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***CONDOMINIUM DECLARATION OF THE  
PALACE ESTATES CONSOLIDATED CONDOMINIUMS***

**ARTICLE I  
RECITALS**

Section 1.1 Intention of Declarant. Pursuant to a Merger Plan and Agreement dated July 8, 2013 (the "Merger Plan"), individual condominium associations merged together for the purpose of adopting this Declaration for the governance of the Project, as a condominium association under the Colorado Common Interest Ownership Act, C.R.S. §38-33.3-101, *et seq.*

Section 1.2 Purpose of Declaration. This Declaration supersedes and entirely replaces the Condominium Declaration of the Palace Estates Consolidated Condominiums recorded in the real property records of Mesa County, Colorado on September 13, 2013 at Book 5526, Page 400 and Reception No. 2668703, which did not effectuate the Merger Plan. This Declaration shall define the character, duration, rights, obligations and limitations of condominium ownership of the real property legally described in Exhibits A, B and C attached hereto, specifically excluding the following parcels (the "Excluded Units"):

- Condominium Unit FF for Palaces Estates VI Condominium, also known as: 512 Estate Street, Unit B, Grand Junction, Colorado 81504, tax parcel number: 2943-083-14-014;
- Condominium Unit A, 512 ½ 29 ¼ Road for Palace Estates Filing Two Condominium VII, also known as 512 ½ 29 ¼ Road, Unit A, Grand Junction, Colorado 81504, tax parcel number: 2943-083-24-027;
- Condominium Unit B, 512 ½ 29 ¼ Road for Palace Estates Filing Two Condominium VII, also known as 512 ½ 29 ¼ Road, Unit B, Grand Junction, Colorado 81504, tax parcel number: 2943-083-24-028;
- Condominium Unit 2942B South Palace Circle Unit B for Palace Estates Filing Three Condominium V, also known as 2942 S. Palace Circle, Unit B, Grand Junction, Colorado 81504, tax parcel number: 2943-083-29-012;
- Condominium Unit 2946 A Sandra Avenue Unit A for Palace Estates Filing Three Condominium III, also known as 2946 Sandra Avenue, Unit A, Grand Junction, Colorado 81504, tax parcel number: 2943-083-28-025;

- Condominium Unit 2946 B Sandra Avenue Unit A for Palace Estates Filing Three Condominium III, also known as 2946 Sandra Avenue, Unit B, Grand Junction, Colorado 81504, tax parcel number: 2943-083-28-026;
- Condominium Unit 2947 Sandra Avenue Unit A for Palace Estates Filing Three Condominium III, also known as 2947 Sandra Avenue, Unit A, Grand Junction, Colorado 81504, tax parcel number: 2943-083-30-038; and
- Condominium Unit 2947 Sandra Avenue Unit B for Palace Estates Filing Three Condominium III, also known as 2947 Sandra Avenue, Unit B, Grand Junction, Colorado 81504, tax parcel number: 2943-083-30-037.

Section 1.3 Type of Ownership. This condominium ownership project will provide a means for ownership in fee simple of individual air space units and for co-ownership with others, as tenants in common, of Common Elements, as herein defined.

## **ARTICLE II ADDITIONAL DEFINITIONS**

Section 2.1 Association. "Association" means the Palace Estates Consolidated Condominium Association, Inc., a Colorado nonprofit corporation, its successors and assigns.

Section 2.2 Association Documents. "Association Documents" means the Articles of Incorporation, Bylaws, Policies, Procedures, Rules and Regulations of the Association, as each of them may be amended, modified, supplemented, or otherwise changed from time to time.

Section 2.3 Board. "Board" shall mean and refer to the Board of Directors of the Association.

Section 2.4 Building. "Building" means the buildings constructed on the Real Property.

Section 2.5 Common Elements. "Common Elements" means all of the Project except for the Units.

Section 2.6 Condominium Map. "Condominium Map" means a plat or survey, or any supplement thereto, of any portion of the Project, showing a survey and legal description thereof, the location of the Building with respect to the boundaries of the parcel on which it is located, together with diagrammatic floor plans of the Building showing the boundaries of each Unit, together with Unit numbers identifying the Units, including horizontal and vertical

locations and dimensions of the Building, together with such other information as may be included thereon in the discretion of the Declarant.

Section 2.7 Condominium Unit. "Condominium Unit" means a Unit together with an equal undivided interest in the Common Elements.

Section 2.8 Declarant. "Declarant" shall mean the Owners of the Project.

Section 2.9 General Common Elements. "General Common Elements" means all Common Elements except for the Limited Common Elements.

Section 2.10 Improvements. "Improvements" shall mean and refer to any and all structures and all associated facilities of any kind, including exterior architectural elements, fixtures, utility services, outlets, and related facilities, awnings, parking areas, fences, screening fences, retaining walls, stairs, decks, hedges, windbreaks, plantings, trees, shrubs, signs, objects of art, mailboxes, and other facilities, such as pumps, pipes and sprinklers, and other structures of every type and kind situated on the Property.

Section 2.11 Limited Common Elements. "Limited Common Elements" means those Common Elements designated herein for exclusive use by Owners of particular Condominium Units, as that term is herein defined.

Section 2.12 Mortgage. "Mortgage" means any mortgage, deed of trust, or other security instrument by which a Condominium Unit or any part thereof is encumbered.

Section 2.13 Mortgagee. "Mortgagee" means any person named as the mortgagee or beneficiary under any mortgage under which the interest of any Owner is encumbered.

Section 2.14 Owner. "Owner" means any person or entity at any time owning a Condominium Unit; the term "Owner" shall not refer to any Mortgagee, as herein defined, unless such Mortgagee has acquired title pursuant to foreclosure or any proceeding in lieu of foreclosure.

Section 2.15 Palace Estates Filing 1. All Condominium Units described and shown on the plats and maps attached as Exhibit A excluding the Excluded Units shall be known as "Palace Estates Filing 1" for purposes of assessments and budgeting.

Section 2.16 Palace Estates Filing 2. All Condominium Units described and shown on the plats and maps attached as Exhibit B excluding the Excluded Units shall be known as "Palace Estates Filing 2" for purposes of assessments and budgeting.

Section 2.17 Palace Estates Filing 3. All Condominium Units described and shown on the plats and maps attached as Exhibit C excluding the Excluded Units shall be known as "Palace Estates Filing 3" for purposes of assessments and budgeting.

Section 2.18 Project. "Project" shall mean and refer to the real property described on the attached Exhibits A, B and C, together with all Buildings and other Improvements thereon, excluding the Excluded Units.

Section 2.19 Unit. "Unit" means an individual air space Unit consisting of enclosed rooms occupying all or part of a floor in the Building bounded by the interior surfaces of the perimeter walls, floors, ceilings, windows and doors thereof as shown and numbered on the Condominium Map filed or to be filed for record, together with all fixtures and Improvements therein contained. Notwithstanding such marking, the following are not part of a Unit: bearing walls, floors and roofs (except for the interior surface thereof, if a perimeter wall, floor or ceiling), foundations, shafts, and other services used by more than one Unit, pipes, vents, ducts, flues, chutes, conduits, wires and other utility installations, wherever located, except the outlets thereof when located within the Unit. The interior surfaces of a perimeter window or door means the points at which such surfaces are located when such windows or doors are closed; the physical perimeter windows and doors themselves are part of the Common Elements, as herein defined.

### **ARTICLE III STATEMENT OF INTENTION AND PURPOSE**

Declarant hereby declares that the Project and every part thereof is held and shall be held, conveyed, devised, encumbered, used, occupied and improved and otherwise affected in any manner subject to the provisions of this Declaration, each and all of which provisions are hereby declared to be in furtherance of the general plan and scheme of condominium ownership referred to in Article I and are further declared to be for the benefit of each Owner. All provisions hereof shall be deemed to run with the land as covenants running with the land or as equitable servitude as the case may be, and shall constitute benefits and burdens to the Declarant and its assigns and to all persons hereafter acquiring or owning any interest in the Project, however such interest may be obtained.

### **ARTICLE IV PREPARATION AND FILING OF THE CONDOMINIUM MAP**

Section 4.1 Preparation. The Condominium Map or any supplement thereto, shall be completed only after the portion of the Project depicted thereon, has been substantially completed so that all points to be located thereon will reflect the true location of each Unit and of the Common Elements, as built.

Section 4.2 Filing. The Condominium Map and all supplements thereto shall be filed for record in the real estate records of the County Clerk and Recorder of Mesa County, Colorado.

**ARTICLE V**  
**NATURE AND INCIDENTS OF CONDOMINIUM OWNERSHIP**

Section 5.1 Estates of an Owner. The Project is divided into Condominium Units, each consisting of a separate fee simple interest in a Unit and an equal undivided fee simple interest in the Common Elements. Such undivided interest in the Common Elements are hereby declared to be appurtenant to the respective Units.

Section 5.2 Right to Combine Condominium Units. Condominium Units shall not be physically combined without first obtaining written permission of the Association, hereafter defined. Such combination shall not affect the designation nor prevent separate ownership of such Units in the future. Any walls or other structural separation between combined Units, or any space which would be occupied by such structural separation but for the combination of Units shall remain Common Elements. Alteration to walls or other structural separations shall not alter the bearing capabilities of such structures and shall not adversely affect other Owners. The combination of Units shall not be effective for any purpose until a supplemental Condominium Map shall be filed and recorded respectively in the Office of the Clerk and Recorder of Mesa County, Colorado. All costs of the preparation and filing of supplemental Condominium Maps shall be paid by the Owner combining the Units.

Section 5.3 Limited Common Elements. A portion of the Common Elements is set aside and reserved of the exclusive use, management, control, operation, maintenance, repair and Improvements of and by the individual Owners, as shall be designated on the Condominium Map for the use by a Unit or Units.

Section 5.4 Title. Title to a Condominium Unit may be held or owned by an entity and in any manner in which title to any other real property may be held or owned in the State of Colorado, including, but without limitation, joint tenancy or tenancy in common.

Section 5.5 Inseparability. No part of a Condominium Unit or of the legal rights comprising ownership of a Condominium Unit may be separated from any other part thereof during the period of condominium ownership prescribed herein, so that each Unit and the undivided interest in the Common Elements appurtenant to such Unit shall always be conveyed, devised, encumbered and otherwise affected only as a complete Condominium Unit. Every gift, devise, bequest, transfer, encumbrance, conveyance or other disposition of a Condominium Unit or any part thereof shall be presumed to be a gift, devise, bequest, transfer, encumbrance or conveyance, respectively, of the entire Condominium Unit together with all appurtenant rights created by law or by this Declaration.

Section 5.6 Partition not Permitted. The Common Elements shall be owned in common by all the Owners of Condominium Units, and no Owner may bring any action for partition thereof.

Section 5.7 Owner's Rights to Common Elements. Subject to the limitations contained in this Declaration, each Owner shall have the non-exclusive right to use and enjoy the Common Elements. The turn-around areas at the south end of the private common access driveways shall be used only for turn-around purposes. No parking or storage, even temporary, shall be allowed in these turn-arounds as they are, in part, for the use of emergency vehicles. The no parking signs required by the Project's site plans, as now approved or later amended, by the Mesa County Planning Department ("Site Plan") shall be continuously maintained by the Association.

No additions or storage buildings shall be allowed on the Common Elements. Only those structures shown as "dwelling structure" and "garage" structures on the Site Plan, without addition(s), shall be allowed. All fencing and landscaping shall be as shown on the Site Plan.

The Associations shall be responsible for maintenance of all Improvements shown on the Site Plan (to include the signs, turnarounds, drainage swale, landscaping, driveways, fencing and irrigation system, all part of the Common Elements).

Section 5.8 Owner's Rights with Respect to Interiors. Each Owner shall have the exclusive right to paint, repair, tile, carpet, drape, wax, paper or otherwise finish or refinish and decorate the interior surface of the walls, ceilings, floors, windows and doors forming the boundaries of his Unit.

Section 5.9 Easements for Encroachments. If any part of the Common Elements encroaches or shall hereafter encroach upon a Unit or Units, an easement for such encroachment and for the maintenance of the same shall and does exist. If any part of a Unit encroaches or shall hereafter encroach upon the Common Elements, or upon an adjoining Unit or Units, an easement for such encroachment and/or the maintenance of the same shall and does exist. Such encroachments shall not be considered to be encumbrances either on the Common Elements or the Units. If any part of the utilities such as gas or electric metering devices shall encroach upon the General, Limited Common Elements or Units, an easement for such encroachment and for the maintenance of the same shall and does exist. Encroachments referred to herein include, but are not limited to, encroachments caused by settling, rising or shifting of the earth, or by changes in position caused by repair or reconstruction of the Project or any part thereof.

Section 5.10 Easements of Access for Repair, Maintenance and Emergencies. Some of the Common Elements are or may be located within the Units or may be conveniently accessible only through the Units. The Owner of other Units shall have the irrevocable right, to be exercised by the Association hereafter define, to have access to each Unit and to all Common Elements from time to time during such reasonable hours as may be necessary for the maintenance, repair, emergency, or replacement of any of the Common Elements or as a result of the Association or of the Owners shall be an expense of the Association; provided,

however, that if such damage is the result of negligence of the Owner of a Unit, then such Owner shall be financially responsible for all of such damage. Such damage shall be repaired and the property shall be restored substantially to the same condition as it existed prior to the damage. Amounts owing by Owners pursuant hereto shall be collected by the Association by assessment pursuant to Article X.

Section 5.11 Owner's Right to Ingress and Egress and Support. Each Owner shall have the right to ingress and egress over, upon and across the Common Elements necessary for normal access to his Unit and shall have the right to the horizontal and lateral support of his Unit, and such rights shall be appurtenant to and pass with the title to each Condominium Unit.

Section 5.12 Association's Right to Use of Common Elements. The Association shall have a non-exclusive easement to make such use of the Common Elements as may be necessary or appropriate to perform the duties and functions which it is obligated or permitted to perform pursuant to this Declaration. The Association shall have the use of those areas marked on the Condominium Map for Association use.

Section 5.13 Easements Deemed Created. All conveyances of Condominium Units hereafter made, whether by the Declarant, or otherwise, shall be construed to grant and reserve such reciprocal easements as shall give effect to Section 5.9 through 5.13, inclusive, above, even though no specific reference to such easements or to those Sections appears in any such conveyance.

Section 5.14 Ad Valorem Taxation. As soon as possible after the Condominium Map, if such map depicts Units, shall have been filed for record in Mesa County, Colorado, Declarant shall deliver a written notice to the Assessor of Mesa County, Colorado, as provided by law, setting forth the descriptions of the Condominium Units so that each Condominium Unit shall be assessed separately thereafter for all taxes, assessments and other charges of the State of Colorado or of any political subdivision or of any special improvement district or of any other taxing or assessing authority. No forfeiture or sale of any Condominium Unit for delinquent taxes, assessments or other governmental charges shall divest or in any way affect the title to any other Condominium Unit.

## **ARTICLE VI CONVEYANCE AND DESCRIPTION OF A CONDOMINIUM UNIT**

Every purchase contract for the sale of a Condominium Unit written prior to the filing for record of the Condominium Map shall be effective and binding on the parties thereto if it described a Condominium Unit by its identifying unit number, and states that such Condominium Unit will have an undivided interest in the Common Elements appurtenant thereto, as such Condominium Unit and appurtenant Common Elements shall be designated

on the Condominium Map to be filed for record in Mesa County, Colorado, and such description shall conclusively be presumed to relate to the corresponding unit reflected thereon.

After the Condominium Map shall have been filed for record in Mesa County, Colorado, every contract for the sale of a Condominium Unit and every other instrument affecting title to a Condominium Unit may describe that Condominium Unit by the number shown on the Condominium Map with the appropriate reference to the Condominium Map and to this Declaration, as each shall appear on the records of the County Clerk and Recorder of Mesa County, Colorado in the following fashion:

Condominium Unit \_\_\_\_\_ as shown on the Condominium Map for Palace Estates \_\_\_\_\_ appearing in the records of the County Clerk and Recorder of Mesa County, Colorado, on \_\_\_\_\_, Reception No. \_\_\_\_\_, and a defined and described in that Condominium Declaration of the Palace Estates Consolidated Condominiums appearing in such records in Book \_\_\_\_ at Page \_\_\_\_\_, Reception No. \_\_\_\_\_.

