

RECEPTION NO. 93208583 105.00  
RECORDED IN COUNTY OF JEFFERSON STATE OF COLORADO 12/13/93 13:56

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105.00

1-21

AMENDMENT TO CONDOMINIUM DECLARATION  
FOR  
THE OAKS CONDOMINIUMS

Pursuant to Article 13.1 of the Condominium Declaration for The Oaks Condominiums recorded November 16, 1978 as reception #78105514, seventy five percent (75%) of the owners and all holders of recorded first deeds of trust encumbering condominium units hereby amend the declarations as follow:

Article 14.2 is amended by adding the following sentence: "All special assessments will require the approval of two-thirds (2/3) of the members of the association."

Article 17.2 is deleted in its entirety.

Article 6.2 is amended by adding the following as the next to the last sentence in the paragraph: "All leases should be limited to a term of not less than thirty (30) days."

THIS AMENDMENT IS APPROVED AND ACCEPTED.

BY Wanda Jo Reynolds DATE 9-2-93  
Owner of Unit # 2925A

Sworn and subscribed to before me  
this 2 day of September, 1993  
by Wanda Jo Reynolds

BY Barbara J. Hufford  
Notary Public Barbara J. Hufford  
8799 Johnson St.  
Arvada, CO 80005



THIS AMENDMENT IS APPROVED AND ACCEPTED

BY Evelyn M. Early DATE 9-2-93  
Owner of Unit # D 8467

SIGNATURE PAGE FOR AMENDMENT TO  
DECLARATION OF COVENANTS FOR  
THE OAKS CONDOMINIUMS

2

THIS AMENDMENT IS APPROVED AND ACCEPTED

BY Thomas D. Santa Cruz DATE 2 Sep 93  
Owner of Unit # 8467E



Sworn and Subscribed to before me  
this 2 day of September, 1993  
by Thomas D. SantaCruz

BY Barbara J. Hufford  
Notary Public Barbara J. Hufford

THIS AMENDMENT IS APPROVED AND ACCEPTED.

BY Augusta May Dick DATE 9/2/93  
Owner of Unit # 8483B



Sworn and subscribed to before me  
this 2 day of September, 1993  
by Augusta May Dick

BY Barbara J. Hufford  
Notary Public Barbara J. Hufford

THIS AMENDMENT IS APPROVED AND ACCEPTED.

*Handwritten initials or marks at the bottom of the page.*

3

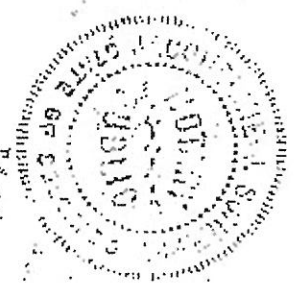
SIGNATURE PAGE FOR AMENDMENT TO  
DECLARATION OF COVENANTS FOR  
THE OAKS CONDOMINIUMS

THIS AMENDMENT IS APPROVED AND ACCEPTED

BY Barbara J. Walck DATE Sept. 17, 1993  
Owner of Unit # C 18483 Everett

Sworn and Subscribed to before me  
this 17th day of Sept., 1993  
by Barbara J. Walck

BY Jacqueline P. Skippy  
Notary Public My Commission Expires  
DECEMBER 02, 1995



THIS AMENDMENT IS APPROVED AND ACCEPTED.

BY Joseph V. Sarconi DATE 9-22-93  
Owner of Unit # 8469 'D'

Sworn and subscribed to before me  
this 22 day of September, 1993  
by Joseph V. Sarconi

BY Barbara J. Hufford  
Notary Public Barbara J. Hufford



THIS AMENDMENT IS APPROVED AND ACCEPTED.

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AMENDMENT TO CONDOMINIUM DECLARATION  
FOR  
THE OAKS CONDOMINIUMS

Pursuant to Article 13.1 of the Condominium Declaration for The Oaks Condominiums recorded November 16, 1978 as reception #78105514, seventy five percent (75%) of the owners and all holders of recorded first deeds of trust encumbering condominium units hereby amend the declarations as follow:

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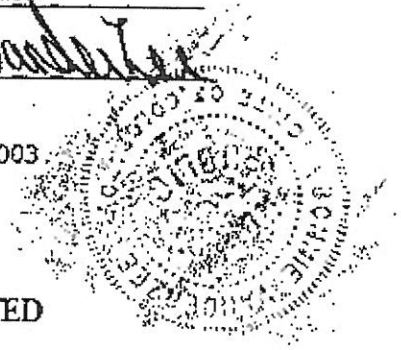
THIS AMENDMENT IS APPROVED AND ACCEPTED.

