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PAGE DOCUMENT

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

This Fourth Amendment ("Fourth Amendment") is made at Grand Junction, Colorado, as of 12-19-07, 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 Fourth Amendment have the same meaning as in the Declaration, unless specifically otherwise defined in this Fourth 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 eight (8) developed units (Units 41 through 48) and two single undeveloped units (Units 68 and 69) on that portion of the Property on the Map attached to the Declaration ("Phase 5 - Canyon") without the approval of any other Owners or of the Association, subject to any required governmental approvals.
- C. Declarant specifically intends, because of present construction difficulties and problems, to develop Phase 5 - Canyon of the property, before developing Phase 4 - Cliffs, and to do so without further modification of this Declaration.
- D. Declarant wishes, by this Fourth Amendment, to expand the condominium project to include Phase 5 - Canyon of the Property, platted as Fairmount Village Condominiums, Phase 5, 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 Fourth Amendment. The Declaration shall govern and apply to all of Phase 5 - Canyon. All of Phase 5 - Canyon 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 5.
2. Makeup of 5. Phase 5 shall consist of one Building containing eight (8) developed Units, (identified as "Units 41 through 48" on the attached map), and two undeveloped Units, identified as Units 68 and 69, together with certain Limited Common Elements reserved to Unit owners of Phase 1 - Vineyard, Phase 2 - Rio, Phase 3 - Redlands, Phase 4 - Cliffs, and Phase 5 - Canyon in accordance with the Declaration.

3. Plat Map. A supplemental Map of Phase 5 - Canyon is attached to this Fourth 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 41 through 48, as required by subsection 2.5 of the Declaration.

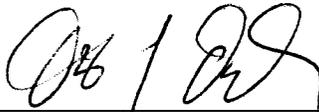
4. Effect of Expansion on Assessments. Assessments levied by the Association as provided in the Declaration after the recording of this Fourth Amendment shall reflect the increase in the number of Units caused by the expansion of the Condominium Project to include Phase 5 and shall be levied against all Units, including Units 41 through 48 of Phase 5 - Canyon. The recording of this Fourth Amendment shall not alter the amount of, or liability or any lien for, any Assessments upon a Unit prior to its recording.

5. Severability. Invalidation of any provision contained in this document shall in no way affect any other provisions, which shall remain in full force and effect.

6. Conflicts Between Documents. In case of conflict between Declaration (as supplemented by the First Amendment, Second Amendment, Third Amendment and Fourth Amendment) and the Articles or the Bylaws of the Association, the Declaration as amended and supplemented shall control.

"DECLARANT"

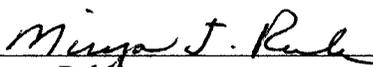
JBB CORPORATION

By: 
Jurgen Denk

State of Colorado)
) ss
County of Jefferson)

Subscribed and sworn to before me this 19th day of December, 2007 by Jurgen Denk.

My Commission expires: 06/05/08


Notary Public

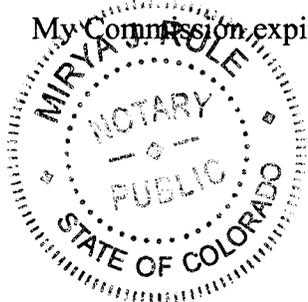


Exhibit A - Supplemental Map of Phase 5