Such description will be construed to describe the Unit, together with the appurtenant undivided interest in the Common Elements, and to incorporate all the rights incident to ownership of a Condominium Unit and all the limitation on such ownership as described in this Declaration.

#### **ARTICLE VII MECHANIC'S LIEN RIGHTS**

No labor performed or materials furnished for use in connection with any Unit with the consent or at the request of an Owner or his agent or subcontractor shall create any rights to file a statement of mechanic's lien against the Unit of any other Owner not expressly consenting to or requesting the same or against any interest in the Common Elements except as to the undivided interest therein appurtenant to the Unit of the Owner for whom such labor shall have been performed and such materials shall have been furnished. Each Owner shall indemnify and hold harmless each of the other Owners from and against liability or loss arising from the claim of any lien against the Condominium Unit, or any part thereof, of any other Owner for labor performed or for materials furnished in work on the first Owner's Unit. At the written request of any Owner, the Association shall enforce such indemnity by collecting from the Owner of the Unit on which the labor was performed and materials furnished the amount necessary to discharge any such lien, including all costs incidental thereto, and obtaining discharge of the lien. Such collection shall be made by a special assessment pursuant to Article X.



## **ARTICLE VIII THE ASSOCIATION**

Section 8.1 Membership. Every Owner shall be entitled and required to be a member of the Association, a Colorado nonprofit corporation, which Association shall be organized and made effective by Declarant. If title to the Condominium Unit is held by more than one person, the membership related to that Condominium Unit shall be shared by all such persons in the same proportionate interests and by the same type of tenancy in which the title to the Condominium Unit is held. An Owner shall be entitled to one membership for each Condominium Unit owned by the Owner. No person or entity other than an Owner may be a member of the Association and the memberships in the Association may not be transferred except in connection with the transfer of a Condominium Unit; provided, however, that the rights of membership may be assigned to a Mortgagee as further security for a loan secured by a lien on a Condominium Unit.

Section 8.2 Voting Rights. The Association shall have one class of memberships. Each membership shall be entitled to one vote. Association membership shall be appurtenant to and may not be separated from ownership of any Condominium Unit.

Section 8.3 Directors of the Association. The affairs of this Association shall be managed by a board of at least three (3) directors or such greater number as may be specified in the Bylaws. Directors shall meet the qualifications described in the Association Documents.

Section 8.4 Limited Liability and Indemnification of Officers and Board Members. Neither the Association, any member of the Board, any officer of the Association, nor any agent or employee of the Association, shall be liable to any Owner or other person or entity for any action or for any failure to act with respect to any matter if the action taken or failure to act was in good faith and without willful or intentional misconduct. As more fully provided in the Association Documents, the Association shall indemnify and hold harmless any member of the Board, any officer of the Association or any agent or employee of the Association from any and all reasonable costs, damages, charges, liabilities, obligations, fines, penalties, claims, demands, or judgments and any and all expenses, including, without limitation, attorneys' fees, incurred in the defense or settlement of any action arising out of or claimed on account of any act, omission, error or negligence of such person or of the Association, the Board, or any committee of the Association, provided that such person has acted in good faith and without willful or intentional misconduct.

Section 8.5 Limitation Upon Liability of Association. Notwithstanding the duty of the Association to maintain and repair certain parts of the Project, the Association shall not be liable for injury or damage, other than the normal costs of the maintenance and repair, caused by any latent condition of the Project or by the conduct of the Owners or other

persons or by casualties for which insurance pursuant to this Declaration is not required, or for which insurance is not provided by the Association.

Section 8.6 Transfer; Delegation. Except as otherwise expressly stated herein, any of the rights, interests, duties, functions and obligations of the Association set forth herein or reserved herein may be transferred, assigned, or delegated to any other person or entity; provided, however, that no such transfer, assignment or delegation shall relieve the Association of any of the obligations set forth herein. Any such transfer, assignment or delegation shall not revoke or change any of the rights or obligations of any Owners as set forth herein. Such delegations may be to a manager of the Project, provided that any such delegation to a manager of the Project shall be revocable by the Association.

Section 8.7 Amplification. The provisions of this Article are to be amplified by the Articles of Incorporation and Bylaws of the Association; provided, however, that no such amplifications shall subsequently alter or amend any of the rights or obligations of the Owners set forth herein.

## **ARTICLE IX CERTAIN RIGHTS AND OBLIGATIONS OF THE ASSOCIATION**

Section 9.1 The Common Elements. The Association shall be responsible for the maintenance and repair of the General Common Elements and the Limited Common Elements and exterior of Units in the event the Owners of such Units, and appurtenant Limited Common Elements, shall fail to maintain or repair the same as provided in Section 11.4 hereof. The cost of maintenance and repair shall be borne as provided in Article X.

The Association shall have the right to grant easements for utility purposes over, upon, under or through any portion of the Common Elements, and is hereby irrevocably appointed as attorney in fact for each Owner for such purpose.

Section 9.2 Miscellaneous Services. The Association may obtain and pay for the services of any person or entity to manage its affairs, or any part thereof, to the extent it deems advisable, as well as such other personnel as the Association shall determine to be necessary or desirable for the proper operation of the Project, whether such personnel are furnished or employed directly by the Association or by any person or entity with whom it contracts. The Association may arrange to furnish snow removal or other common services to each Unit. The cost of such services shall be borne as provided in Article X.

Section 9.3 Personal Property for Common Use. The Association may acquire and hold for the use and benefit of Owners and invitees tangible and intangible personal property and may dispose of the same by sale or otherwise, and the beneficial interest in any such property shall be deemed to be owned by the Owners, equally. Such interests shall not be

transferable except with the transfer of a Condominium Unit. A transfer of a Condominium Unit shall transfer the ownership of the transferor's beneficial interest in such property without any reference thereto. Each Owner of a Unit and his invitees may use such property in accordance with the purpose for which it is intended, without hindering or encroaching upon the lawful rights of other Owners of Units. The transfer of title to a Condominium Unit under foreclosure shall entitle the purchaser to the interest in such personal property associated with the foreclosed Condominium Unit.

Section 9.4 Rules and Regulations. The Association may make and Owners shall comply with rules and regulations governing the use of the Units, Common Elements and personal property for Common use, which rules and regulations shall be consistent with the rights and duties established in this Declaration.

Section 9.5 Rights. The Association may suspend any Owner's voting rights in the Association during any period or periods during which such Owner fails to comply with any obligation of such Owner under this Declaration. The Association may also take judicial action against any Owner to enforce compliance with such obligations or to obtain damages for noncompliance, all to the extent permitted by law. The Association may exercise any right or privilege given to it expressly by this Declaration or by law, and every other right or privilege given to it herein or reasonably necessary to effectuate any such right or privilege.

## ARTICLE X ASSESSMENTS

Section 10.1 Agreement to Pay Assessment. Declarant, for each Condominium Unit owned by it within the Project, and for and as the Owner of the Project and every part thereof, hereby covenants, and each Owner of any Condominium Unit by the acceptance of a deed therefor, whether or not it be so expressed in the deed, shall be deemed to covenant and agree with each other and with the Association to pay to the Association monthly assessments made by the Association for the purposes provided in this Declaration, and special assessments for capital Improvements and other matters as provided in this Declaration. Such assessments shall be fixed, established and collected from time to time in the manner provided in this Article.

Section 10.2 Amount of Regular Assessments. The regular assessments shall be based upon advance estimates by the Association to provide for the payment of all estimated expenses arising out of or connected with the performance of the Association's purposes for the Condominium Units located within Palace Estates Filing 1, Palace Estates Filing 2, and Palace Estates Filing 3, respectively. The separate budgets and accounts of Palace Estates Filing 1, Palace Estates Filing 2, and Palace Estates Filing 3 shall be maintained by the Association, and such assessments collected from Palace Estates Filing 1, Palace Estates Filing 2, and Palace Estates Filing 3 shall be applied to their respective budgets and accounts.

Estimated expenses may include management fees and expenses; insurance premiums; landscaping and care of General Common Element grounds; snow removal; General Common Element repairs; replacements and maintenance; wages for Association employees; water, sewer and trash removal; legal and accounting fees; and deficit remaining from a previous period; the creation of a reasonable contingency reserve, surplus and/or sinking fund; and any other expenses and liabilities which may be incurred by the Association for the benefit of the Owners under or by reason of this Declaration.

Section 10.3 Apportionment of Expenses. Any expenses assessed pursuant hereto against any Owner shall be as follows:

a. Equally to all Owners of Units located within Palace Estates Filing 1, as calculated equal to a fraction, the numerator of which is one (1), and the denominator of which is seventy-three (73), the total number of Condominium Units located in Palace Estates Filing 1 and consenting to merger. Any assessments assessed pursuant hereto against less than all of the Owners located within Palace Estates Filing 1 shall be assessed equally to such Owners.

b. Equally to all Owners of Units located within Palace Estates Filing 2, as calculated equal to a fraction, the numerator of which is one (1), and the denominator of which is sixty-eight (68), the total number of Condominium Units located in Palace Estates Filing 2 and consenting to merger. Any assessments assessed pursuant hereto against less than all of the Owners located within Palace Estates Filing 2 shall be assessed equally to such Owners.

c. Equally to all Owners of Units located within Palace Estates Filing 3, as calculated equal to a fraction, the numerator of which is one (1), and the denominator of which is forty-nine (49), the total number of Condominium Units located in Palace Estates Filing 3 and consenting to merger. Any assessments assessed pursuant hereto against less than all of the Owners located within Palace Estates Filing 3 shall be assessed equally to such Owners.

Section 10.4 Notice of Regular Assessments and Time for Payment. Notice of assessments and time for payments may be made on a calendar month, quarter or year basis as the Association may select. The Association shall give written notice to each Owner as to the amount of the assessment with respect to his Condominium Unit within thirty (30) days of the determination and levy of such assessment. Such assessment shall be due and payable on or before ten (10) days following receipt of the notice of assessment or, in the event the assessment shall be paid monthly, on or before the 10th day of each month. Each assessment shall bear interest at the rate of eighteen percent (18%) per annum from the date it becomes due and payable if not paid within ten (10) days after such date. Failure of the Association to give timely notice of any assessment as provided herein shall not affect the liability of the

Owner of any Condominium Unit for such assessment, but the date when payment shall become due in such a case shall be ten (10) days after such notice shall have been given.

Section 10.5 Special Assessments. In addition to the regular assessments authorized by this Article, the Association may levy a special assessment, payable over such a period as the Association may determine, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of the Project or any part thereof, or for any other expense incurred or to be incurred as provided in this Declaration. This Section shall not be construed as an independent source of authority for the Association to incur expenses, but shall be construed to prescribe the manner of assessing for expenses authorized by other Sections hereof which shall make specific reference to this Article. Any amounts assessed pursuant hereto against all Owners shall be assessed to all Owners in the manner provided in Section 10.3. Any amounts assessed pursuant hereto against less than all of the Owners shall be assessed to such Owners, equally. Notice in writing of the amount of such special assessments and the time for payment thereof shall be given promptly to the Owners, and no payment shall be due less than thirty (30) days after such notice shall have been given. A special assessment shall bear interest at the rate of eighteen percent (18%) per annum from the date it becomes due and payable if not paid within thirty (30) days after such date.

Section 10.6 Lien for Assessments. All sums assessed to any Condominium Unit pursuant to this Article, together with interest thereon as provided herein, shall be secured by a lien on such Condominium Unit in favor of the Association. Such lien shall be superior to all other liens and encumbrances on such Condominium Unit, except for valid tax and special assessment liens on the Condominium Unit in favor of any governmental assessing authority. All other lienors acquiring liens on any Condominium Unit after the Declaration shall have been recorded in said records shall be deemed to consent that such liens shall be inferior to future liens for assessments, as provided herein, whether or not such consent be specifically set forth in the instruments creating such liens.

To evidence a lien for sums assessed pursuant to this Article, the Association may prepare a written notice of lien setting forth the amount of the assessment, the date due, the amount remaining unpaid, the name of the Owner of the Condominium Unit and a description of the Condominium Unit. Such a notice shall be signed by the Association and may be recorded in the office of the County Clerk and Recorder of Mesa County, Colorado. No notice of lien shall be recorded until there is a delinquency in payment of the assessment. Such lien may be enforced by judicial foreclosure by the Association in the same manner in which mortgages on real property may be foreclosed in Colorado. In any such foreclosure, the Owners shall be required to pay the costs and expenses of such proceeding, the costs and expenses of filing the notice of lien and all reasonable attorneys' fees. All such costs and expenses shall be secured by the lien being foreclosed. The Owner shall also be required to pay to the Association any assessments against the Condominium Unit that become due during the period of foreclosure. The Association shall have the right and power to bid at the

foreclosure sale or other legal sale and to acquire, hold, convey, encumber and otherwise deal with the same as the Owner thereof.

A release of notice of lien shall be executed by the Association and recorded in the Mesa County, Colorado real estate records, upon payment of all sums secured by a lien which has been made the subject of a recorded notice of lien.

Any encumbrancer holding a lien on a Condominium Unit may pay, but shall not be required to pay, any amounts secured by the lien created by this Section, and upon such payment, such encumbrancer shall be subrogated to all rights of the Association with respect to such lien, including priority.

The Association may report to any encumbrancer of a Condominium Unit any unpaid assessments remaining unpaid for longer than ninety (90) days after the same shall have become due; provided, however, that such encumbrancer first shall have furnished to the Association written notice of such encumbrance.

Section 10.7 Personal Obligation of Owner. The amount of any assessment against any Condominium Unit shall be the personal obligation of the Owner thereof to the Association. Suit to recover a money judgment for such personal obligation shall be maintainable by the Association without foreclosing or waiving the lien securing the same. No Owner may avoid or diminish such personal obligation by waiver of the use and enjoyment of any of the Common Elements or by abandonment of his Condominium Unit.

Section 10.8 Statement of Account. Upon written request of any Owner or any Mortgagee, prospective Mortgagee or prospective purchaser of a Condominium Unit, the Association shall issue a written statement setting forth the amount of the unpaid assessments, if any, with respect to such Condominium Unit, the amount of the current monthly assessment and the date that such assessment becomes due, credit for advanced payments or prepaid items, including, but not limited to, an Owner's share of prepaid insurance premiums, which statement shall be conclusive upon the Association in favor of persons who rely thereon in good faith. Unless such request for a statement of account shall be complied with within twenty (20) days, all unpaid assessments which become due prior to the date of making such request shall be subordinate to the lien of a Mortgagee which acquired its interest subsequent to requesting such statements. Where a prospective purchaser makes such request, both the lien for such unpaid assessments and the personal obligation of the purchaser shall be released automatically if the statement is not furnished within the twenty-day period provided herein and thereafter an additional written request is made by such purchaser and is not complied with within ten (10) days, and the purchaser subsequently acquired the Condominium Unit.

## ARTICLE XI USE OF CONDOMINIUM UNITS

Section 11.1 Use. Each Unit shall be used for residential purposes consistent with the zoning of the property.

Section 11.2 Prohibition of Damage and Certain Activities. Nothing shall be done or kept in any Unit or in the Common Elements or any part thereof which would result in a violation of the restrictive covenants or which would result in the cancellation of the insurance on the Project or any part thereof or which would result in an increase in the rate of the insurance on the Project or any part thereof over what the Association, but for such activity, would pay, without the prior written consent of the Association. Nothing shall be done or kept in any Unit or in the Common Elements or any part thereof which would be in violation of any statute, rule, ordinance, regulation, permit or other validly imposed requirement of any governmental body. No damage to, or waste of the Common Elements or any part thereof shall be committed by any Owner or any invitee of any Owner, and each Owner shall indemnify and hold the Association and the other Owners harmless against all loss resulting from any such damage or waste caused by him or his invitees. No noxious, destructive or offensive activity shall be carried on in any Unit or in the Common Elements or any part thereof, nor shall anything be done therein which may be or may become an annoyance or nuisance to any other Owner or to any person at any time lawfully residing in the Project.

Section 11.3 Maintenance of Interiors and Limited Common Elements. Each Owner shall keep the interior and exterior of his Unit, including without limitation, interior and exterior walls, windows, glass, ceilings, floors, permanent fixtures, roof and shingles, patios and appurtenances thereto, and Limited Common Elements appurtenant to such Unit, in a clean, sanitary and attractive condition, and in a good state of repair free from the accumulation of trash or debris and deterioration.

