

**FURTHER AMENDMENT TO AMENDED AND RESTATED CONDOMINIUM
DECLARATION FOR KISSING CAMELS TOWNHOMES**

RECITALS

A. The Amended and Restated Condominium Declaration for Kissing Camels Townhomes, a.k.a. the Condominium Homeowners Association of Kissing Camels Townhomes, was recorded in the real property records of El Paso County, Colorado, on February 14, 2008, at Reception No. 208017489 (the "Amended Declaration"), and was amended in the First Amendment recorded on March 11, 2011 at Reception No. 211025002 of said records, and further amended in the Second Amendment recorded on March 20, 2013 at Reception No. 213036387 of said records (collectively called the "Amendments").

B. The Condominium Map for Kissing Camels Townhomes was recorded on April 19, 1979 at Plat Book 2, Page 9 in said real property records (the "Condominium Map").

C. The amendment of the Amended Declaration and the Condominium Map has been approved by Owners holding at least sixty-seven percent (67%) of the interests in the General Common Elements, and approved by the Association's Board of Directors.

D. The amendment to the Amended Declaration and Condominium Map has been approved by First Mortgagees pursuant to C.R.S. §38-33.3-217.

E. The amendment of the Condominium Map and this Amendment shall take effect upon the recording of this document.

NOW, THEREFORE, the Owners and First Mortgagees do hereby amend the Amended Declaration as provided herein and declare that the following covenants, terms, provisions and restrictions shall run with the real property as described in the Amended Declaration, shall be a burden upon any person or party acquiring, encumbering, owning, leasing or otherwise holding any interest in said real property, and shall be incorporated into the Amended Declaration as if originally set forth therein.

1. The following provision is hereby adopted as Article XX:

"Unit F5/6. The Condominium Map is amended as shown by Exhibit "A" attached hereto and incorporated herein by this reference (the "Amended Condominium Map"). The Amended Condominium Map shall be included within the Condominium Map for all purposes under the Amended Declaration. The Amended Condominium Map combines Units F-5 and F-6 into Unit F-5/6, which shall constitute a Unit pursuant to the definitions of the Amended Declaration. Said Unit and its Owners shall be subject to all the rights, duties and responsibilities set forth in the Amended Declaration and the Association's Governing Documents, including payment of assessments pursuant to Article X of the Amended Declaration. All of the definitions, covenants, easements, restrictions, terms and provisions of the Amended Declaration and the Condominium Map shall apply to the Amended Condominium Map and Unit F-5/6 and its Owners.

The Amended Condominium Map assigns certain areas as Limited Common Elements to Unit F-5/6; those areas shall constitute Limited Common Elements ("LCEs") under the Amended

Declaration and the Association shall maintain the same, except that the Owners shall maintain any deck, stairs to decks, courtyard, patio, air conditioner, or other items designated for Owner maintenance, under the Amended Declaration.

Based upon the combined Unit F-5/6, the fractional interests of the Owners of Condominium Units shall be as shown on Exhibit "B" attached hereto and incorporated herein by this reference.

2. Section 11.1 is hereby deleted and replaced with the following:

"Amendment by Owners. Notwithstanding any provisions of this Amended Declaration, any provision, covenant, condition or restriction contained in this Amended Declaration may be added, revoked or amended from time to time upon approval of Owners representing the aggregate ownership interest of the fraction, 34/50, or more, in the General Common Elements and the Board of Directors by instrument(s) duly recorded."

3. Except as amended hereby or previously amended, the Amended Declaration and Condominium Map shall continue in full force and effect in accordance with their terms and provisions.

IN WITNESS WHEREOF, the undersigned have executed and caused this Amendment to be recorded this 18 day of June, 2020.

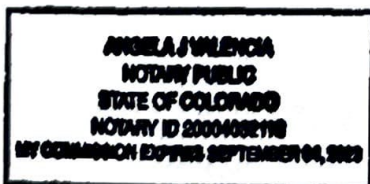
CONDOMINIUM HOMEOWNERS ASSOCIATION
OF KISSING CAMELS TOWNHOMES
a Colorado nonprofit corporation

By: [Signature]
Its: President

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 18 day of June, 2020, by W. Bruce Kopper as President of the Condominium Homeowners Association of Kissing Camels Townhomes, a Colorado nonprofit corporation.

Witness my hand and official seal.



