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**SECOND AMENDMENT  
TO THE DECLARATION FOR  
FAIRMOUNT VILLAGE CONDOMINIUMS**

This Second Amendment ("Second Amendment") is made at Grand Junction, Colorado, as of August 9<sup>th</sup>, 2007 by JBB Corporation (Declarant).

**RECITALS**

- A. Declarant has previously caused to be recorded in the Declaration of Covenants, Conditions and Restrictions, Fairmount Village in Book 4308, Page 1 as Reception No. 2351795 in the Mesa County, Colorado, real estate records. Capitalized terms in this Second Amendment have the same meaning as in the Declaration, unless specifically otherwise defined in this Second Amendment.
- B. In Section 2.4 of the Declaration, Declarant expressly reserved the right to expand the condominium project by construction of a Building containing twelve (12) developed units (Units 17 through 28) and two single undeveloped units (Units 67 and 68) on that portion of the Property on the Map attached to the Declaration ("Phase 3 - Redlands") without the approval of any other Owners or of the Association, subject to any required governmental approvals.
- C. Declarant wishes, by this Second Amendment, to expand the condominium project to include Phase 3 - Redlands of the Property, platted as Fairmount Village Condominiums, Phase Three, as permitted by Article II of the Declaration and described in Recital Paragraph B above.

**DECLARATION**

1. General. All of the above Recitals are true and are incorporated into the Terms of this Second Amendment. The Declaration shall govern and apply to all of Phase 3 - Redlands. All of Phase 3 - Redlands of the Property shall be held, sold and conveyed subject to the Declaration, which covenants shall run with the land and be binding on Declarant and its successors and assigns, the Association and its successors and assigns, and all persons and entities now or later having any right, title or interest in all or any part of Phase 3.
2. Makeup of Phase 3. Phase 3 shall consist of one Building containing twelve (12) developed Units, (identified as "Units 17 through 28" on the attached map), and two undeveloped Units, identified as Units 67 and 68, together with certain Limited Common Elements reserved to Unit owners of Phase 1 - Vineyard, Phase 2 - Rio, and Phase 3 - Redlands, in accordance with the Declaration.
3. Plat Map. A supplemental Map of Phase 3 - Redlands is attached to this Second Amendment as Exhibit A and incorporated here by this reference in accordance with section 2.4(e) of the Declaration. The attached supplemental Map specifies the square footage of Units 17 through 28, as required by subsection 2.5 of the Declaration.



Exhibit A – Supplemental Map of Phase Three