Section 11.4 Structural Alterations. No structural alterations to any Unit shall be made, and no plumbing, electrical or similar work within the Common Elements shall be done by any Owner without the prior written consent of the Association.

Section 11.5 Signs. Political campaign signs shall be permitted in the Project at such times and in such manner as specifically provided by federal, state, or local law. Aside from political campaign signs as provided, no sign of any kind shall be displayed to the public view on any Condominium Unit. Signs located on the Common Elements are governed by the Association.

Section 11.6 Parking. All motor vehicles shall be parked, kept and stored in garages, driveways, or designated parking areas only. Garages, driveways and parking areas are for the parking of vehicles only and shall not be converted to living, recreational or business

spaces, nor shall they be used for the storage of any item(s) of any description, other than motor vehicles, which prevent motor vehicles from parking in such garages, driveways, or parking areas. Parking on the Project may be further limited or restricted by the Association Documents.

Section 11.7 Household Pets. The raising, breeding or keeping of any animal, fowl or reptile for commercial purpose is prohibited. Two (2) household pets are allowed in each Unit subject to rules and regulations as adopted by the Association from time to time.

## ARTICLE XII

### ARCHITECTURAL CONTROL COMMITTEE

Section 12.1 Appointment of Architectural Control Committee. The Architectural Control Committee shall consist of three (3) persons to be appointed by the majority of the Board.

Section 12.2 Submission of Plans. Duplicate copies of plans and specifications relating to an improvement, including, but not limited to residences, fences, garages, and outbuildings, shall be submitted to the Architectural Control Committee for review and final approval. Plans and specifications shall contain, without limitation, the plot plans showing layout, including setbacks flow and manner of surface, drainage, finish and natural grade elevations, floor plans showing overall dimensions, roof plans showing pitch, roof materials, color, exterior elevations showing doors, windows and exterior materials and colors, and a perspective sketch if requested, and other details necessary to explain any feature or component of the Improvement. The Architectural Control Committee shall have the authority to impose a reasonable fee for the review of any submittal.

Section 12.3 Matters Considered. The Architectural Control Committee shall consider the aesthetic and functional design of any Improvement as to the quality of workmanship and materials, harmony of exterior design with existing Improvements, location with respect to topography and finished grade elevations, and the preservation and enhancement of the value and the visual appearance of existing Improvements.

Section 12.4 Approval. The Architectural Control Committee shall approve or disapprove all written plans within thirty (30) days after submission. In the event the Architectural Control Committee fails to take any action within such thirty (30) day period, the proposed Improvement shall be deemed approved. The majority vote of the Architectural Control Committee shall be required for the approval or disapproval of any proposed Improvement.

Section 12.5 Limitation on Liability. The Architectural Control Committee shall not be liable in damage to any person submitting requests for approval or to any Owner within



the Property by reason of any action, failure to act, approval, disapproval, or failure to approve or disapprove with regard to such request. The actions of the Architectural Control Committee shall be deemed conclusively binding upon the Owners.

### **ARTICLE XIII INSURANCE**

Section 13.1 Types of insurance. The Association shall obtain and keep in full force and effect at all time the following insurance coverage provided by companies duly authorized to do business in Colorado. The provisions of this Article shall not be construed to limit the power or authority of the Association to obtain and maintain insurance coverage, in addition to any insurance coverage required hereunder, in such amounts and in such forms as the Association may deem appropriate from time to time.

a. Property Insurance. The Association shall obtain insurance on the Project in such amounts as shall provide for full replacement thereof in the event of damage or destruction resulting from the perils against which such insurance is obtained, all in the manner in which a corporation owning similar multiple family residential buildings in the vicinity of the Project would, in the exercise of prudent business judgment, obtain such insurance. Such insurance shall include fire and extended coverage, vandalism and malicious mischief, and such other risks and hazards against which the Association shall deem it appropriate to provide insurance protection. The Association may comply with the above requirements by the purchase of blanket coverage and may elect such "deductible" provisions as in the Association's opinion are consistent with good business practice.

b. Liability Insurance. The Association shall purchase broad-form Comprehensive General Liability coverage in such amounts and in such forms as it deems advisable. Coverage shall be written on an occurrence basis and may include, without limitation, liability for personal injury, water damage, contractual obligations, operations of automobiles on behalf of the Association, and activities in connection with the ownership, operation, maintenance and other use of the Project.

c. Workmen's Compensation and Employer's Liability Insurance. The Association may purchase Workmen's Compensation and Employer's Liability Insurance and all other similar insurance in respect of employees of the Association in the amounts and in the forms now or hereafter required by law as it deems necessary.

d. Other. The Association may obtain insurance against such other risks, of a similar or dissimilar nature, as it shall deem appropriate with respect to the Project, including any personal property of the Association located thereon.

Section 13.2 Owner's Responsibility. Insurance coverage on the furnishings and other items of personal property belonging to an Owner and casualty and public liability insurance coverage within each individual Unit and for activities of the Owner, not acting for the Association, with respect to the Common Elements shall be the responsibility of the respective Owners.

Section 13.3 Form. The property insurance obtained by the Association shall be carried in a form or forms naming the Association in the insurance, as trustee for the Owners. Such policy or policies also shall provide that it or they cannot be cancelled by either the insured or the insurance company until after ten (10) days prior written notice is first given to each Owner, and to each Mortgagee. On request, the Association shall furnish each Owner a true copy of such policy or certificate identifying the interest of the Owner. All policies of insurance shall be invalidated or suspended only in respect to the interest of any particular Owner guilty of breach of warranty, act, omission, negligence or non-compliance with any provision of such policy, including payment of the insurance premium applicable to that Owner's interest, or who permits or fails to prevent the happening of an event, whether occurring before or after a loss, which under the provisions of such policy would otherwise invalidate or suspend the entire policy. All policies of insurance shall provide further that the insurance under any such policy as to the interest of all other insured Owners not guilty of any such act or omission, shall not be invalidated or suspended and shall remain in full force and effect.

Liability insurance shall name the Association the insured, as Trustee for the Owners and for Declarant, whether or not it is an Owner, and shall protect each Owner and Declarant against liability for acts of the Association in connection with the ownership, operation, maintenance or other use of the project.

Section 13.4 Insurance Proceeds. The Association shall receive the proceeds of any property insurance payments received under policies obtained by it and maintained by it pursuant to this Article. The Association shall apportion the proceeds to the portions of the Project which have been damaged and shall determine the amount of the proceeds attributable to damage to the Common Elements. The extent that reconstruction is required herein, the proceeds shall be used for such purpose. To the extent that reconstruction is not required herein and there is a determination that the Project shall not be rebuilt, the proceeds shall be distributed to each of the Owners thereof in accordance with their respective interest therein, with joint payments being made to the Owner and the Mortgagees where the Association has written notice of the existence of a Mortgage. Each Owner, Declarant, and each Mortgagee shall be bound by the apportionments of damage and of the insurance proceeds made by the Association pursuant hereto.

## ARTICLE XIV CASUALTY DAMAGE OR DESTRUCTION

Section 14.1 Affects Title. Title to each Condominium Unit is hereby made subject to the terms and conditions hereof, which bind the Declarant and all subsequent Owners, whether or not it be so expressed in the deed by which any Owner acquired his Condominium Unit.

Section 14.2 Association as Agent. The Declarant and all of the Owners irrevocably constitute and appoint the Association their true and lawful agent in their name, place and stead for the purpose of dealing with the Project upon its damage or destruction as hereinafter provided. Acceptance by any grantee of a deed from any Owner shall constitute appointment of the attorney in fact herein provided.

Section 14.3 General Authority of Association. As attorney in fact, the Association shall have full and complete authorization, right and power to make, execute and deliver any contract, deed, or other instrument with respect to the interest of a Condominium Unit Owner which may be necessary or appropriate to exercise the powers herein granted. Repair and reconstruction of the Improvements as used in the succeeding subparagraphs means restoring the Project to substantially the same condition in which it existed prior to damage, with each Unit and the Common Elements having substantially the same vertical and horizontal boundaries as before. The proceeds of any insurance of the Association collected shall be available to the Association for the purpose of repair or reconstruction unless the Owners representing an aggregate ownership interest to seventy-five percent (75%) or more of the Units, and all first and second Mortgagees agree not to rebuild.

In the event any such Mortgagee should not agree to rebuild, the Association shall have the option to purchase such Mortgage by payment in full of the amount secured thereby if the Owners representing an aggregate ownership interest of seventy-five percent (75%) or more of the Units, excluding Units owned by the Association, are in agreement not to rebuild. The Association shall obtain the funds for such purpose by special assessments under Article X of this Declaration.

Section 14.4 Estimate of Costs. As soon as practicable after an event causing damage to, or destruction of, any part of the Project, the Association shall obtain reliable and complete estimates of the costs of repair or reconstruction of that part of the Project damaged or destroyed.

Section 14.5 Repair or Reconstruction. As soon as practicable after receiving these estimates, the Association shall diligently pursue to completion the repair or reconstruction of that part of the Project damaged or destroyed. The Association may take all necessary or appropriate action to effect repair or reconstruction, as attorney in fact for the Owners, and no consent or other action by any Owner shall be necessary in connection therewith. Such

repair or reconstruction shall be substantially in accordance with the original plans or may be in accordance with any other plans and specifications the Association may approve. The location of the Building shall be substantially the same as prior to the damage or destruction.

**Section 14.6 Funds for Reconstruction.** If the proceeds of any insurance collected are insufficient to pay the estimated or actual cost of such repair or reconstruction, the Association, pursuant to Article X hereof, may levy in advance a special assessment sufficient to provide funds to pay such estimated or actual costs of repair or reconstruction. Such special assessment shall be allocated and collected and provided in that Article. Further, levies may be made in like manner if the amounts collected prove insufficient to complete the repair or reconstruction.

**Section 14.7 Disbursement of Funds for Repair or Reconstruction.** The insurance proceeds held by the Association and the amounts received from the assessments provided for herein constitute a fund for the payment of cost or repair and reconstruction after casualty. It shall be deemed that the first money disbursed in payment for costs of repair or reconstruction shall be made from insurance proceeds; if there is a balance after payment of all costs of such repair or reconstruction, such balance shall be distributed to the Owners in proportion to the contributions each Owner made, or would have made had there been an assessment(s), pursuant to Section 14.6 of this Declaration.

**Section 14.8 Decision Not to Rebuild.** If the Owners representing an aggregate ownership interest of seventy-five percent (75%) or more of the Units, excluding Units owned by the Association, and all holders of first and second mortgages on Condominium Units agree not to rebuild, the Project shall be sold and the proceeds distributed in the same manner herein provided in the event of sale of obsolete Units, as set forth in Section 15.3.

## **ARTICLE XV OBSOLESCENCE**

**Section 15.1 Adoption of a Plan.** The Owners may adopt a written plan for the renewal and reconstruction of the Project, which plan shall have the unanimous approval of all first and second Mortgagees of record at the time of the adoption of such plan. Such plan shall be recorded in the Mesa County, Colorado real estate records.

**Section 15.2 Payment for Renewal and Reconstruction.** The expense of renewal or reconstruction shall be payable by all of the Owners as special assessments against their respective Condominium Units. These special assessments shall be levied in advance pursuant to Article X hereof and shall be allocated and collected as provided in that article. Further levies may be made in like manner if the amounts collected prove insufficient to complete the renewal and reconstruction, the excess shall be returned to the Owners by a

distribution to each Owner in an amount proportionate to the respective amount collected from each such Owner.

Section 15.3 Sale of Obsolete Units. All Owners may agree that the Condominium Units are obsolete and that the Project should be sold. Such an agreement must have the unanimous approval of every first and second Mortgagee of record at the time such agreement is made. In such instance, the Association shall forthwith record a notice setting forth such fact or facts, and upon the recording of such notice by the Association, the Project shall be sold by the Association as attorney in fact for all of the Owners free and clear of the provisions contained in this Declaration, the Condominium Map and the Articles of Incorporation and Bylaws of the Association, or any amendments or supplements thereto. The sale proceeds shall be apportioned among the Owners, equally, and such proceeds shall be paid into separate accounts, each such account representing one Condominium Unit. Each such account shall remain in the name of the Association, and shall be further identified by the Condominium Unit, designating the name of the Owner. From each separate account, the Association, as attorney in fact, shall use and disburse the total amount of such accounts without contribution from one account to the other, first to lienors in the order of the priority of their liens and the balance remaining to each respective Owner.

In the event any Mortgagee should not agree to the sale of the Project, the Association shall have the option to purchase the Mortgage of such Mortgagee by payment in full of the amount secured thereby if all Owners are in agreement to sell. The Association shall obtain funds for such purpose by special assessments under Article X of this Declaration.

## **ARTICLE XVI CONDEMNATION**

Section 16.1 Consequences of Condemnation. If at any time or times during the continuance of the condominium ownership pursuant to this Declaration, all or any part of the Project shall be taken or condemned by any public authority or sold or otherwise disposed of in lieu of or in avoidance thereof, the following provisions shall apply.

Section 16.2 Proceeds. All compensation, damages, or other proceeds therefrom the sum of which is hereinafter called "Condemnation Award" shall be payable to the Association.

Section 16.3 Complete Taking. In the event that the entire Project is taken or condemned, or sold or otherwise disposed of in lieu of or in avoidance thereof, the condominium ownership pursuant thereto shall terminate. The Condemnation Award shall be apportioned among the Owners equally provided that if a standard different from the value of the Project as a whole is employed to measure the Condemnation Award in the

negotiation, judicial decree, or otherwise, then, in determining such shares, the same standard shall be employed to the extent it is relevant and applicable.

On the basis of the principle set forth in the last preceding paragraph, the Association shall as soon as practicable thereafter distribute the Condemnation Award to the parties in the shares so determined, such distribution to be made by checks payable jointly to the respective Owners and their respective Mortgagees.

Section 16.4 Partial Taking. In the event that less than the entire project is taken or condemned, or sold or otherwise disposed of in lieu of or in avoidance thereof, the condominium ownership hereunder shall not terminate. Each Owner shall be entitled to a share of the Condemnation Award to be determined in the following manner: As soon as practicable, the Association shall, reasonably and in good faith, allocate the Condemnation Award between compensation, damages, or other proceeds, and shall apportion the amounts so allocated among the Owners as follows: (a) the total amount allocated to the taking of or injury to the Common Elements shall be apportioned among all Owners equally, (b) the total amount allocated to severance damages shall be apportioned to those Condominium Units which were not taken or condemned, (c) the respective amounts allocated to the taking of or injury to a particular Unit and/or Improvements an Owner has made within his own Unit shall be apportioned to the particular Unit involved, and (d) the total amount allocated to consequential damages and any other takings of injuries shall be apportioned as the Association determines to be equitable in the circumstances. If an allocation of the Condemnation Award is already established in negotiation, judicial decree, or otherwise, then in allocating the Condemnation Award, the Association shall employ such allocation to the extent it is relevant and applicable. Distribution of apportioned proceeds shall be made by checks payable jointly to the respective Owners and their respective Mortgagees.

Section 16.5 Reorganization. In the event a partial taking results in the taking of a complete unit, the Owner thereof automatically shall cease to be a member of the Association. Thereafter, the Association shall reallocate the ownership interest in the Common Elements and the vote determined in accordance with the Declaration according to the same principles employed in this Declaration at its inception and shall submit such reallocation to the Owners of remaining Units for amendment of this Declaration as provided in Article XVII hereof.

Section 16.6 Reconstruction and Repair. Any reconstruction and repair necessitated by the condemnation shall be governed by the procedures specified in Article XIV hereof.

**ARTICLE XVII  
REVOCATION OR AMENDMENT TO DECLARATION**

This Declaration shall not be revoked unless the Owners representing an aggregate ownership interest of seventy-five percent (75%) or more of the Condominium Units, and all of the holders of first and second Mortgages on Condominium Units consent and agree to such revocation by instruments duly recorded. This Declaration may be amended for any purpose whatsoever by vote or agreement of Owners of Condominium Units to which at least fifty-one percent (51%) of the votes in the Association are allocated. Any amendment must be recorded in the real property records of the Clerk.