BY William A. Maruca DATE 9 20 93  
Owner of Unit # 3462 E. Emerald Way

Sworn and subscribed to before me  
this 20th day of Sept., 1993  
by William A. Maruca

My Commission Expires August 9, 1995

BY [Signature]  
Notary Public  
7828 Vance Dr.  
Arvada, CO 80003



THIS AMENDMENT IS APPROVED AND ACCEPTED

BY \_\_\_\_\_ DATE \_\_\_\_\_  
Owner of Unit # \_\_\_\_\_

5

AMENDMENT TO CONDOMINIUM DECLARATION  
FOR  
THE OAKS CONDOMINIUMS

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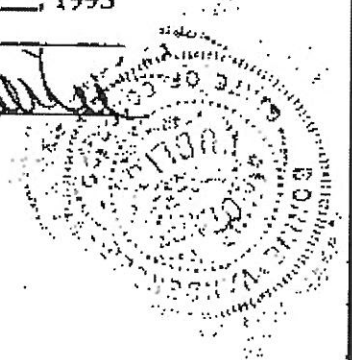
THIS AMENDMENT IS APPROVED AND ACCEPTED.

BY William A. Maruca DATE 9-20-93  
Owner of Unit # 8487 E Emerald Way

Sworn and subscribed to before me  
this 20th day of Sept., 1993  
by William A. Maruca

My Commission Expires August 9, 1995

BY [Signature]  
Notary Public  
7828 Vance Dr.  
Arvada, CO 80003



THIS AMENDMENT IS APPROVED AND ACCEPTED

BY William A. Maruca DATE 9-20-93  
Owner of Unit # 8487 E Emerald Way

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6

AMENDMENT TO CONDOMINIUM DECLARATION  
FOR  
THE OAKS CONDOMINIUMS

Pursuant to Article 13.1 of the Condominium Declaration for The Oaks Condominiums recorded November 16, 1978 as reception #78105514, seventy five percent (75%) of the owners and all holders of recorded first deeds of trust encumbering condominium units hereby amend the declarations as follow:

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Article 6.2 is amended by adding the following as the next to the last sentence in the paragraph: "All leases should be limited to a term of not less than thirty (30) days."

THIS AMENDMENT IS APPROVED AND ACCEPTED.

BY William A. Maruca DATE 9-20-93  
Owner of Unit # 5467 Emerald Way

Sworn and subscribed to before me  
this 20 day of Sept, 1993  
by William A. Maruca

BY [Signature]  
Notary Public  
7828 Vance Dr.  
Arvada, CO 80003



My Commission Expires August 9, 1995

THIS AMENDMENT IS APPROVED AND ACCEPTED

BY William A. Maruca DATE 9-20-93  
5467 Emerald Way

SIGNATURE PAGE FOR AMENDMENT TO  
DECLARATION OF COVENANTS FOR  
THE OAKS CONDOMINIUMS

THIS AMENDMENT IS APPROVED AND ACCEPTED

BY Cynthia A. Egle Nicholson DATE 9/29/93  
Owner of Unit # 8487 B Countryway



Sworn and Subscribed to before me  
this 29 day of September, 1993  
by Cynthia A. Egle Nicholson

BY Barbara J. Hufford  
Notary Public Barbara J. Hufford  
8799 Johnson St.  
Arvada, CO 80005

THIS AMENDMENT IS APPROVED AND ACCEPTED.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
Owner of Unit # \_\_\_\_\_

Sworn and subscribed to before me  
this \_\_\_ day of \_\_\_\_\_, 1993  
by \_\_\_\_\_

BY \_\_\_\_\_  
Notary Public

THIS AMENDMENT IS APPROVED AND ACCEPTED.

8

SIGNATURE PAGE FOR AMENDMENT TO  
DECLARATION OF COVENANTS FOR  
THE OAKS CONDOMINIUMS

THIS AMENDMENT IS APPROVED AND ACCEPTED

X BY Paul Chopera DATE 9/29/93  
Owner of Unit # 47C  
Unit # 8485C

Sworn and Subscribed to before me  
this 29th day of sept, 1993  
by Paul R. Chopera  
BY Mary M...  
Notary Public

THIS AMENDMENT IS APPROVED AND ACCEPTED.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
Owner of Unit # \_\_\_\_\_

Sworn and subscribed to before me  
this \_\_\_ day of \_\_\_\_\_, 1993  
by \_\_\_\_\_  
BY \_\_\_\_\_  
Notary Public

THIS AMENDMENT IS APPROVED AND ACCEPTED.



