



FIRST AMENDMENT TO DECLARATION OF
BLUE VISTA CONDOMINIUMS

THIS FIRST AMENDMENT TO DECLARATION OF BLUE VISTA
CONDOMINIUMS (the "First Amendment") is made this 25 day of January,
2016.

RECITALS

- A. The Declaration of Blue Vista Condominiums was recorded April 26, 2007 at Reception No. 2851810 of the real property records of Boulder County, Colorado (the "Declaration").
- B. The Declaration provided that the Declarant could annex in units and alter the Common Expense Liability in accordance with Article 15 of the Declaration, which set forth Reserved Development and Special Declarant Rights.
- C. The period of Reserved Development and Special Declarant Rights is terminated.
- D. After this termination, the Association learned that the Allocated Interests as set forth in Exhibits C-1 and C-2 to the Declaration, as amended by the Supplemental Declarations filed by Declarant, did not accurately reflect the Units as constructed.
- E. Section 19.2 of the Declaration provides that the Declaration may be amended at any time by vote or agreement of Owners to which sixty-seven percent (67%) or more of the votes in the Association are allocated, and if the amendment reallocates interests in the Common Elements, approval shall first be obtained from fifty-one percent (51 %) of First Mortgagees and the Land Lessor.
- F. Prior to recording this First Amendment, the Association obtained the approval of this First Amendment from Owners to which sixty-seven percent (67%) or more of the votes in the Association are allocated, at least fifty-one percent (51 %) of First Mortgagees by methods permitted by law, and the Land Lessor; or, in the alternative, obtained a court order approving this First Amendment pursuant to C.R.S. § 38-33.3-217(7).

NOW, THEREFORE, the Declaration is amended as follows:

- 1. Exhibits C-1 and C-2 are hereby amended and restated in their entirety, to be replaced by the documents attached hereto and designated as Amended and Restated Exhibits C-1 and C-2.
- 2. To the extent that the Amended and Restated Exhibits C-1 and C-2 reallocate common expense liabilities, common expense assessments and any installment thereof not yet due as of the date this First Amendment is recorded shall be recalculated in accordance with the reallocated common expense liabilities.

ROB

**AMENDED AND RESTATED EXHIBIT C-1
TO
DECLARATION OF BLUE VISTA CONDOMINIUMS
UNDIVIDED INTEREST IN COMMON ELEMENTS**

Unit Number		Area of Unit	Allocated Interest in Common Elements	Votes Allocated to Unit
218-A	Cardinal Way	1403	1.7%	1
218-B	Cardinal Way	1403	1.7%	1
218-C	Cardinal Way	1403	1.7%	1
218-D	Cardinal Way	1403	1.7%	1
208-A	Cardinal Way	1403	1.7%	1
208-B	Cardinal Way	1403	1.7%	1
208-C	Cardinal Way	1403	1.7%	1
208-D	Cardinal Way	1403	1.7%	1
200-A	Cardinal Way	1403	1.7%	1
200-B	Cardinal Way	1403	1.7%	1
200-C	Cardinal Way	1403	1.7%	1
200-D	Cardinal Way	1403	1.7%	1
222-A	Cardinal Way	1832	2.2%	1
222-B	Cardinal Way	1419	1.7%	1
148-A	Cardinal Way	1816	2.2%	1
148-B	Cardinal Way	1408	1.7%	1
117-A	Quail Road	1832	2.2%	1
117-B	Quail Road	1419	1.7%	1
1272-A	Hummingbird Circle	1816	2.2%	1
1272-B	Hummingbird Circle	1408	1.7%	1
1250-A	Hummingbird Circle	1816	2.2%	1
1250-B	Hummingbird Circle	1408	1.7%	1
1275-A	Hummingbird Circle	1832	2.2%	1
1275-B	Hummingbird Circle	1419	1.7%	1
1262-A	Hummingbird Circle	1832	2.2%	1
1262-B	Hummingbird Circle	1419	1.7%	1
237-101	Cardinal Way	1391	1.7%	1
237-102	Cardinal Way	1391	1.7%	1

237-201	Cardinal Way	743	0.9%	1
237-202	Cardinal Way	743	0.9%	1
227	Cardinal Way	958	1.2%	1
229-A	Cardinal Way	762	0.9%	1
229-B	Cardinal Way	762	0.9%	1
231	Cardinal Way	958	1.2%	1
219	Cardinal Way	958	1.2%	1
221	Cardinal Way	958	1.2%	1
223	Cardinal Way	958	1.2%	1
225	Cardinal Way	958	1.3%	1
1278-A	Hummingbird Circle	1785	2.2%	1
1278-B	Hummingbird Circle	1785	2.2%	1
1278-C	Hummingbird Circle	1785	2.2%	1
1278-D	Hummingbird Circle	1785	2.2%	1
1263-A	Hummingbird Circle	1785	2.2%	1
1263-B	Hummingbird Circle	1785	2.2%	1
1263-C	Hummingbird Circle	1785	2.2%	1
1263-D	Hummingbird Circle	1785	2.2%	1
1257-A	Hummingbird Circle	1171	1.4%	1
1257-B	Hummingbird Circle	1171	1.4%	1
1257-C	Hummingbird Circle	1171	1.4%	1
1271-A	Hummingbird Circle	1840	2.2%	1
1271-B	Hummingbird Circle	1863	2.3%	1
1271-C	Hummingbird Circle	1863	2.3%	1
1271-D	Hummingbird Circle	1840	2.2%	1
1256-A	Hummingbird Circle	776	0.9%	1
1256-B	Hummingbird Circle	1518	1.8%	1
1256-C	Hummingbird Circle	776	0.9%	1
240-A	Cardinal Way	1172	1.4%	1
240-B	Cardinal Way	690	0.8%	1
240-C	Cardinal Way	1172	1.4%	1
Total Sq Ft		82,355	100.0%	59