**ARTICLE XVIII  
PERIOD OF CONDOMINIUM OWNERSHIP**

The Condominium ownership created by this Declaration and the Condominium Map shall continue until this Declaration and any amendments thereto are revoked in the manner provided in Article XV (Obsolescence), XVI (Condemnation) or Article XVII (Revocation).

**ARTICLE XIX  
MISCELLANEOUS**

Section 19.1 Compliance with Provisions of Declaration and Article of Incorporation and Bylaws of the Association. Each Owner shall comply with the provisions of this Declaration, the Articles of Incorporation and Bylaws of the Association, and the decisions and resolutions of the Association adopted pursuant thereto as the same may be lawfully amended from time to time. Failure to comply with any of the same shall be grounds for an action to recover sums due, damages or injunctive relief or both, costs and expenses of such proceeding and all reasonable attorney's fees. Such action shall be maintainable by the Association on behalf of the Owners.

Section 19.2 Registration of Mailing Addresses; of Notices. Each Owner shall register his mailing address with the Association and all notices, requests or demands intended to be served upon any Owner, except for budget statements, notices of meeting and other routine notices, shall be sent by either registered or certified mail, postage prepaid, addressed in the name of the Owner at such registered mailing address. Unless otherwise provided herein, budget statements, notices of meetings and other routine notices may be sent by regular mail, postage prepaid, addressed in the name of the Owner at such registered mailing address. All notices, requests or demands intended to be served upon the Association shall be given by registered or certified mail, postage prepaid, to the address of the Association as designated in the Articles of Incorporation or Bylaws of the Association. All notices, requests or demands to be served on Mortgagees pursuant hereto shall be sent by

either registered or certified mail, postage prepaid, addressed in the name of the Mortgagee at such address as the Mortgagee may have furnished to the Association in writing. Unless the Mortgagee furnishes the Association such address, the Mortgagee shall be entitled to receive none of the notices provided for in this Declaration. Any notice referred to in this Section shall be deemed given when deposited in the United States mail in the form provided for in this Section.

Section 19.3 Owner's Obligations Continue. All obligations of the Owner under and by virtue of the provisions contained in this Declaration shall continue, notwithstanding that he may have conveyed said interest as provided herein, but the Owner of a Condominium Unit shall have no obligation for expenses or other obligations accruing after he conveys such Condominium Unit.

Section 19.4 Severability. If any of the provisions of this Declaration or any paragraph, sentence, clause, phrase or work or the application thereof in any circumstance be invalidated, such invalidity shall not effect the validity of the remainder of the Declaration, and the application of any such provision, paragraph, sentence, clause, phrase or word in any other circumstances shall be not affected thereby.

Section 19.5 Statute. The provisions of this Declaration shall be in addition and supplemental to §38-33.3-101, *et seq.*, C.R.S., the Colorado Common Interest Ownership Act of the State of Colorado and to all other provisions of law. In the event of any conflict between this Declaration and the terms of §38-33.3-10 *et seq.*, C.R.S., the terms of the statute shall prevail.

Section 19.6 Applicability. This Declaration shall be binding upon the undersigned, their successors and assigns.

DATED this 28<sup>th</sup> day of January, 2014.

Palace Estates Consolidated Condominium  
Association, Inc.

By: Linda Collins  
Linda Collins, President

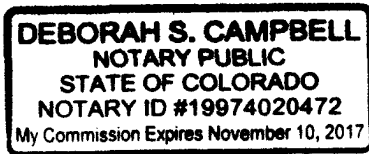


STATE OF COLORADO        )  
  ) ss.  
COUNTY OF MESA         )

Subscribed and sworn to before me this 28th day of January, 2014, by  
Linda Collins as President of Palace Estates Consolidated Condominium Association, Inc.

Witness my hand and official seal.

My commission expires: 11/10/2017



Deborah S. Campbell  
Notary Public

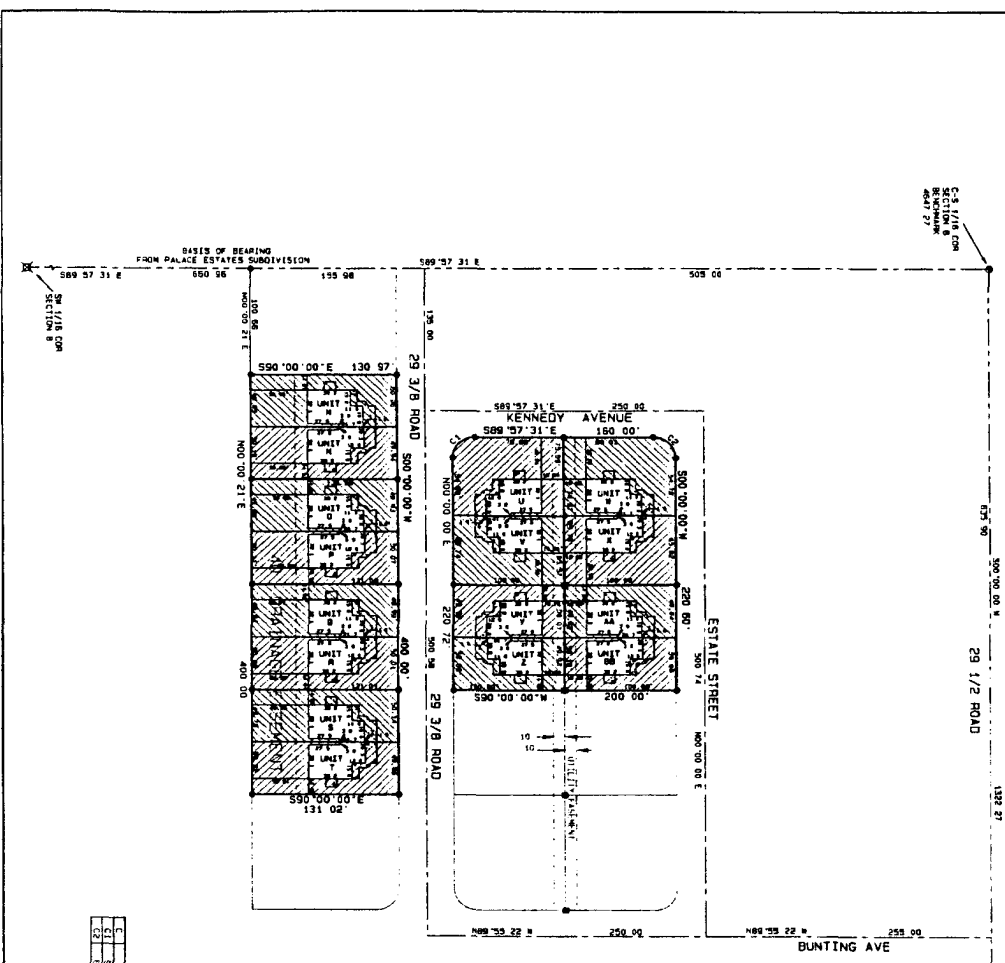
**EXHIBIT A**

**Palace Estates Filing 1**



# CONDOMINIUM MAP OF PALACE ESTATES II CONDOMINIUMS

LOTS 1, 2, 7 & 8, BLOCK 2 / LOTS 2-5, BLOCK 3  
PALACE ESTATES SUBDIVISION, MESA COUNTY, COLORADO



**FINISH FLOOR ELEVATION**

LOT & BLOCK	UNIT	ELEVATION	UNIT	ELEVATION
LOT 1, BLOCK 2	101	118.20	102	118.20
LOT 1, BLOCK 2	103	118.20	104	118.20
LOT 1, BLOCK 2	105	118.20	106	118.20
LOT 1, BLOCK 2	107	118.20	108	118.20
LOT 1, BLOCK 2	109	118.20	110	118.20
LOT 1, BLOCK 2	111	118.20	112	118.20
LOT 1, BLOCK 2	113	118.20	114	118.20
LOT 1, BLOCK 2	115	118.20	116	118.20
LOT 1, BLOCK 2	117	118.20	118	118.20
LOT 1, BLOCK 2	119	118.20	120	118.20
LOT 1, BLOCK 2	121	118.20	122	118.20
LOT 1, BLOCK 2	123	118.20	124	118.20
LOT 1, BLOCK 2	125	118.20	126	118.20
LOT 1, BLOCK 2	127	118.20	128	118.20
LOT 1, BLOCK 2	129	118.20	130	118.20
LOT 1, BLOCK 2	131	118.20	132	118.20
LOT 1, BLOCK 2	133	118.20	134	118.20
LOT 1, BLOCK 2	135	118.20	136	118.20
LOT 1, BLOCK 2	137	118.20	138	118.20
LOT 1, BLOCK 2	139	118.20	140	118.20
LOT 1, BLOCK 2	141	118.20	142	118.20
LOT 1, BLOCK 2	143	118.20	144	118.20
LOT 1, BLOCK 2	145	118.20	146	118.20
LOT 1, BLOCK 2	147	118.20	148	118.20
LOT 1, BLOCK 2	149	118.20	150	118.20
LOT 1, BLOCK 2	151	118.20	152	118.20
LOT 1, BLOCK 2	153	118.20	154	118.20
LOT 1, BLOCK 2	155	118.20	156	118.20
LOT 1, BLOCK 2	157	118.20	158	118.20
LOT 1, BLOCK 2	159	118.20	160	118.20
LOT 1, BLOCK 2	161	118.20	162	118.20
LOT 1, BLOCK 2	163	118.20	164	118.20
LOT 1, BLOCK 2	165	118.20	166	118.20
LOT 1, BLOCK 2	167	118.20	168	118.20
LOT 1, BLOCK 2	169	118.20	170	118.20
LOT 1, BLOCK 2	171	118.20	172	118.20
LOT 1, BLOCK 2	173	118.20	174	118.20
LOT 1, BLOCK 2	175	118.20	176	118.20
LOT 1, BLOCK 2	177	118.20	178	118.20
LOT 1, BLOCK 2	179	118.20	180	118.20
LOT 1, BLOCK 2	181	118.20	182	118.20
LOT 1, BLOCK 2	183	118.20	184	118.20
LOT 1, BLOCK 2	185	118.20	186	118.20
LOT 1, BLOCK 2	187	118.20	188	118.20
LOT 1, BLOCK 2	189	118.20	190	118.20
LOT 1, BLOCK 2	191	118.20	192	118.20
LOT 1, BLOCK 2	193	118.20	194	118.20
LOT 1, BLOCK 2	195	118.20	196	118.20
LOT 1, BLOCK 2	197	118.20	198	118.20
LOT 1, BLOCK 2	199	118.20	200	118.20

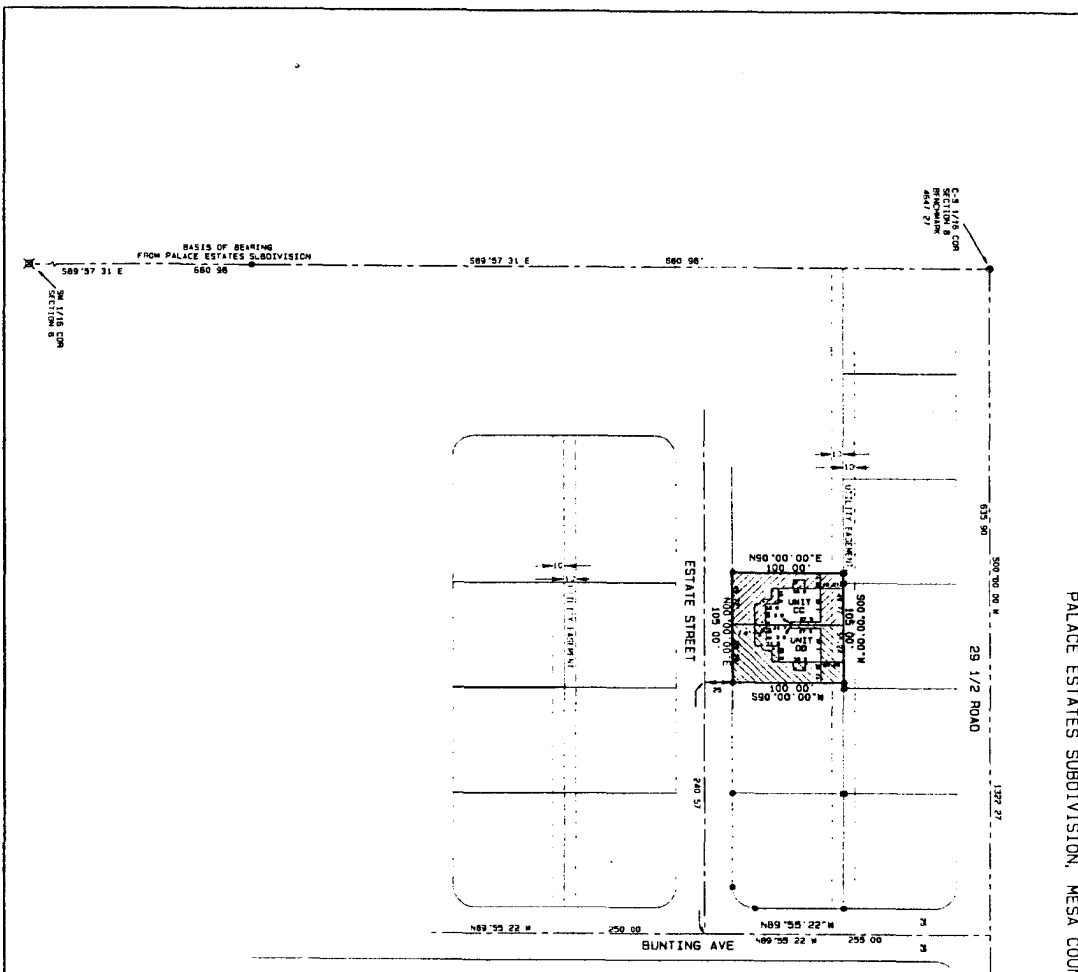
NOTE: THE VERTICAL DIMENSIONS OF EACH UNIT SHALL BE MEASURED FROM THE FINISH FLOOR TO THE FINISH FLOOR OF THE UNIT ABOVE. THE FINISH FLOOR OF EACH UNIT SHALL BE MEASURED FROM THE FINISH FLOOR OF THE UNIT BELOW. THE FINISH FLOOR OF EACH UNIT SHALL BE MEASURED FROM THE FINISH FLOOR OF THE UNIT BELOW. THE FINISH FLOOR OF EACH UNIT SHALL BE MEASURED FROM THE FINISH FLOOR OF THE UNIT BELOW.

**LEGEND**

- MESA COUNTY SURVEY NUMBER
- 3/4" ALUMINUM HOUSING
- 1/2" ALUMINUM HOUSING
- 1/4" ALUMINUM HOUSING
- 1/8" ALUMINUM HOUSING
- 1/16" ALUMINUM HOUSING
- 1/32" ALUMINUM HOUSING
- 1/64" ALUMINUM HOUSING
- 1/128" ALUMINUM HOUSING
- 1/256" ALUMINUM HOUSING
- 1/512" ALUMINUM HOUSING
- 1/1024" ALUMINUM HOUSING
- 1/2048" ALUMINUM HOUSING
- 1/4096" ALUMINUM HOUSING
- 1/8192" ALUMINUM HOUSING
- 1/16384" ALUMINUM HOUSING
- 1/32768" ALUMINUM HOUSING
- 1/65536" ALUMINUM HOUSING
- 1/131072" ALUMINUM HOUSING
- 1/262144" ALUMINUM HOUSING
- 1/524288" ALUMINUM HOUSING
- 1/1048576" ALUMINUM HOUSING
- 1/2097152" ALUMINUM HOUSING
- 1/4194304" ALUMINUM HOUSING
- 1/8388608" ALUMINUM HOUSING
- 1/16777216" ALUMINUM HOUSING
- 1/33554432" ALUMINUM HOUSING
- 1/67108864" ALUMINUM HOUSING
- 1/134217728" ALUMINUM HOUSING
- 1/268435456" ALUMINUM HOUSING
- 1/536870912" ALUMINUM HOUSING
- 1/1073741824" ALUMINUM HOUSING
- 1/2147483648" ALUMINUM HOUSING
- 1/4294967296" ALUMINUM HOUSING
- 1/8589934592" ALUMINUM HOUSING
- 1/17179869184" ALUMINUM HOUSING
- 1/34359738368" ALUMINUM HOUSING
- 1/68719476736" ALUMINUM HOUSING
- 1/137438953472" ALUMINUM HOUSING
- 1/274877906944" ALUMINUM HOUSING
- 1/549755813888" ALUMINUM HOUSING
- 1/1099511627776" ALUMINUM HOUSING
- 1/2199023255552" ALUMINUM HOUSING
- 1/4398046511104" ALUMINUM HOUSING
- 1/8796093022208" ALUMINUM HOUSING
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# CONDOMINIUM MAP OF PALACE ESTATES III CONDOMINIUMS

LOT 5, BLOCK 1  
PALACE ESTATES SUBDIVISION, MESA COUNTY, COLORADO



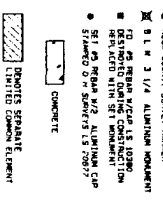
**FINISH FLOOR ELEVATION**

LOT & BLOCK	UNIT	ELEVATION	ADDRESS
LOT 5 BLOCK 1	02 & 03	6664.10	514 COVITE STREET

NOTE: THE VERTICAL DIMENSION OF EACH UNIT CONTAINS HEAD THE ROOF OF THE SINGLE STORY STRUCTURE.

