

**FIRST AMENDMENT TO CONDOMINIUM DECLARATION  
FOR  
THE HOMESTEAD AT SNOWMASS, A CONDOMINIUM  
(Snowmass Village, Colorado)**

This First Amendment to Condominium Declaration for The Homestead at Snowmass, a Condominium ("First Amendment") is made and entered to be effective as of the day it is recorded in the records of the Pitkin County Clerk and Recorder's Office.

A. The Homestead at Snowmass is a Condominium created pursuant to the Declaration for The Homestead at Snowmass ("Declaration") recorded December 20, 1989 in Book 610 at Page 182 of the records of the Pitkin County Clerk and Recorder's Office ("Records"), as supplemented by the Supplemental Condominium Declaration No. 1 to the Declaration recorded March 16, 1990 in Book 616 at Page 279 of the Records, and Supplemental Condominium Declaration No. 2 to the Declaration recorded December 3, 1990 in Book 635 at Page 93 of the Records and pursuant to the following condominium maps: The Homestead at Snowmass a condominium, Phase I, recorded in Plat Book 23 at Page 70 of the Records; Homestead at Snowmass, Re-Plat, recorded in Plat Book 24 at Page 2 of the Records; First Amended and Supplemental Condominium Map of The Homestead at Snowmass, a condominium, Phase I, recorded in Plat Book 24 at Page 3 of the Records; Second Amended and Supplemental Condominium Map of The Homestead at Snowmass, a condominium, Phase II, recorded in Plat Book 25 at Page 43 of the Records; and First Amended and Supplemental Condominium Map of The Homestead at Snowmass, a condominium, Phase I, recorded in Plat Book 25 at Page 89 of the Records; and Second Amended and Supplemental Condominium Map of The Homestead at Snowmass, a condominium, Phase II, recorded in Plat Book 25 at Page 91 of the Records (collectively, the "Condominium Map").

B. The Association is the entity created to manage the business and affairs of the owners of the property described in the Declaration and on the Map.

C. Pursuant to Section 11.4 of the Declaration, the Declaration may be amended on written approval of 66.67% of the members of the Association.

D. The Members of the Association desire to amend the Declaration to provide for the assignment of the right to future income including the right to receive common expense assessments.

Now, therefore, the Declaration is amended as follows.

1. Section 5.4 of the Declaration is amended by the addition of the following at the end of such section. "The Association shall have the power to assign its right to future income, including the right to receive common expense assessments."
2. All terms contained herein shall have the meaning ascribed to such terms in the Declaration. The provisions of this instrument shall be in addition to the provisions contained in the Declaration. In the event of any conflict between this First



RECEPTION#: 660665, R: \$78.00, D: \$0.00  
DOC CODE: AMEND DEC  
Pg 1 of 14, 11/22/2019 at 11:18:04 AM  
Janice K. Vos Caudill, Pitkin County, CO

Amendment and the Declaration, the provisions of this First Amendment shall govern and control. In all other respects, the Declaration shall remain unchanged and is ratified and confirmed. If any of the provisions of this First Amendment or any paragraph, sentence, clause, phrase or word, or the application thereof in any circumstance, is invalidated, such invalidity shall not affect the validity of the remainder of this instrument, and the application of any such provision, paragraph, sentence, clause, phrase, or word in any other circumstances shall not be affected thereby. The provisions of this instrument shall be in addition to the provisions of Colorado law. Whenever used herein, unless the context shall otherwise provide, the singular shall include the plural, and the use of any gender shall include all genders.

By signing below, I certify that at least 66 2/3% or more of the total votes outstanding and entitled to vote have approved this First Amendment to the Declaration of Condominium in writing.

THE HOMESTEAD AT SNOWMASS ASSOCIATION

By: Marilyn Seltzer  
Secretary

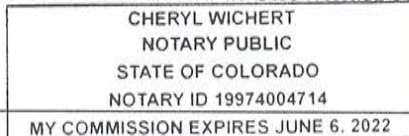
STATE OF Colorado )  
COUNTY OF Pitkin ) ss.