9

SIGNATURE PAGE FOR AMENDMENT TO  
DECLARATION OF COVENANTS FOR  
THE OAKS CONDOMINIUMS

THIS AMENDMENT IS APPROVED AND ACCEPTED

BY Jupid Egan DATE 10-6-93  
Owner of Unit # 8469 C Swarth Way  
Arvada

*(Property is free & clear)*

My Commission Expires August 9, 1995

Sworn and Subscribed to before me  
this 6th day of October, 1993  
by Jupid Egan

BY [Signature]  
Notary Public



THIS AMENDMENT IS APPROVED AND ACCEPTED.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
Owner of Unit # \_\_\_\_\_

Sworn and subscribed to before me  
this \_\_\_ day of \_\_\_\_\_, 1993  
by \_\_\_\_\_

BY \_\_\_\_\_  
Notary Public

THIS AMENDMENT IS APPROVED AND ACCEPTED.

*[Handwritten marks]*

SIGNATURE PAGE FOR AMENDMENT TO  
DECLARATION OF COVENANTS FOR  
THE OAKS CONDOMINIUMS

THIS AMENDMENT IS APPROVED AND ACCEPTED

BY Ursel Patterson DATE 10-7-93  
Owner of Unit # 8469B



Sworn and Subscribed to before me  
this 7 day of October, 1993  
by Ursel Patterson

BY Marlyn Forsberg  
Notary Public Marlyn Forsberg  
3000 Youngfield #350  
Lakewood, CO 80215

THIS AMENDMENT IS APPROVED AND ACCEPTED.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
Owner of Unit # \_\_\_\_\_

Sworn and subscribed to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 1993  
by \_\_\_\_\_

BY \_\_\_\_\_  
Notary Public

THIS AMENDMENT IS APPROVED AND ACCEPTED.

AMENDMENT TO CONDOMINIUM DECLARATION  
FOR  
THE OAKS CONDOMINIUMS

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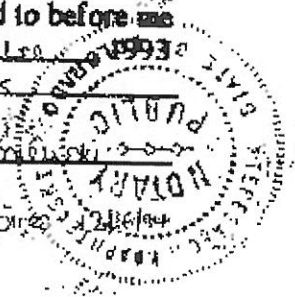
Article 6.2 is amended by adding the following as the next to the last sentence in the paragraph: "All leases should be limited to a term of not less than thirty (30) days."

THIS AMENDMENT IS APPROVED AND ACCEPTED.

BY Sharon A. Davis DATE 9-13-93  
Owner of Unit # 8467B

Sworn and subscribed to before me  
this 13th day of September  
by Sharon A. Davis

BY Jessie C. Kuzmicki  
Notary Public  
My commission expires 2/16/94



THIS AMENDMENT IS APPROVED AND ACCEPTED

BY \_\_\_\_\_ DATE \_\_\_\_\_  
Owner of Unit # \_\_\_\_\_

12

SIGNATURE PAGE FOR AMENDMENT TO  
DECLARATION OF COVENANTS FOR  
THE OAKS CONDOMINIUMS

THIS AMENDMENT IS APPROVED AND ACCEPTED

BY Maxine B. Coon DATE 10/12/93  
Owner of Unit # A 8469 Everett way



Sworn and Subscribed to before me  
this 12th day of October, 1993  
by Maxine B. Coon

BY Barbara J. Hufford  
Notary Public Barbara J. Hufford  
8799 Johnson St.  
Arvada, CO 80005

My commission expires 4/15/95

THIS AMENDMENT IS APPROVED AND ACCEPTED.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
Owner of Unit # \_\_\_\_\_

Sworn and subscribed to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 1993  
by \_\_\_\_\_

BY \_\_\_\_\_  
Notary Public

THIS AMENDMENT IS APPROVED AND ACCEPTED.

SIGNATURE PAGE FOR AMENDMENT TO  
DECLARATION OF COVENANTS FOR  
THE OAKS CONDOMINIUMS

THIS AMENDMENT IS APPROVED AND ACCEPTED

BY Roger Edwards DATE 10-19-93  
First Mortgagee of Unit # 8467-A



Sworn and Subscribed to before me  
this 19<sup>th</sup> day of October, 1993  
by Roger Edwards

BY [Signature]  
Notary Public  
Commission Exp. 11/19/95

THIS AMENDMENT IS APPROVED AND ACCEPTED.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
First Mortgagee of Unit # \_\_\_\_\_

Sworn and subscribed to before me  
this \_\_\_ day of \_\_\_\_\_, 1993  
by \_\_\_\_\_

BY \_\_\_\_\_  
Notary Public

THIS AMENDMENT IS APPROVED AND ACCEPTED.