THERE IS A 1/4\"/>

- LEGEND**
- MESA COUNTY SURVEY MARKER
  - ⊗ B.T.M. 3 1/4\"/>
  - ⊕ TO BE REBAR W/CA. (S. 10380)
  - ⊖ SETBACK CURB OF CONSTRUCTION
  - ⊙ SETBACK CURB OF CONSTRUCTION
  - ⊙ SETBACK CURB W/2\"/>
  - ⊙ STAMPEO ON W. SURVEY'S IS 20877



**OWNER'S CERTIFICATE**

I, the undersigned, being the duly authorized person, do hereby certify that the above described property, Lot 5, Block 1, of the above described Condominium Map of Palace Estates III Condominiums, is a valid and legal interest in real estate, and that the same is being offered for sale in accordance with the provisions of the Colorado Condominium Act, C.R.S. 38-1201, et seq., and that the same is being offered for sale in accordance with the provisions of the Colorado Condominium Act, C.R.S. 38-1201, et seq., and that the same is being offered for sale in accordance with the provisions of the Colorado Condominium Act, C.R.S. 38-1201, et seq.

*[Signature]*  
John Smith

**CLERK AND RECORDER'S CERTIFICATE**

I, Sheila Reiner, Clerk and Recorder of Mesa County, Colorado, do hereby certify that the above described property, Lot 5, Block 1, of the above described Condominium Map of Palace Estates III Condominiums, is a valid and legal interest in real estate, and that the same is being offered for sale in accordance with the provisions of the Colorado Condominium Act, C.R.S. 38-1201, et seq., and that the same is being offered for sale in accordance with the provisions of the Colorado Condominium Act, C.R.S. 38-1201, et seq., and that the same is being offered for sale in accordance with the provisions of the Colorado Condominium Act, C.R.S. 38-1201, et seq.



**SUBDIVISION'S STATEMENT**

I, Daniel R. Durrell, a Professional Land Surveyor, licensed in the State of Colorado, do hereby certify that the above described property, Lot 5, Block 1, of the above described Condominium Map of Palace Estates III Condominiums, is a valid and legal interest in real estate, and that the same is being offered for sale in accordance with the provisions of the Colorado Condominium Act, C.R.S. 38-1201, et seq., and that the same is being offered for sale in accordance with the provisions of the Colorado Condominium Act, C.R.S. 38-1201, et seq., and that the same is being offered for sale in accordance with the provisions of the Colorado Condominium Act, C.R.S. 38-1201, et seq.



**PALACE ESTATES III CONDOMINIUMS**  
 LOCATED IN THE  
 SE 1/4 SW 1/4, SEC. 8, T1S, R1E, U1M  
**D. H. SURVEYS, INC.**  
 118 OURAY AVE. - GRAND JUNCTION, CO  
 (970) 245-8749



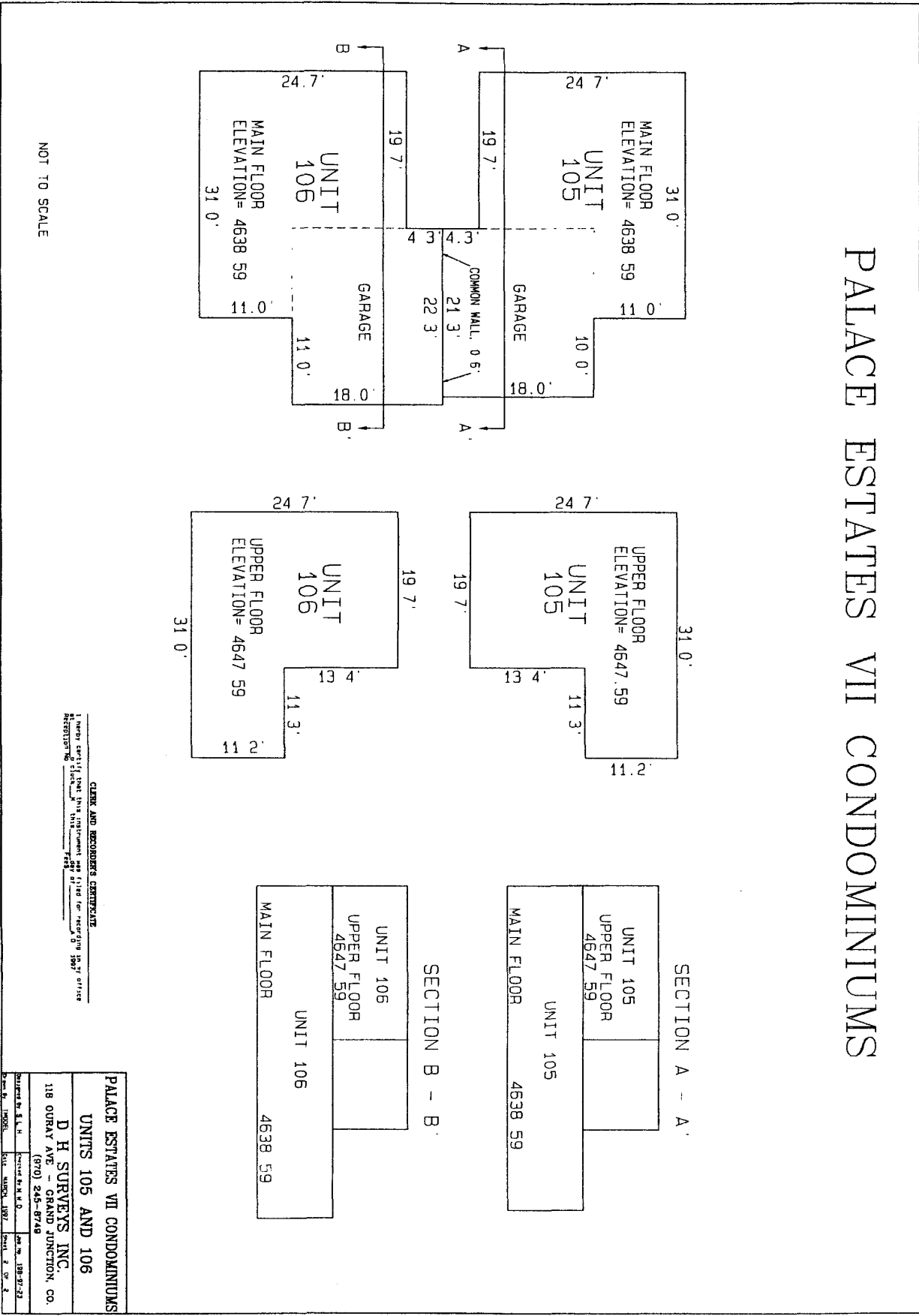








# PALACE ESTATES VII CONDOMINIUMS



NOT TO SCALE

CLERK AND RECORDER'S CERTIFICATE  
 I hereby certify that this instrument was filed for recording in my office  
 on this 28th day of January, 2014 at 4:28:48 PM.  
 Sheila Reiner, Clerk and Recorder, Mesa County, Colorado

**PALACE ESTATES VII CONDOMINIUMS**  
**UNITS 105 AND 106**

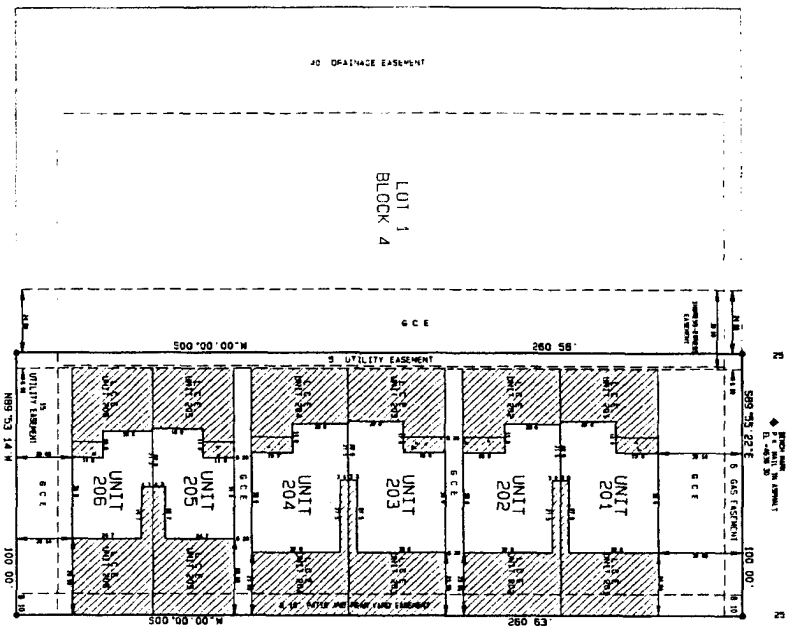
**D H SURVEYS INC.**  
 118 OURAY AVE - GRAND JUNCTION, CO.  
 (970) 245-8749

Surveyed by: D.H. H.      Recorded by: M.L.D.      Date: 01/28/2014  
 Book: 5568      Page: 418

# CONDOMINIUM MAP OF PALACE ESTATES VIII CONDOMINIUMS

LOT 2, BLOCK 4  
PALACE ESTATES SUBDIVISION, MESA COUNTY, COLORADO

BUNTING AVENUE

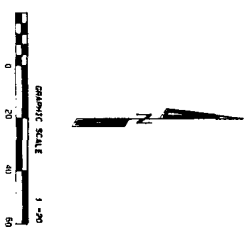


**FLOOR ELEVATION**

UNIT	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION
201	4640.22	4640.22
202	4640.10	4640.10
203	4639.98	4639.98
204	4639.86	4639.86
205	4639.74	4639.74

NOTE: THE VERTICAL POSITION OF EACH UNIT IS SHOWN THROUGH THE ROOF OF THE SINGLE UNIT.

- LEGEND**
- SET IN REAR 1/2" ALUM CAP
  - SET IN REAR 1/2" ALUM CAP
  - COMMON
  - ▨ C.C.E. (LIMITED COMMON ELEMENT)
  - ▩ C.C.E. GENERAL COMMON ELEMENT AS NOTED



**OWNER'S CERTIFICATE**

John Davis is the owner of the following described property: Lot 2, Block 4, Palace Estates VIII Condominiums, Mesa County, Colorado. The owner certifies that this Condominium Map of Palace Estates VIII Condominiums is a true and correct copy of the original map as recorded in the public records of Mesa County, Colorado. The owner certifies that this Condominium Map of Palace Estates VIII Condominiums is a true and correct copy of the original map as recorded in the public records of Mesa County, Colorado. The owner certifies that this Condominium Map of Palace Estates VIII Condominiums is a true and correct copy of the original map as recorded in the public records of Mesa County, Colorado.

*John Davis*  
John Davis

**CLERK AND RECORDER'S CERTIFICATE**

I, Sheila Reiner, Clerk and Recorder of Mesa County, Colorado, do hereby certify that the foregoing described property is the same as that described in the above certificate and that the same is the same as that described in the above certificate and that the same is the same as that described in the above certificate.

*Sheila Reiner*  
Sheila Reiner  
Clerk and Recorder

**SURVEYOR'S STATEMENT**

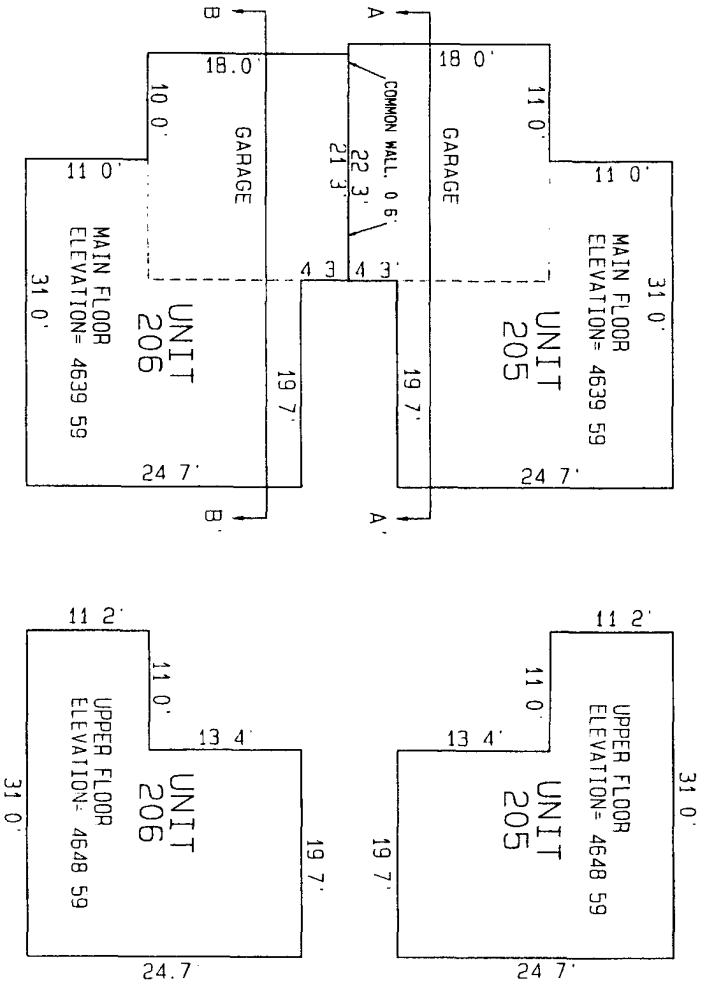
I, Steven L. Hagstrom, a Professional Land Surveyor, licensed in the State of Colorado, do hereby certify that this map and any accompanying documents were prepared by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor in the State of Colorado. This map and any accompanying documents were prepared by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor in the State of Colorado.

*Steven L. Hagstrom*  
Steven L. Hagstrom  
Professional Land Surveyor

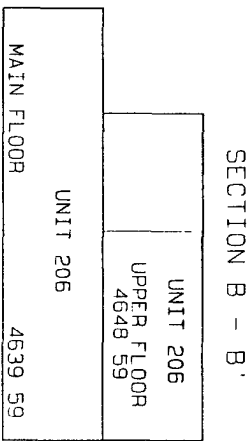
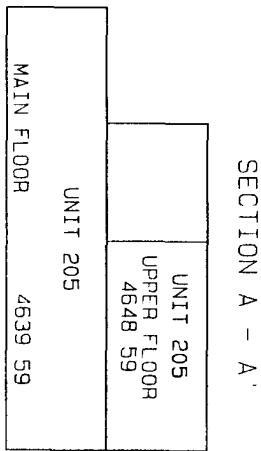
LOCATED IN THE  
SE1/4 SW1/4 SEC. 8, T1S, R1E, U1M  
D H SURVEYS INC.  
118 OUBAY AVE - GRAND JUNCTION, CO  
(970) 245-8748

NOTICE: According to Colorado law, this map, including any amendments, is subject to the approval of the Colorado State Board of Land Surveyors. The Colorado State Board of Land Surveyors is the authority that determines whether this map meets the requirements of the Colorado State Board of Land Surveyors. The Colorado State Board of Land Surveyors is the authority that determines whether this map meets the requirements of the Colorado State Board of Land Surveyors.