**AMENDED AND RESTATED EXHIBIT C-2
TO
DECLARATION OF BLUE VISTA CONDOMINIUMS**

COMMON EXPENSE LIABILITY

Unit Number	Area of Unit	Allocated Interest in General Common Expenses	Allocated Interest in District Common Expenses
District 1			
218-A	1403	1.7%	3.55%
218-B	1403	1.7%	3.55%
218-C	1403	1.7%	3.55%
218-D	1403	1.7%	3.55%
208-A	1403	1.7%	3.55%
208-B	1403	1.7%	3.55%
208-C	1403	1.7%	3.55%
208-D	1403	1.7%	3.55%
200-A	1403	1.7%	3.55%
200-B	1403	1.7%	3.55%
200-C	1403	1.7%	3.55%
200-D	1403	1.7%	3.55%
222-A	1832	2.2%	4.64%
222-B	1419	1.7%	3.59%
148-A	1816	2.2%	4.60%
148-B	1408	1.7%	3.56%
117-A	1832	2.2%	4.64%
117-B	1419	1.7%	3.59%
1272-A	1816	2.2%	4.60%
1272-B	1408	1.7%	3.56%
1250-A	1816	2.2%	4.60%
1250-B	1408	1.7%	3.56%
1275-A	1832	2.2%	4.64%
1275-B	1419	1.7%	3.59%
1262-A	1832	2.2%	4.64%
1262-B	1419	1.7%	3.59%

District total	39512		100.00%
District 2			
237-101	1391	1.7%	12.05%
237-102	1391	1.7%	12.05%
237-201	743	0.9%	6.44%
237-202	743	0.9%	6.44%
227	958	1.2%	8.30%
229-A	762	0.9%	6.60%
229-B	762	0.9%	6.60%
231	958	1.2%	8.30%
219	958	1.2%	8.30%
221	958	1.2%	8.30%
223	958	1.2%	8.30%
225	958	1.2%	8.30%
District total	11540		100.00%
District 3			
1278-A	1785	2.2%	5.70%
1278-B	1785	2.2%	5.70%
1278-C	1785	2.2%	5.70%
1278-D	1785	2.12%	5.70%
1263-A	1785	2.2%	5.70%
1263-B	1785	2.2%	5.70%
1263-C	1785	2.2%	5.70%
1263-D	1785	2.2%	5.70%
1257-A	1171	1.4%	3.74%
1257-B	1171	1.4%	3.74%
1257-C	1171	1.4%	3.74%
1271-A	1840	2.2%	5.88%
1271-B	1863	2.3%	5.95%
1271-C	1863	2.3%	5.95%
1271-D	1840	2.2%	5.88%
1256-A	776	0.9%	2.48%
1256-B	1518	1.8%	4.85%
1256-C	776	0.9%	2.48%
240-A	1541	1.4%	3.74%
240-B	958	0.8%	2.20%
240-C	1541	1.4%	3.74%

District total	31,303	100.00%	
Total Area	82,355	100.0%	

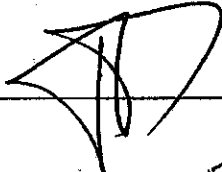
AFFIDAVIT OF PUBLICATION

CAMERA

State of Colorado
County of Boulder

I, the undersigned agent, do solemnly swear that the CAMERA is a daily newspaper printed, in whole or in part, and published in the City of Boulder, County of Boulder, State of Colorado, and which has general circulation therein and in parts of Boulder and Broomfield counties; that said newspaper has been continuously and uninterruptedly published for a period of more than six months next prior to the first publication of the annexed legal notice of advertisement, that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any amendments thereof, and that said newspaper is a daily newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado; that a copy of each number of said newspaper, in which said notice of advertisement was published, was transmitted by mail or carrier to each of the subscribers of said newspaper, according to the accustomed mode of business in this office.

The annexed legal notice or advertisement was published in the regular and entire edition of said daily newspaper for 2 insertions; and that the first publication of said notice was in the issue of said newspaper dated November 3, 2015, and that the last publication of said notice was in the issue of said newspaper dated November 17, 2015.



Agent

Subscribed and sworn to before me this 17th day of
November, 2015 in the County of Boulder, State of Colorado.



Notary Public

ACCOUNT #304133

AD #:5659780

FEE \$81.84

RITA MARIE HANNER-WARD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144042768
MY COMMISSION EXPIRES NOVEMBER 4, 2018

Notice to First Mortgagees of Units within Blue Vista Condominium Association, Inc.

RE: Original Notice Dated October 28, 2015

Blue Vista Condominium Association, Inc. ("Association") hereby provides notice to First Amendment to Declaration of Blue Vista Condominium ("First Amendment to Declaration"), which modernizes and conforms this governing document to applicable Colorado law. At least sixty-seven percent (67%) of the Owners in the Association have consented in writing to this First Amendment to Declaration.

Consistent with the requirement for lender approval in the First Amendment to Condominium Declaration for Blue Vista Condominium Association, Inc., and with the procedures set forth in C.R.S. 38-333-217(1)(b), the Association requests your approval of the First Amendment to Declaration.

THE FIRST AMENDMENT TO DECLARATION DOES NOT AFFECT THE PRIORITY OR TERMS OF YOUR DEED OF TRUST.

Your approval of the First Amendment to Declaration does not require any action or response, and will be considered approved in the absence of a negative response delivered by you within sixty days after the date of the date of the Original Notice.

You may obtain a copy of the First Amendment to Declaration by submitting your written request to Winzenberg, Left, Purvis and Payne, LLP, 8020 Shaffer Parkway, Suite 300, Littleton, CO 80127.

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