[Signature]
Notary Public
My commission expires: 9/4/2023

EXHIBIT "A"

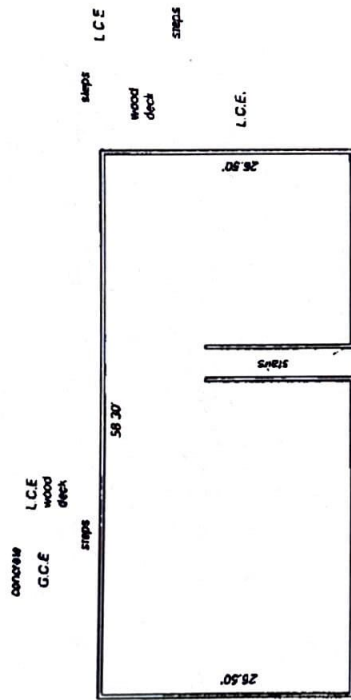
Amended Condominium Map

(See attached)

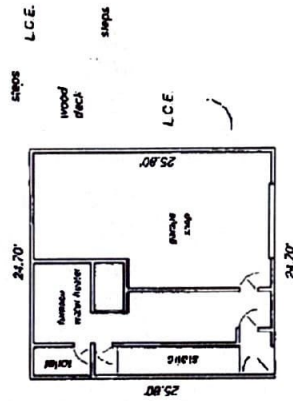


Kissing Camels Townhomes Unit F-5/6

at Condominium Step of a Register of KISSING CAMELS TOWNHOMES F-5 & F-6 in the City of Colorado Springs, County of El Paso, State of Colorado



Upper Level Unit F-5/6
Building F



Lower Level Unit F-5/6

Legal Description:
 The following is a legal description of the property shown on the attached plat:
 The property is located in the City of Colorado Springs, County of El Paso, State of Colorado, and is described as follows:
 [Detailed legal description text]

Certification:
 I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original record as the same appears in the public records of the County of El Paso, State of Colorado.
 Notary Public for Colorado Springs, Colorado

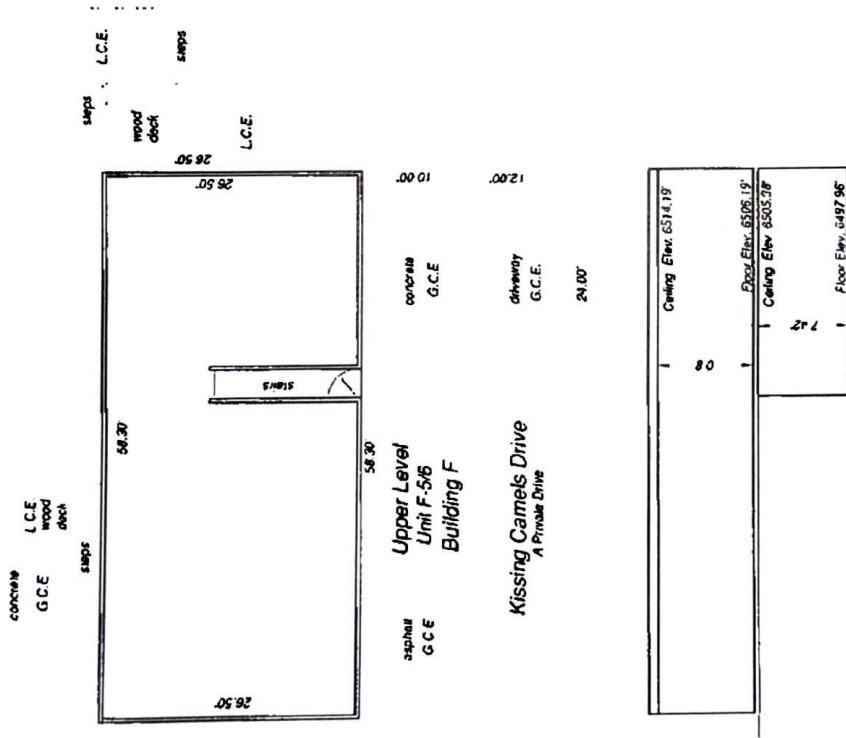
Notes:
 The owner of this property is advised that the property is subject to the following conditions:
 [Detailed notes text]

ALESSI
 ALESSI and ASSOCIATES, Inc.
 Architects, Engineers, Planners, and Environmental Scientists
 1400 North Academy Avenue, Suite 100
 Colorado Springs, CO 80906
 Phone: (719) 594-1111
 Fax: (719) 594-1112
 Website: www.alessi.com



Kissing Camels Townhomes Unit F-5/6

A Conditional Map of a Record of KISSING CAMELS TOWNHOMES F-5, 6, P.A. in the City of Colorado Springs, County of El Paso, State of Colorado



Clipped
Per Part of the project

Notes:

1. See attached drawings for details of construction.
2. The owner shall be responsible for obtaining all necessary permits and approvals from the local authorities.
3. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authorities.
4. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authorities.
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7. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authorities.
8. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authorities.
9. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authorities.
10. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authorities.