# PALACE ESTATES VIII CONDOMINIUMS



NOT TO SCALE



CLERK AND RECORDER'S CERTIFICATE  
I have certified that the above is a true and correct copy of the original record as filed in the office of the Clerk and Recorder, Mesa County, Colorado, on this 28th day of January, 2014.

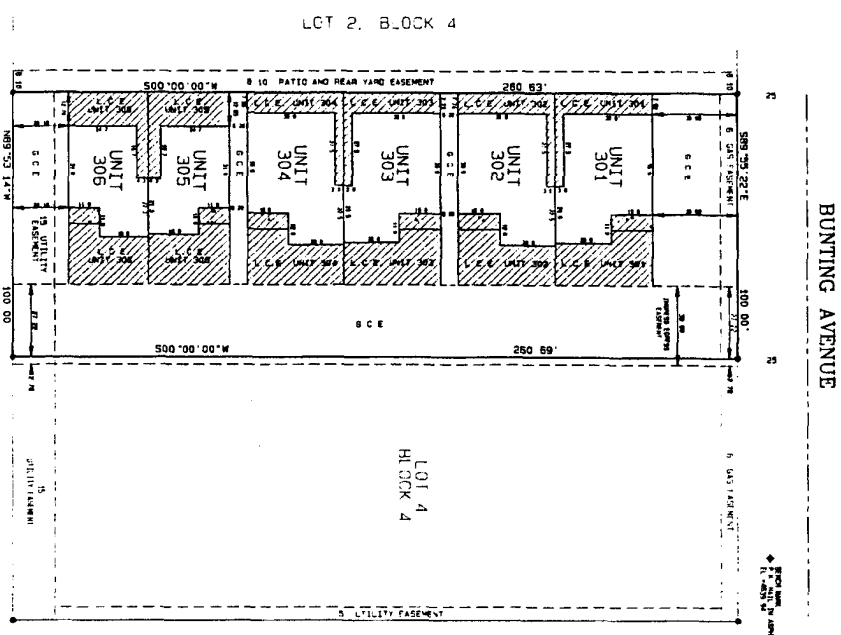
**PALACE ESTATES VIII CONDOMINIUMS**  
**UNITS 205 AND 206**

**D H SURVEYS INC.**  
118 OURAY AVE - GRAND JUNCTION, CO  
(970) 245-8748

Prepared By: S.L.L.	Recorded On: M.H.L.
Date: 1/28/14	Page: 2 of 2

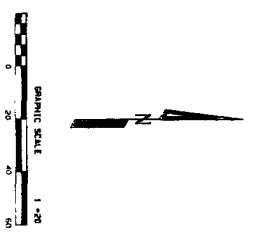
# CONDOMINIUM MAP OF PALACE ESTATES IX CONDOMINIUMS

LOT 3, BLOCK 4  
PALACE ESTATES SUBDIVISION, MESA COUNTY, COLORADO



UNIT	MAIN LEVEL ELEVATION	UPPER FLOOR ELEVATION
301	4642.00	4642.00
302	4641.50	4641.50
303	4641.00	4641.00
304	4640.50	4640.50
305	4640.00	4640.00

- LEGEND**
- SET AS PER 1/2" ALUM CAP
  - STAMPS, D H SURVEYS, INC.
  - CONCRETE
  - L.C.E. (LIMITED COMMON ELEMENTS)
  - G.C.E. GENERAL COMMON ELEMENT AS NOTED



**OWNER'S CERTIFICATE**

John Davis is the owner of the following described property, Lot 3, Block 4, Palace Estates IX Condominiums, Mesa County, Colorado, and hereby certifies that the information contained herein is true and correct. The information is based on the records of the Mesa County Clerk and Recorder's Office, State of Colorado, and the records of the Mesa County Clerk and Recorder's Office, State of Colorado, and the records of the Mesa County Clerk and Recorder's Office, State of Colorado.

John Davis

**CLERK AND RECORDER'S CERTIFICATE**

I, Sheila Reiner, Clerk and Recorder of Mesa County, Colorado, do hereby certify that the information contained herein is true and correct. The information is based on the records of the Mesa County Clerk and Recorder's Office, State of Colorado, and the records of the Mesa County Clerk and Recorder's Office, State of Colorado, and the records of the Mesa County Clerk and Recorder's Office, State of Colorado.

Sheila Reiner  
Clerk and Recorder

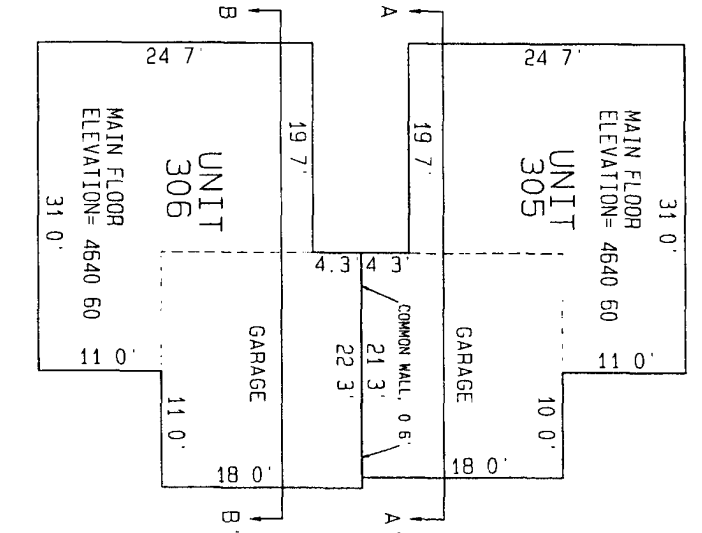
**SURVEYOR'S STATEMENT**

I, Steven L. Haggren, a Professional Land Surveyor, licensed in the State of Colorado, do hereby certify that the information contained herein is true and correct. The information is based on the records of the Mesa County Clerk and Recorder's Office, State of Colorado, and the records of the Mesa County Clerk and Recorder's Office, State of Colorado, and the records of the Mesa County Clerk and Recorder's Office, State of Colorado.

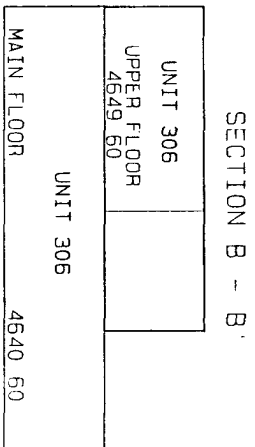
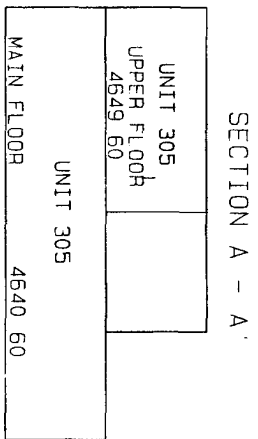
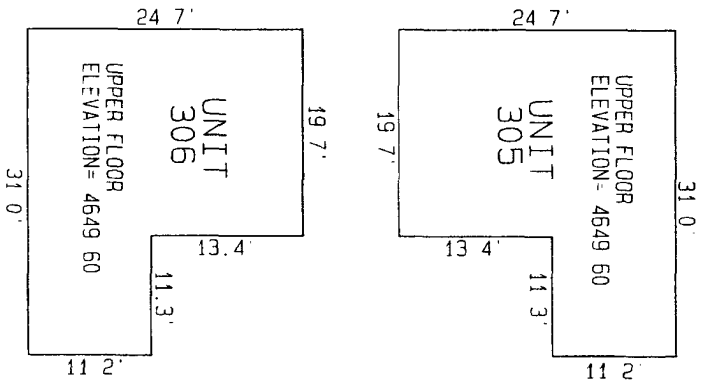
Steven L. Haggren  
Professional Land Surveyor

**PALACE ESTATES IX CONDOMINIUMS**  
LOCATED IN THE  
SE1/4 SW1/4 SEC. 8, T1S, R1E, U1M.  
D H SURVEYS, INC.  
118 DUNN AVE - GRAND JUNCTION, CO  
(970) 245-8748

# PALACE ESTATES IX CONDOMINIUMS



NOT TO SCALE



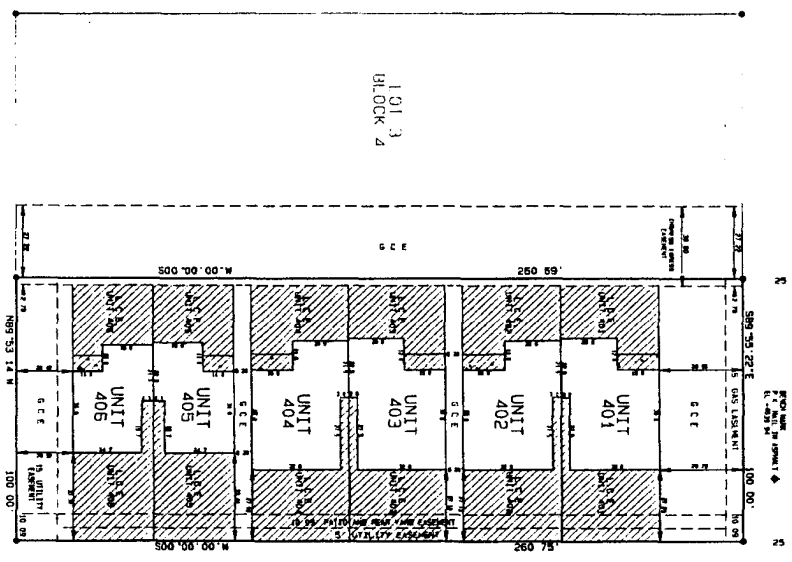
CLERK AND RECORDER'S CERTIFICATE  
 I hereby certify that this instrument was filed for recording in my office  
 on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.  
 Notation No. \_\_\_\_\_

**PALACE ESTATES IX CONDOMINIUMS**  
**UNITS 305 AND 306**  
**D H SURVEYS, INC.**  
 118 OUBAY AVE  
 GRAND JUNCTION, CO  
 (970) 248-8748

Contract No. 100001      Date: March, 2012      Sub. No. 100001-23  
 Sheet 2 of 2

CONDOMINIUM MAP OF  
**PALACE ESTATES X CONDOMINIUMS**  
 LOT 4, BLOCK 4  
 PALACE ESTATES SUBDIVISION, MESA COUNTY, COLORADO

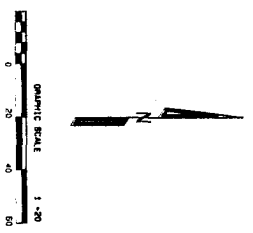
BUNTING AVENUE



**FLOOR ELEVATION**  
 ADDRESS: 2945 BUNTING AVENUE

UNIT	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION
401	4622.50	4630.00
402	4621.50	4630.00
403	4621.50	4630.00
404	4621.50	4630.00
405	4621.50	4630.00

**LEGEND**  
 • SET OF RECORD BY: ALICE C.P.  
 L.S. 2438  
 [Symbol] CONCRETE  
 [Symbol] L.C.E. (UNITED COMMON ELEMENTS)  
 [Symbol] C.C.E. (GENERAL COMMON ELEMENTS AS NOTED)



**OWNER'S CERTIFICATE**  
 JOHN DAVIS is the owner of the following described property: Lot 4, Block 4, Palace Estates Subdivision, Mesa County Colorado together with those certain County Clerk and Recorder.  
 The owner certifies that this Condominium Map of Palace Estates X Condominiums, New Palace Estates X Condominiums as recorded in Book 2065, at Page 579 in the Public and Recorder's Office of Mesa County, Colorado.

\_\_\_\_\_  
 JOHN DAVIS

**CLERK AND RECORDER'S CERTIFICATE**  
 I, SHEILA REINER, Clerk and Recorder, do hereby certify that this map was prepared under the direct supervision and in my presence and that the same conform to the requirements of the Colorado Revised Statutes, Title 38, Section 38-101, and that the same also conform to the requirements of the Colorado Revised Statutes, Title 38, Section 38-102.

\_\_\_\_\_  
 SHEILA REINER, Clerk and Recorder

**SURVEYOR'S STATEMENT**  
 I, Steven L. Anderson, a Professional Land Surveyor, licensed in the State of Colorado, do hereby certify that this map was prepared under the direct supervision and in my presence and that the same conform to the requirements of the Colorado Revised Statutes, Title 38, Section 38-101, and that the same also conform to the requirements of the Colorado Revised Statutes, Title 38, Section 38-102.

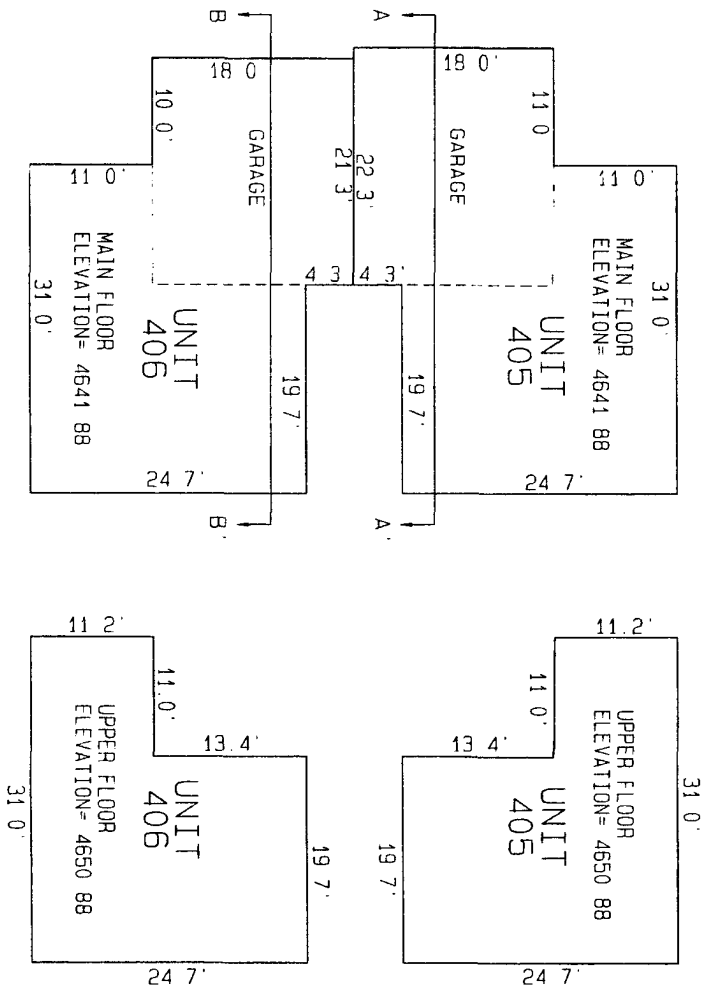
\_\_\_\_\_  
 STEVEN L. ANDERSON, Surveyor

**PALACE ESTATES X CONDOMINIUMS**  
 LOCATED IN THE  
 SE/4 SW/4 SEC. 8, T1S. R1E. U.M.  
**D H SURVEYS INC.**  
 118 CURRY AVE - GRAND JUNCTION, CO  
 (970) 245-8748

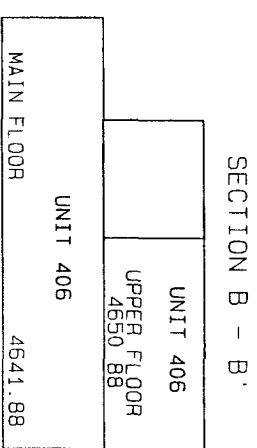
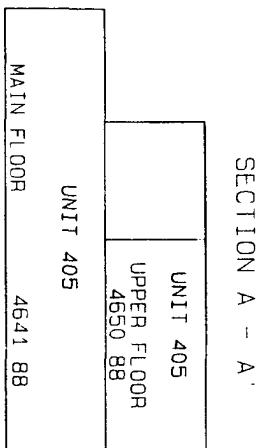
CREATED BY: S.L.W.      DRAWN BY: M.H.D.      DATE: 10/28/13  
 SHEET 1 OF 2

NOTICE: According to Colorado law, the owner of any unit in this condominium project shall be deemed to have agreed to accept the terms and conditions of the declaration of covenants, conditions and restrictions and the bylaws of the condominium project, and to be bound by the same, whether or not the owner has signed the same.