SIGNATURE PAGE FOR AMENDMENT TO  
DECLARATION OF COVENANTS FOR  
THE OAKS CONDOMINIUMS

THIS AMENDMENT IS APPROVED AND ACCEPTED

X BY Sharon J. Dewild DATE 10-21-93  
First Mortgagee of Unit # 8485

*Northwest Mtg.*  
*Ernest Way*  
*Carroll, Co*  
*80005*

Sworn and Subscribed to before me  
this 21 day of October, 1993  
by Sharon J. Dewild

BY Sharon J. Dewild  
Notary Public



THIS AMENDMENT IS APPROVED AND ACCEPTED.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
First Mortgagee of Unit # \_\_\_\_\_

Sworn and subscribed to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 1993  
by \_\_\_\_\_

BY \_\_\_\_\_  
Notary Public

THIS AMENDMENT IS APPROVED AND ACCEPTED.

SIGNATURE PAGE FOR AMENDMENT TO  
DECLARATION OF COVENANTS FOR  
THE OAKS CONDOMINIUMS

THIS AMENDMENT IS APPROVED AND ACCEPTED

BY Cheryl R. Morford DATE 9/20/93  
First Mortgagee of Unit # 8457 E. Everett Way

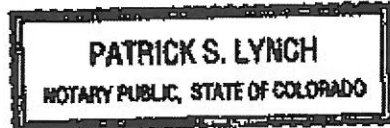
Orinda, CA 94605  
First Community Industrial Bank

Loan # 500802

Sworn and Subscribed to before me  
this 20<sup>th</sup> day of SEPTEMBER, 1993  
by CHERYL R. MORFORD

BY Patrick S. Lynch

MY COMMISSION EXPIRES Notary Public  
March 17, 1997



THIS AMENDMENT IS APPROVED AND ACCEPTED.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
First Mortgagee of Unit # \_\_\_\_\_

Sworn and subscribed to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 1993  
by \_\_\_\_\_

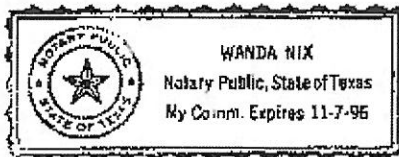
BY \_\_\_\_\_  
Notary Public

THIS AMENDMENT IS APPROVED AND ACCEPTED.

**SIGNATURE PAGE FOR AMENDMENT TO  
DECLARATION OF COVENANTS FOR  
THE OAKS CONDOMINIUMS**

**THIS AMENDMENT IS APPROVED AND ACCEPTED**

BY W. O. Medlin DATE 10-4-93  
Owner of Unit # 8467B  
*First Mortgage*

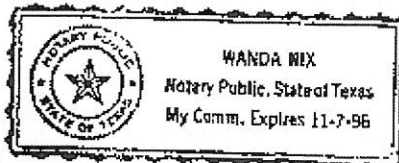


Sworn and Subscribed to before me  
this 4th day of October, 1993  
by W O Medlin

BY Wanda Nix  
Notary Public

**THIS AMENDMENT IS APPROVED AND ACCEPTED.**

BY Margaret L. Medlin DATE 10-4-93  
Owner of Unit # 8467B



Sworn and subscribed to before me  
this 4th day of October, 1993  
by Margaret L. Medlin

BY Wanda Nix  
Notary Public

**THIS AMENDMENT IS APPROVED AND ACCEPTED.**



SIGNATURE PAGE FOR AMENDMENT TO  
DECLARATION OF COVENANTS FOR  
THE OAKS CONDOMINIUMS

THIS AMENDMENT IS APPROVED AND ACCEPTED

BY Jeffery A. Roberts  DATE 10/13/93  
First Mortgagee of Unit # 8469B

- 8469E
- 8483E
- 8487B
- 8487A

Jeffery A. Roberts  
Senior Vice President  
World Savings and Loan Assn.  
2420 W. 26th Ave.  
Denver, Colorado 80211

Sworn and Subscribed to before  
this 13 day of October  
by Jeffery A. Roberts

BY Grace Spengler  
Notary Public



My Commission expires Nov 7, 1998

THIS AMENDMENT IS APPROVED AND ACCEPTED.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
First Mortgagee of Unit # \_\_\_\_\_

Sworn and subscribed to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 1993  
by \_\_\_\_\_

BY \_\_\_\_\_  
Notary Public

THIS AMENDMENT IS APPROVED AND ACCEPTED.

