OF THE JUNCTION PLACER U.S.M.S. NO. 13059, LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 78 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FRISCO, SUMMIT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF WOODBRIDGE INN CONDOMINIUMS BUILDING B AS PREVIOUSLY RECORDED AT RECEPTION NO. 292181, ALSO BEING A POINT ON THE 6-7 LINE OF SAID JUNCTION PLACER, WHENCE CORNER NO. 6 BEARS N81°41'00"E 463.39 FEET DISTANT; THENCE S81°41'00"W ALONG SAID 6-7 LINE A DISTANCE OF 404.07 FEET; THENCE N27°55'01"E A DISTANCE OF 225.02 FEET; THENCE S84°39'10"E A DISTANCE OF 240.03 FEET; THENCE S08°19'00"E A DISTANCE OF 24.90 FEET; THENCE 37.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01°10'32", A RADIUS OF 1844.00 FEET AND A CHORD WHICH BEARS N80°40'20"E 37.83 FEET DISTANT; THENCE S08°19'00"E A DISTANCE OF 100.57 FEET TO THE POINT OF BEGINNING, CONTAINING 51439 SQUARE FEET OR 1.181 ACRES, MORE OR LESS.

EXHIBIT B

TO CONDOMINIUM DECLARATION FOR  
WOODBRIDGE INN CONDOMINIUMS

Unit Number	Square Footage	Fractional Interest in General Common Elements
#101	1,015	.038
#102	946	.035
#103	947	.035
#104	959.42	.036
#105	435.71	.016
#106	436.21	.016
#107	951.63	.035
#108	1,022.96	.038
#201	1,015	.038
#202	944	.035
#203	944	.035
#204	958.24	.036
#205	438.67	.016
#206	436.08	.016
#207	952.39	.035
#208	559.12	.021
#301	1,090	.040
#302	948	.035
#303	940	.035
#304	958.27	.036
#305	438.11	.016
#306	438.87	.016
#307	956.23	.035
#111	3,652.83	.135
#213	687.30	.025
#214	689.87	.026
#215	950.25	.035
#313	687.30	.025
#314	689.87	.026
#315	950.25	.035

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