# PALACE ESTATES X CONDOMINIUMS



NOT TO SCALE



CLERK AND RECORDER'S CERTIFICATE  
I have certified that the foregoing is a true and correct copy of the original as recorded in the office of the Clerk and Recorder, Mesa County, Colorado, on this 1st day of February, 2014.

**PALACE ESTATES X CONDOMINIUMS**  
**UNITS 405 AND 406**

**D H SURVEYS INC.**  
118 OURAY AVE. - GRAND JUNCTION, CO  
(970) 245-8749

Surveyed by: S. L. H.	Surveyed on: 1/28/14	Sheet No.: 188 of 23	Book: 2 of 2
Recorded by: S. L. H.	Recorded on: 1/28/14	Page No.: 188 of 23	Book: 2 of 2



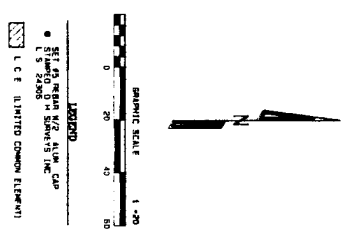
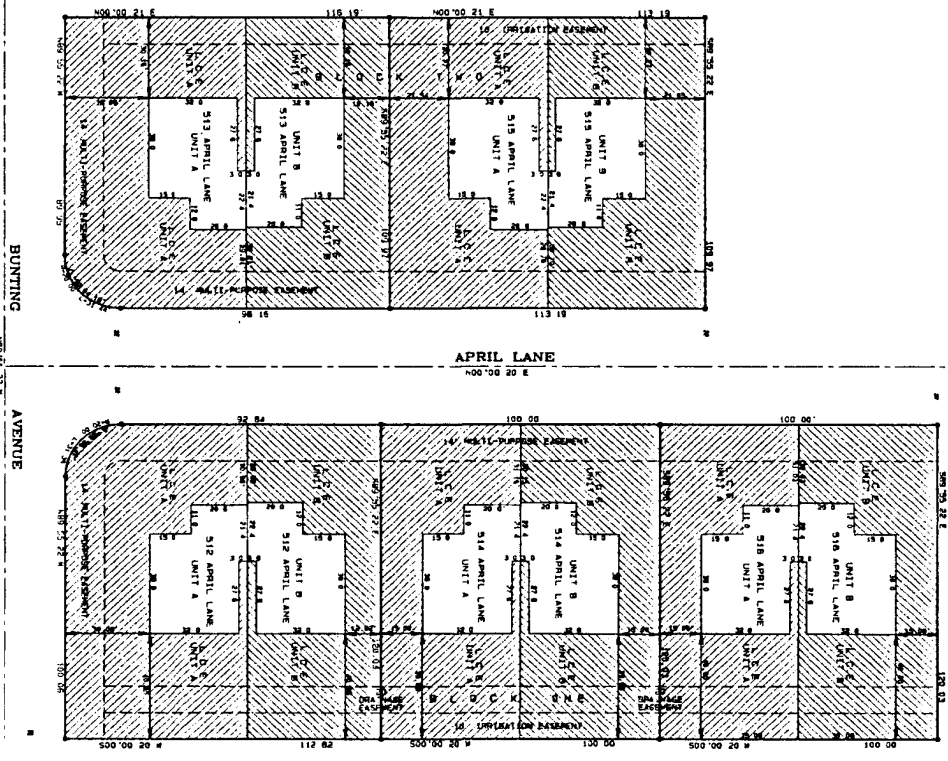




**EXHIBIT B**

**Palace Estates Filing 2**

# CONDOMINIUM MAP OF PALACE ESTATES FILING NO. TWO CONDOMINIUM I LOTS 9,10 AND 11, BLOCK ONE, AND LOTS 6 AND 8, BLOCK TWO



**FLOOR FLOOR ELEVATION**

LOT & BLOCK	UNIT	ELEVATION	APPROX.
LOT 11 BLOCK 1	A & B	4643.41	512 APRIL LANE
LOT 10 BLOCK 1	A & B	4643.83	518 APRIL LANE
LOT 9 BLOCK 1	A & B	4643.85	513 APRIL LANE
LOT 8 BLOCK 2	A & B	4643.48	515 APRIL LANE

NOTE: THE VERTICAL MEASUREMENT OF EACH UNIT ELEVATION IS THROUGH THE TOP OF THE SINGLE 5/8\"/>



**DECLARATION**

Sondereg Construction Development, LLC (Declaration) is the owner of the following described property, Lots 6, 8, 9, 10, and 11 of Block 1 and Lot 6 and 8 of Block 2 of Palace Estates Condominium I, located in the City and County of Mesa, State of Arizona.

The owner certifies that this Condominium Map of Palace Estates Filing No. Two, Condominium I has been prepared pursuant to the provisions of the Condominium Declaration for Condominium I and that the same complies with the provisions of the Condominium Declaration for Condominium I and the laws of the State of Arizona.

HEREBY ALL MEN BY THESE PRESENTS, that the Declaration shall hereby create, grant and confer the interests therein under the State and name, "Palace Estates Filing No. Two Condominium I" and that the same shall be deemed to have been accepted by the State of Arizona and the County of Mesa, Arizona, and shall be deemed to have been filed for the purposes of the Declaration.

By: *[Signature]*  
Sondereg Property Leasing, Inc.  
President  
Linda J. Davis

STATE OF ARIZONA  
COUNTY OF MESA

The foregoing owner's certification was prepared before me this 14th day of February, 2014, at Mesa, Arizona, by *[Signature]* and *[Signature]*, both of whom are known to me and official seal. I am a Notary Public in and for the State of Arizona, my commission expires 03/31/2015.

Address: 2055 South MacArthur Blvd. #100, Mesa, AZ 85208  
My Commission Expires: 03/31/2015

**CLERK AND RECORDER'S CERTIFICATE**

I hereby certify that this instrument was filed for recording in my office at 2:53 PM on February 14, 2014, at Mesa, Arizona, and that the same is a true and correct copy of the original as shown to me by the person presenting the same for recording.

Notary Public  
*[Signature]*  
Mesa County Clerk & Recorder  
Christy Clark

**SURVEYOR'S STATEMENT**

I, Sheila A. Reiner, a Professional Land Surveyor, licensed in the State of Colorado, do hereby certify that this map was prepared under my direct supervision, that I designed the measurements shown on the existing structures, that I designed the measurements shown on this map, and that I am a duly licensed Professional Land Surveyor in the State of Colorado, my commission expires 03/31/2015.

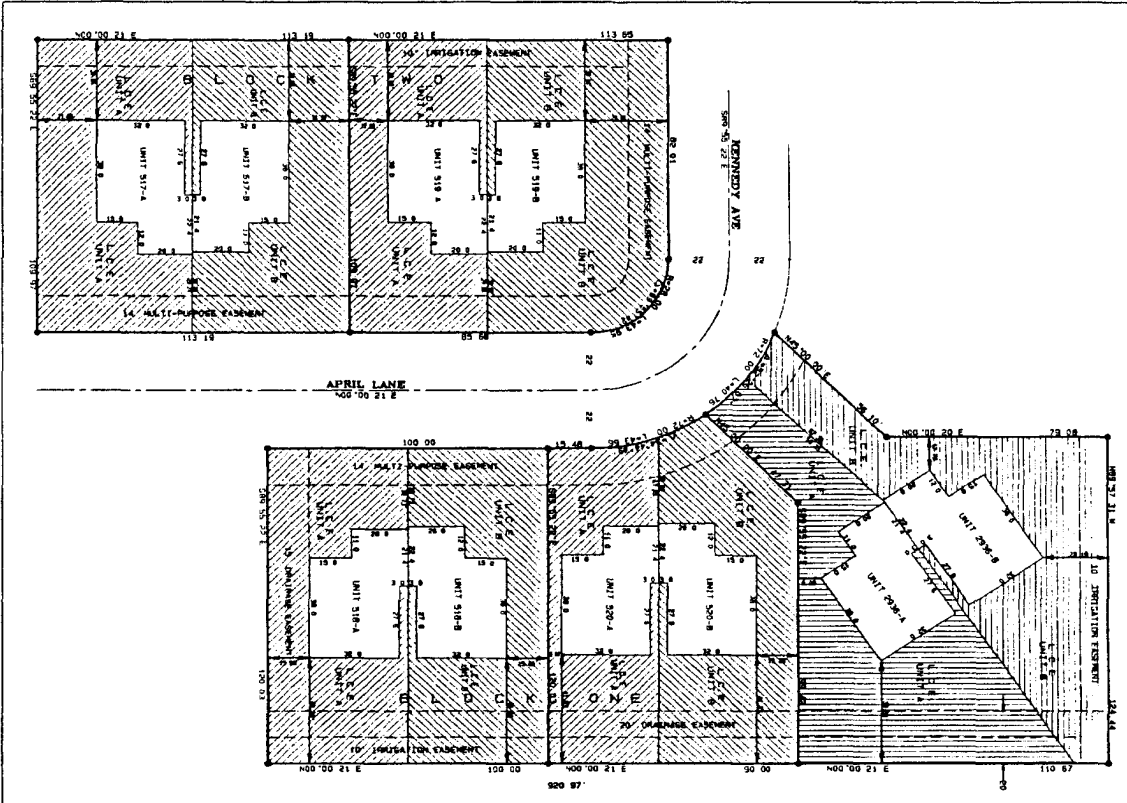
Sheila A. Reiner  
Professional Land Surveyor  
No. 15430  
Mesa, Arizona

2-13-14/2014  
DATE

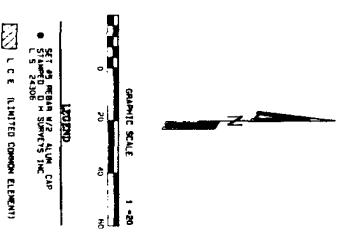
**PALACE ESTATES FILING NO. TWO  
CONDOMINIUM I**  
LOCATED IN THE  
SE1/4 SW1/4 SEC. 8, T1S, R1E, U1M.  
**D H SURVEYS INC.**  
118 OURAY AVE - GRAND JUNCTION, CO  
(970) 245-8748

Prepared by: S. A. Reiner  
Checked by: S. A. Reiner  
Date: 2-13-14/2014

Recorded by: S. A. Reiner  
Date: 2-13-14/2014



CONDOMINIUM MAP OF  
 PALACE ESTATES FILING NO. TWO  
 CONDOMINIUM II  
 LOTS 6, 7 AND 8, BLOCK ONE, AND LOTS 2 AND 4, BLOCK TWO



**FRESH FLOOR ELEVATIONS**

LOT & BLOCK	UNIT	ELEVATION	LOWERS
LOT 8 BLOCK 1	518-A & 518-B	4648.51	518 APRIL LANE
LOT 7 BLOCK 1	508-A & 508-B	4648.50	508 APRIL LANE
LOT 6 BLOCK 1	2938-A & 2938-B	4648.03	2938 KENNEDY AVE
LOT 2 BLOCK 2	517-A & 517-B	4648.48	517 APRIL LANE
LOT 4 BLOCK 2	519-A & 519-B	4648.54	519 APRIL LANE



**DEVELOPER**  
 Signature: [Signature]  
 Title: President  
 Name: [Name]

**STATE OF COLORADO**  
 COUNTY OF MESA  
 I, [Name], Clerk and Recorder, do hereby certify that the foregoing instrument was duly recorded in my office on this [Date] day of [Month], 1998.  
 Address: 2255 South [Address]  
 City: [City], CO 80501

**CLERK AND RECORDER'S CERTIFICATE**  
 I, [Name], Clerk and Recorder, do hereby certify that this instrument was filed for recording in my office on this [Date] day of [Month], 1998.  
 Address: 2255 South [Address]  
 City: [City], CO 80501

**SUPERVISOR'S STATEMENT**  
 I, [Name], Supervisor, do hereby certify that the foregoing instrument was filed for recording in my office on this [Date] day of [Month], 1998.  
 Address: 2255 South [Address]  
 City: [City], CO 80501

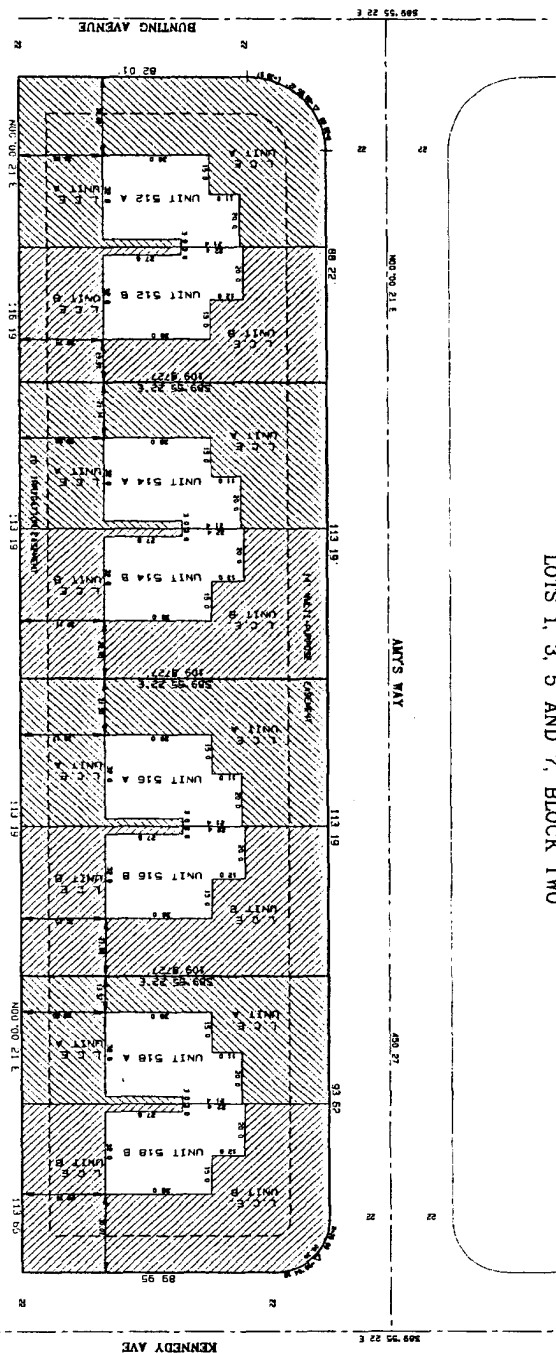
**NOTICE**  
 This instrument is a preliminary map of a subdivision of land in the State of Colorado. The map is subject to the provisions of the Colorado Subdivision Map Act, C.R.S. 38-1-101, et seq. The map is not to be construed as a warranty of any kind, and the map is not to be used as a basis for any claim or action.

**PALACE ESTATES FILING NO. TWO**  
 CONDOMINIUM II  
 LOCATED IN THE  
 SE1/4 SW1/4 SEC. 6, T1S, R1E, U1M  
 D. H. SURVEYS INC.  
 118 CURRY AVE. - GRAND JUNCTION, CO  
 (970) 845-8748

NOTICE: According to Colorado law, this instrument is not valid until it is recorded in the public records of the State of Colorado. This instrument is not to be construed as a warranty of any kind, and the map is not to be used as a basis for any claim or action.



# CONDOMINIUM MAP OF PALACE ESTATES FILING NO. TWO CONDOMINIUM IV LOTS 1, 3, 5 AND 7, BLOCK TWO



**DEDICATION**

Signature Construction Development, LLC ("Signature") is the owner of the following described property, to-wit: Parcel No. 118-01-01-0100, located in the City of Mesa, Colorado. The owner certifies that this Condominium Map of Palace Estates Filing No. Two, Condominium IV, is a valid and enforceable declaration of condominium in accordance with the provisions of the Colorado Condominium Act, C.R.S. 38-1201, et seq. The Declaration of Condominium is attached hereto as Exhibit A and is hereby incorporated by reference into this Declaration of Condominium. The Declaration of Condominium is hereby approved and adopted by the owner of the property and the association, together with all interested parties, for the purpose of creating the Condominium Map of Palace Estates Filing No. Two, Condominium IV, and is recorded with the Public Records Office of Mesa County, Colorado.