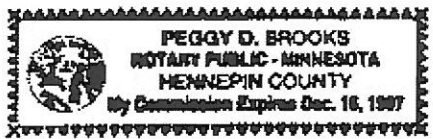
SIGNATURE PAGE FOR AMENDMENT TO  
DECLARATION OF COVENANTS FOR  
THE OAKS CONDOMINIUMS

THIS AMENDMENT IS APPROVED AND ACCEPTED

BY Colorado National Bank, Successor in Interest by merger  
to Bank Western, a Federal Savings Bank  
Thomas M. Jenkins, Asst. Sec'y DATE 11/2/93  
First Mortgagee of Unit #'s 8467C  
8483A  
8485C  
8485D  
BY: Thomas M. Jenkins  
Asst. Secretary

Sworn and Subscribed to before me  
this 2 day of November, 1993  
by Thomas M. Jenkins

BY Peggy D Brooks  
Notary Public



THIS AMENDMENT IS APPROVED AND ACCEPTED.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
First Mortgagee of Unit # \_\_\_\_\_

Sworn and subscribed to before me  
this \_\_\_ day of \_\_\_\_\_, 1993  
by \_\_\_\_\_

BY \_\_\_\_\_  
Notary Public

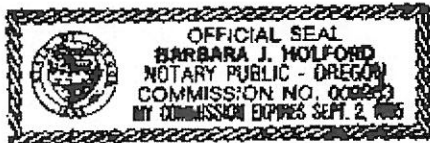
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SIGNATURE PAGE FOR AMENDMENT TO  
DECLARATION OF COVENANTS FOR  
THE OAKS CONDOMINIUMS

THIS AMENDMENT IS APPROVED AND ACCEPTED

Keycorp Mortgage, Inc.

BY [Signature] DATE 10/18/93  
First Mortgagee of Unit # 8425 B



Sworn and Subscribed to before me  
this 18th day of October, 1993  
by \_\_\_\_\_  
BY [Signature]  
Notary Public

THIS AMENDMENT IS APPROVED AND ACCEPTED.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
First Mortgagee of Unit # \_\_\_\_\_

Sworn and subscribed to before me  
this \_\_\_ day of \_\_\_\_\_, 1993  
by \_\_\_\_\_  
BY \_\_\_\_\_  
Notary Public

THIS AMENDMENT IS APPROVED AND ACCEPTED.

**SIGNATURE PAGE FOR AMENDMENT TO  
DECLARATION OF COVENANTS FOR  
THE OAKS CONDOMINIUMS**

**THIS AMENDMENT IS APPROVED AND ACCEPTED**

First Federal Savings Bank of Colorado

BY Patricia M. Zarlenko AUP DATE Nov. 17, 1993  
First Mortgagee of Unit # 8487 D

Sworn and Subscribed to before me  
this 17<sup>th</sup> day of November, 1993  
by Patricia M. Zarlenko AUP  
of First Federal Savings Bank of Colorado  
BY Michelle Simon  
Notary Public  
MY COMMISSION EXPIRES 3-11-97



**THIS AMENDMENT IS APPROVED AND ACCEPTED.**

BY \_\_\_\_\_ DATE \_\_\_\_\_  
First Mortgagee of Unit # \_\_\_\_\_

Sworn and subscribed to before me  
this \_\_\_ day of \_\_\_\_\_, 1993  
by \_\_\_\_\_

BY \_\_\_\_\_  
Notary Public

**THIS AMENDMENT IS APPROVED AND ACCEPTED.**

SIGNATURE PAGE FOR AMENDMENT TO  
DECLARATION OF COVENANTS FOR  
THE OAKS CONDOMINIUMS

THIS AMENDMENT IS APPROVED AND ACCEPTED

TROY & NICHOLS, INC.

BY Annette Darden DATE 11-15-93  
First Mortgagee of Unit # 8485-A

Sworn and Subscribed to before me  
this 15th day of November, 1993  
by Annette Darden  
BY [Signature]  
Notary Public

THIS AMENDMENT IS APPROVED AND ACCEPTED.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
First Mortgagee of Unit # \_\_\_\_\_

Sworn and subscribed to before me  
this \_\_\_\_ day of \_\_\_\_\_, 1993  
by \_\_\_\_\_

BY \_\_\_\_\_  
Notary Public

THIS AMENDMENT IS APPROVED AND ACCEPTED.