Statement:

I, the undersigned, hereby certify that the above information is true and correct to the best of my knowledge and belief.

 Date: _____

ALESSI

ALESSI and ASSOCIATES, Inc.
 1000 North Academy Avenue
 Suite 100
 Colorado Springs, CO 80909
 Phone: (719) 594-1111
 Fax: (719) 594-1112
 Email: info@alessi.com
 Website: www.alessi.com

Front View
Unit F-5/6

0.8	Ceiling Elev. 6514.19
7.42	Floor Elev. 6497.96
	Deck Elev. 6508.19
	Ceiling Elev. 6505.28

EXHIBIT "B"**Fractional Interests of Owners**

<u>Unit</u>	<u>Building</u>	<u>Undivided Fractional Interest in Common Areas and Other Expenses</u>
1	A	1/50
2	A	1/50
3	A	1/50
4	A	1/50
5	A	1/50
6	A	1/50
7	A	1/50
8	A	1/50
9	A	1/50
1	B	1/50
2	B	1/50
3	B	1/50
4	B	1/50
5	B	1/50
1	C	1/50
2	C	1/50
3	C	1/50
4	C	1/50
5	C	1/50
6	C	1/50
7	C	1/50
1	D	1/50
2	D	1/50
3	D	1/50
4	D	1/50
1	E	1/50
2	E	1/50
3	E	1/50
4	E	1/50
1	F	1/50
2	F	1/50
3	F	1/50
4	F	1/50

5/6	F	1/50
1	G	1/50
2	G	1/50
3	G	1/50
4	G	1/50
1	H	1/50
2	H	1/50
3	H	1/50
4	H	1/50
1	J	1/50
2	J	1/50
3	J	1/50
4	J	1/50
1	K	1/50
2	K	1/50
3	K	1/50
4	K	1/50

Total:

 100%

**CERTIFICATE OF APPROVAL
OF
FURTHER AMENDMENT TO
AMENDED AND RESTATED CONDOMINIUM DECLARATION
FOR
KISSING CAMELS TOWNHOMES**

NOTICE IS HEREBY GIVEN that the Condominium Homeowners Association of Kissing Camels Townhomes (the "Association") has amended its Amended and Restated Condominium Declaration for Kissing Camels Townhomes (the "Declaration") which was recorded on February 14, 2008 in Reception No. 208017489 of the real property records of El Paso County, State of Colorado, which was amended in the First Amendment recorded on March 11, 2011 at Reception No. 211025002 of said records, and further amended in the Second Amendment recorded on March 20, 2013 at Reception No. 213036387 of said records (collectively called the "Amendments").

This Certificate is attached to the Further Amendment, which is hereby certified by the Association's President as follows: (a) this Further Amendment and the Amended Condominium Map have been duly approved by the Association's Board of Directors and the Association pursuant to the Declaration; (b) the Further Amendment and the Amended Condominium Map are being executed, recorded and certified on behalf of the Association by the President of the Association; (c) notice of this Further Amendment and the Amended Condominium Map was given to the First Mortgagees by certified mail, return receipt requested, and publication pursuant to C.R.S. §38-33.3-217, and all of the First Mortgagees have consented to this Further Amendment and the Amended Condominium Map pursuant to C.R.S. §38-33.3-217; and (d) this Further Amendment and the Amended Condominium Map have been approved by Owners holding at least sixty-seven percent (67%) of the interests in the General Common Elements, pursuant to Section 11.1 of the Declaration.

IN WITNESS WHEREOF, this Certificate has been executed on behalf of the Association on the date shown below based upon my own knowledge and pursuant to Section 11.2 of the Declaration.

**CONDOMINIUM HOMEOWNERS ASSOCIATION
OF KISSING CAMELS TOWNHOMES**
a Colorado nonprofit corporation

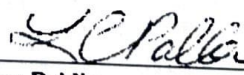
By: 
Its: President

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was subscribed and sworn before me this 18th day of June, 2020, by W. Bruce Kopper as President of the Condominium Homeowners Association of Kissing Camels Townhomes, a Colorado nonprofit corporation.

Witness my hand and official seal.

LOUISE G. PALLAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174038994
My Commission Expires October 16, 2021


Notary Public
My Commission Expires: October 16 2021