By: Steph A. L. Smith  
 Signature Construction Development, LLC  
 President

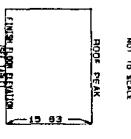
**CLERK AND RECORDERS CERTIFICATE**

I hereby certify that this instrument was filed for recording in my office, on this 11/27/2014 day of November, 2014, at 11:27 a.m. at the Public Records Office of Mesa County, Colorado. The information required by C.R.S. 38-12-104 is as follows:  
Alaska Title  
Alaska Title  
Alaska Title

**FLOOR FLOOR ELEVATION**

LOT #	BLOCK #	UNIT #	ELEVATION	ADDRESS
LOT 1 <td>BLOCK 2 <td>518-A &amp; 518-B <td>4645.77 <td>518 UNIT 5 1A</td> </td></td></td>	BLOCK 2 <td>518-A &amp; 518-B <td>4645.77 <td>518 UNIT 5 1A</td> </td></td>	518-A & 518-B <td>4645.77 <td>518 UNIT 5 1A</td> </td>	4645.77 <td>518 UNIT 5 1A</td>	518 UNIT 5 1A
LOT 3 <td>BLOCK 2 <td>518-A &amp; 518-B <td>4644.51 <td>518 UNIT 5 3A</td> </td></td></td>	BLOCK 2 <td>518-A &amp; 518-B <td>4644.51 <td>518 UNIT 5 3A</td> </td></td>	518-A & 518-B <td>4644.51 <td>518 UNIT 5 3A</td> </td>	4644.51 <td>518 UNIT 5 3A</td>	518 UNIT 5 3A
LOT 5 <td>BLOCK 2 <td>518-A &amp; 518-B <td>4643.45 <td>518 UNIT 5 5A</td> </td></td></td>	BLOCK 2 <td>518-A &amp; 518-B <td>4643.45 <td>518 UNIT 5 5A</td> </td></td>	518-A & 518-B <td>4643.45 <td>518 UNIT 5 5A</td> </td>	4643.45 <td>518 UNIT 5 5A</td>	518 UNIT 5 5A
LOT 7 <td>BLOCK 2 <td>518-A &amp; 518-B <td>4643.13 <td>518 UNIT 5 7A</td> </td></td></td>	BLOCK 2 <td>518-A &amp; 518-B <td>4643.13 <td>518 UNIT 5 7A</td> </td></td>	518-A & 518-B <td>4643.13 <td>518 UNIT 5 7A</td> </td>	4643.13 <td>518 UNIT 5 7A</td>	518 UNIT 5 7A

**TYPICAL UNIT COMMON WALL CROSS-SECTION**



STATE OF COLORADO  
 COUNTY OF MESA

The foregoing owner's certificate was acknowledged before me this 11/27 day of November, 2014, by Steph A. L. Smith, Secretary of the above named entity, whose name and official title are as shown on the attached certificate of acknowledgment.

By: Steph A. L. Smith  
 Signature Construction Development, LLC  
 Secretary

**SURVEYOR'S STATEMENT**

I, the undersigned, a duly licensed and sworn Surveyor, licensed in the State of Colorado, have surveyed and located the boundaries of the above described property, and I have found that the same are as shown on the attached plat, and that I have found the information required by C.R.S. 38-12-104 is as follows:  
Alaska Title  
Alaska Title  
Alaska Title

**PALACE ESTATES FILING NO. TWO**  
 CONDOMINIUM IV  
 LOCATED IN THE  
 SE1/4 SW1/4 SEC. 8 T1S. R1E. U1M.  
 D. H. SURVEYS INC.  
 118 OUBAY AVE - GRAND JUNCTION, CO.  
 (970) 245-8748

APPROVED BY S.I. H. [Signature] 11/27/14  
 REGISTERED PROFESSIONAL SURVEYOR No. 188-28-27

**LEGEND**

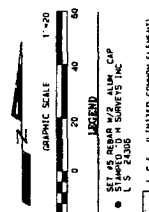
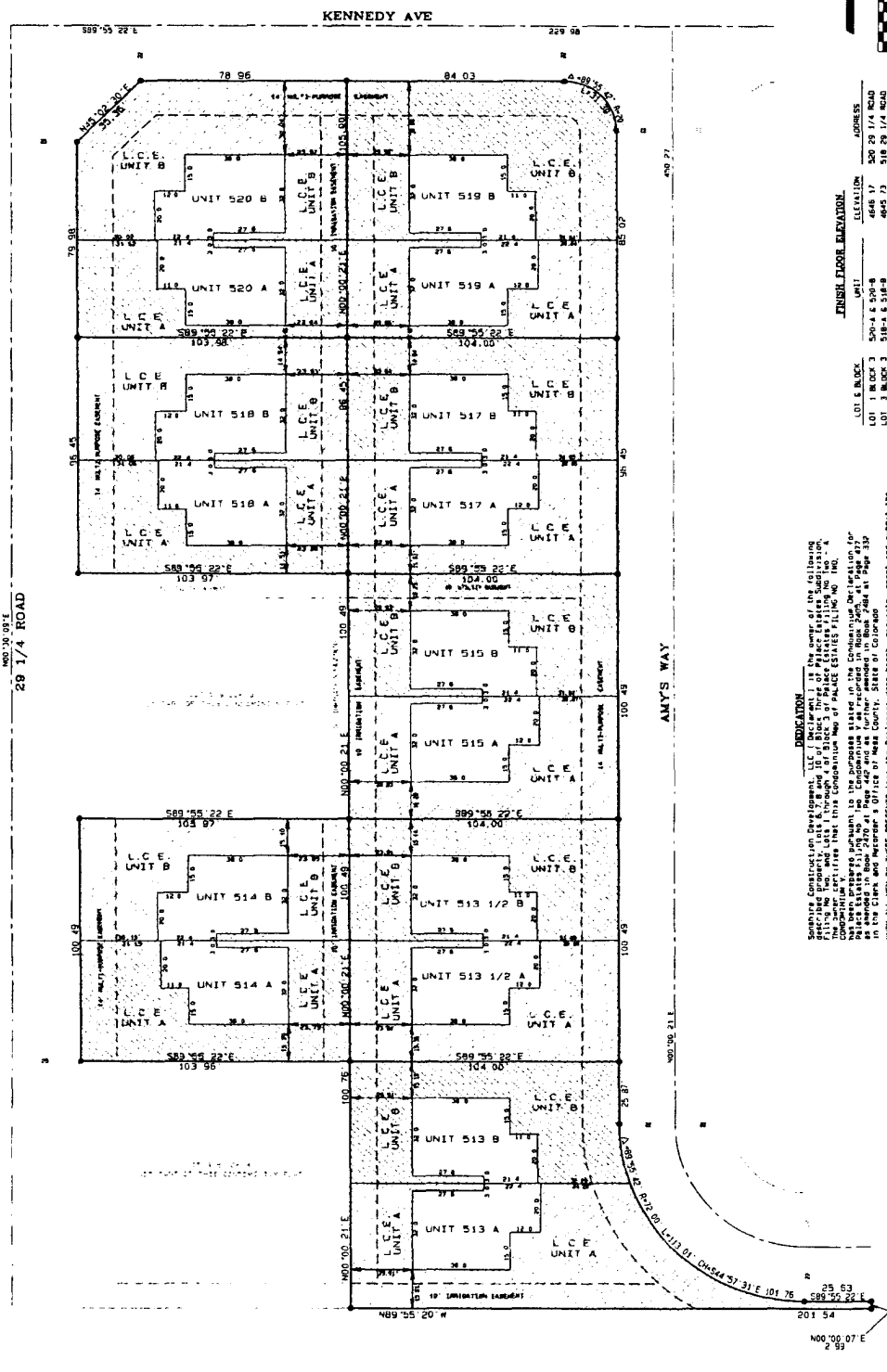
• 118-01-01-0100  
 118-01-01-0100  
 118-01-01-0100

118-01-01-0100  
 118-01-01-0100  
 118-01-01-0100

**GRAPHIC SCALE**  
 1" = 20'

0 20 40 60 80 100

**PALACE ESTATES FILING NO. TWO  
CONDOMINIUM V  
A CONDOMINIUM MAP OF  
LOTS 6,7,8 AND 10, Block Three of Palace Estates Filing No. Two  
and Lots 1 through 4, Block Three of Palace Estates Filing Two - A**



LOT & BLOCK	UNIT	ELEVATION	ADDRESS
LOT 1 BLOCK 3	500-A 500-B	4648 17	520 29 1/4 ROAD
LOT 2 BLOCK 3	518-A 518-B	4648 17	518 29 1/4 ROAD
LOT 3 BLOCK 3	516-A 516-B	4648 17	516 29 1/4 ROAD
LOT 4 BLOCK 3	514-A 514-B	4648 25	514 AMY S WAY
LOT 5 BLOCK 3	512-A 512-B	4648 25	512 AMY S WAY
LOT 6 BLOCK 3	510-A 510-B	4648 33	510 AMY S WAY
LOT 7 BLOCK 3	508-A 508-B	4648 33	508 AMY S WAY
LOT 8 BLOCK 3	506-A 506-B	4648 41	506 AMY S WAY
LOT 9 BLOCK 3	504-A 504-B	4648 41	504 AMY S WAY
LOT 10 BLOCK 3	502-A 502-B	4648 49	502 AMY S WAY

**DEDICATION**  
The undersigned, D.H. Surveys, Inc., a Colorado corporation, does hereby dedicate to the public, for the use of the people of the State of Colorado, the land shown on this map as being subject to the dedication, and the same shall be held in trust for the public, and the same shall be subject to the same laws, regulations, and restrictions as shall be applicable to public property. The dedication is made in accordance with the provisions of the Colorado Constitution and the laws of the State of Colorado. The dedication is made for the use of the people of the State of Colorado, and the same shall be held in trust for the public, and the same shall be subject to the same laws, regulations, and restrictions as shall be applicable to public property. The dedication is made in accordance with the provisions of the Colorado Constitution and the laws of the State of Colorado.

**PALACE ESTATES FILING NO. TWO  
CONDOMINIUM V**  
Located in the SE 1/4 SW 1/4 SEC 8, T15, R1E, U1M  
**D. H. SURVEYS, INC.**  
118 OURAY AVE - GRAND JUNCTION, CO.  
(970) 245-8748  
Surveyed by: S. L. H. Date: 1/28/2014  
Record No. 108-38-27  
Page No. 1 of 1

**TYPICAL UNIT COMMON WALL CROSS-SECTION**  
NOT TO SCALE  
GROUP: BLK 3  
UNIT: 500-A

STATE OF COLORADO  
COUNTY OF MESA  
I, Sheila Reiner, Clerk and Recorder, do hereby certify that this instrument was filed for recording in my office at 10:58:15 AM on 01/28/2014.  
Witness my hand and official seal at Grand Junction, Colorado this 28th day of January, 2014.  
My commission expires 10/17/17

**SURVEYOR'S STATEMENT**  
I, D.H. Surveys, Inc., a Colorado corporation, do hereby certify that this map was prepared under my direct supervision and that I am a duly licensed professional land surveyor in the State of Colorado. The information shown on this map is true and correct to the best of my knowledge and belief, and I am not aware of any facts or circumstances which would render the information shown on this map false or misleading. The information shown on this map is based on a survey conducted by D.H. Surveys, Inc. on 01/28/2014.  
Surveyed by: D.H. Surveys, Inc. Date: 01/28/2014



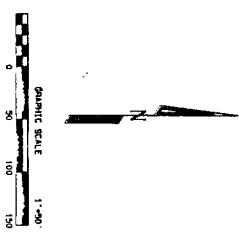
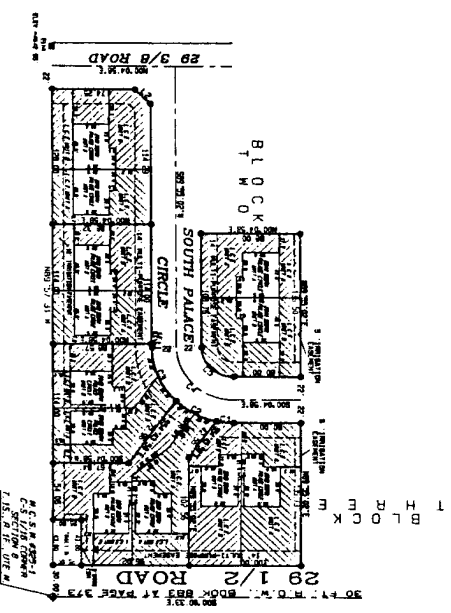


**EXHIBIT C**

**Palace Estates Filing 3**

# PALACE ESTATES FILING NO. THREE CONDOMINIUM I

A condominium map of  
Lot 4, Block Two, and Lots 9,10,11,12 and 13, Block Three of Palace Estates Filing No. Three.



**CURVE TABLE**

CHORD	BEARING	ANGLE	CHORD BEARING	CHORD	BEARING	ANGLE	CHORD BEARING
10.00	180.00	180.00	10.00	180.00	180.00	180.00	10.00
15.00	180.00	180.00	15.00	180.00	180.00	180.00	15.00
20.00	180.00	180.00	20.00	180.00	180.00	180.00	20.00
25.00	180.00	180.00	25.00	180.00	180.00	180.00	25.00
30.00	180.00	180.00	30.00	180.00	180.00	180.00	30.00
35.00	180.00	180.00	35.00	180.00	180.00	180.00	35.00
40.00	180.00	180.00	40.00	180.00	180.00	180.00	40.00
45.00	180.00	180.00	45.00	180.00	180.00	180.00	45.00
50.00	180.00	180.00	50.00	180.00	180.00	180.00	50.00

**LINE TABLE**

LINE	BEARING	DISTANCE
1	S 89° 57' 30" W	10.00
2	N 89° 57' 30" E	10.00
3	S 89° 57' 30" W	10.00
4	N 89° 57' 30" E	10.00

**GENERAL NOTES**

1. The owner certifies that this Condominium Map of PALACE ESTATES FILING NO. THREE, CONDOMINIUM I, was prepared in accordance with the provisions of the Colorado Condominium Act, C.R.S. 38-122, and that the same is a true and correct copy of the original as filed with the County Clerk and Recorder's Office of Mesa County, State of Colorado.

**FLOOR PLAN**

LOT	AREA	UNIT	AREA
LOT 1	1,000.00	UNIT 1	1,000.00
LOT 2	1,000.00	UNIT 2	1,000.00
LOT 3	1,000.00	UNIT 3	1,000.00
LOT 4	1,000.00	UNIT 4	1,000.00
LOT 5	1,000.00	UNIT 5	1,000.00
LOT 6	1,000.00	UNIT 6	1,000.00
LOT 7	1,000.00	UNIT 7	1,000.00
LOT 8	1,000.00	UNIT 8	1,000.00
LOT 9	1,000.00	UNIT 9	1,000.00
LOT 10	1,000.00	UNIT 10	1,000.00
LOT 11	1,000.00	UNIT 11	1,000.00
LOT 12	1,000.00	UNIT 12	1,000.00
LOT 13	1,000.00	UNIT 13	1,000.00

**SURVEYOR'S STATEMENT**

I, Steven L. Haggren, a Professional Land Surveyor licensed in the State of Colorado, do hereby state that this map was prepared under my direct supervision, that I am a duly Licensed Professional Land Surveyor in the State of Colorado, and that I am the author of this map. This map contains all the information necessary for the filing of this map with the County Clerk and Recorder's Office of Mesa County, State of Colorado.



10/15/2013

STATE OF COLORADO  
COUNTY OF MESA

By: *Sheila Reiner*  
SHEILA REINER  
CLERK AND RECORDER

1. The property owner's certificate is acknowledged before me this 11th day of October, 2013, by: *Sheila Reiner*  
SHEILA REINER  
CLERK AND RECORDER

2. I hereby certify that this instrument was filed for recording in my office at 1118 OURAY AVE., GRAND JUNCTION, CO. 81502 on 10/15/2013.

3. I hereby certify that this instrument was filed for recording in my office at 1118 OURAY AVE., GRAND JUNCTION, CO. 81502 on 10/15/2013.

**PALACE ESTATES FILING NO. THREE  
CONDOMINIUM I**  
LOCATED IN THE  
NE 1/4 SW 1/4 SEC. 8, T1S, R1E, U1M  
D H SURVEYS INC.  
118 OURAY AVE - GRAND JUNCTION, CO.  
(970) 245-8749

Prepared by: *Sheila Reiner*  
Date: OCTOBER, 2013













