

SECOND SUPPLEMENT TO CONDOMINIUM
DECLARATION FOR BREAKAWAY WEST

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, Diamond Enterprises of Colorado, Inc. as Declarant has heretofore caused to be recorded certain Condominium Declarations in Book 930 at Page 742 of the records of the office of the Clerk and Recorder of Eagle County, Colorado,

WHEREAS, Declarant desires to construct other improvements and Condominium Units on Real Estate hereinafter described, which units and improvements shall form a part of the Condominium project contemplated by said duly recorded Condominium Declarations,

NOW, THEREFORE, Declarant hereby declares the following to be a Supplement to the Condominium Declaration for Breakaway West:

1. The Real Estate which is the subject matter of this Supplement To Condominium Declaration For Breakaway West is described as follows:

A Parcel of land being a portion of Lot B-3, Block "B", Lion's Ridge Subdivision, according to the plat filed in the office of the Clerk and Recorder of Eagle County, Colorado, being more particularly described as follows:

Beginning at a point of intersection of the northerly right-of-way line of Lion's Ridge Loop A 60.00 foot dedicated road in said Lion's Ridge Subdivision, the southern most corner of said Lot B-3, and a point on the Westerly right-of-way line of U.S. Interstate Highway No. 70; thence N 59°57'06" E along the Westerly right-of-way line of said U.S. Interstate Highway No. 70 and the Easterly boundary of said Lot B-3 a distance of 70.09 feet; Thence N 01°42'11" W a distance of 69.90 feet along said Easterly boundary of said Lot B-3; Thence N 64°41'52" W a distance of 187.78 feet; Thence S 13°06'48" W a distance of 67.09 feet to a point on the Northerly right-of-way line of said Lion Ridge Loop A 60.00 foot dedicated road being a point on a curve; Thence along said Northerly right-of-way line the following two (2) courses:

- (1) 176.32 feet along the arc of a curve to the right having a central angle of 32°50'52", a radius of 307.56 feet and a chord that bears S 46°32'29" E 173.92 feet;
- (2) S 30°07'06" E a distance of 0.30 feet to the point of beginning containing 16990 square feet or 0.39 acres more or less.

2. The Real Property and improvements to be constructed thereon are hereby divided into the following fee simple Estates:

A certain number of fee simple estates, each such estate consisting of one residential unit together with an appurtenant undivided interest in and to the general common elements associated with the building in which such unit is located, such interest being shown on Exhibit A, attached hereto and hereby made a part hereof.

Each such condominium unit shall be identified on the Map in the same manner as on Exhibit A.

The general common elements shall be held in common by the owners of the undivided condominium units associated with the building in which such units are located. The project common elements shall be conveyed to the Association for the use and benefit of its members from time to time.

IN WITNESS WHEREOF, Declarant has duly executed this Second Supplement To Condominium Declaration For Breakaway West, this 26th day of DECEMBER, 1973.

DIAMOND ENTERPRISES OF COLORADO, INC.

BY:

Ralph T. Sloan
Ralph T. Sloan, President

Ralph T. Sloan, President



STATE OF COLORADO)

Secretary
) ss.
)

County of)

The foregoing instrument was acknowledged before me this 26th day of December, 1973, by Ralph T. Sloan and Richard H. Hart, President and _____ Secretary, respectively of Diamond Enterprises of Colorado, Inc., a Colorado Corporation.

S. Douglas M. Laughlin
Notary Public



My Commission expires:

Nov. 26, 1975

EXHIBIT A
TO
SECOND SUPPLEMENT TO CONDOMINIUM DECLARATION
FOR
BREAKAWAY WEST

BUILDING PHASE II-C

<u>Residential Unit No.</u>	<u>Appurtenant Undivided Interest</u>
501	6.0243%
502	6.0243%
503	10.2304%
504	3.5685%
522	1.9228%
532	1.9228%
513	5.1048%
523	5.1048%
533	8.5950%
514	5.9042%
524	5.9042%
534	10.3924%
515	6.4632%
525	11.0142%
535	11.8240%
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STATE OF COLORADO, }
EAGLE COUNTY. } SS.

I hereby certify that this instrument
was filed for record in my office the
8th day of January, 1974 at
3:45 o'clock P.M., and is duly recorded

in Book 232 Page 843

Maxwell R. Barry
County Clerk and Recorder

By _____

fee \$ 6.00 Deputy

DIAMOND ENTERPRISES