Subscribed and sworn to before me this 16th day of October, 2019, by Marilyn Seltzer, as Secretary of The Homestead at Snowmass Association.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_

Cheryl Wichert  
Notary Public





COUNTERPART SIGNATURE PAGE FOR FIRST AMENDMENT TO  
CONDOMINIUM DECLARATION  
FOR  
THE HOMESTEAD AT SNOWMASS, A CONDOMINIUM  
(Snowmass Village, Colorado)

The undersigned owner of a Unit in the Homestead at Snowmass, hereby approves the First Amendment to the Condominium Declaration for The Homestead at Snowmass, a Condominium.

UNIT NUMBER(S) Unit # 1

Printed Name of Individual Owner or Entity Owner: CAROL SEIERSEN

Signature of Owner or  
Authorized Representative of Entity Owner: Carol Seiersen

Printed Name of Signor (if signing for an entity): CAROL SEIERSEN

Title (if signing for an entity): \_\_\_\_\_

Date: 10-2-, 2019

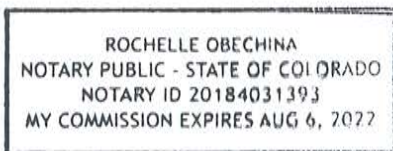
STATE OF Colorado )  
 ) ss.  
COUNTY OF Pitkin )

Subscribed and sworn to before me this 2 day of October, 2019, by  
Carol Seiersen.

Witness my hand and official seal.

My commission expires: August 6, 2022.

Rochelle Obechina  
Notary Public



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UNIT NUMBER(S) 2

Printed Name of Individual Owner or Entity Owner: Katherine L. Devers

William J. Devers Jr.  
Signature of Owner or

Authorized Representative of Entity Owner: Katherine L. Devers

Printed Name of Signor (if signing for an entity): \_\_\_\_\_

Title (if signing for an entity): \_\_\_\_\_

Date: 10/8, 2019

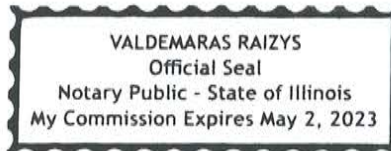
STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

Subscribed and sworn to before me this 8 day of OCTOBER, 2019, by  
Katherine L. Devers & William J. Devers Jr.

Witness my hand and official seal.

My commission expires: 5/2/23

Valdemaras Raizys  
Notary Public



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UNIT NUMBER(S) #3

Printed Name of Individual Owner or Entity Owner: JOHN R. ELDRIDGE, III

Signature of Owner or  
Authorized Representative of Entity Owner: 

Printed Name of Signor (if signing for an entity): \_\_\_\_\_

Title (if signing for an entity): \_\_\_\_\_

Date: \_\_\_\_\_, 2019

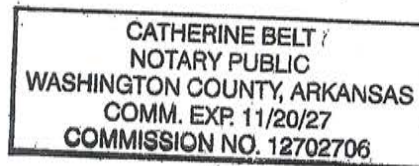
STATE OF ARKANSAS)  
COUNTY OF WASHINGTON) SS.

Subscribed and sworn to before me this 21<sup>ST</sup> day of October, 2019, by  
JOHN R. ELDRIDGE III

Witness my hand and official seal.

My commission expires: 11/20/27

Catherine Belt  
Notary Public



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UNIT NUMBER(S) 4

Printed Name of Individual Owner or Entity Owner: Ingegard Kampe Fehr

Signature of Owner or  
Authorized Representative of Entity Owner: Ingegard Kampe Fehr

Printed Name of Signor (if signing for an entity): N/A

Title (if signing for an entity): N/A

Date: 10/4/2019, 2019

STATE OF Colorado )  
 ) ss.  
COUNTY OF Pitkin )

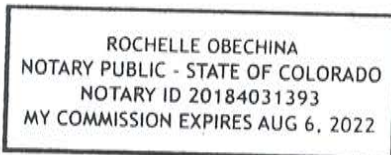
Subscribed and sworn to before me this 4 day of October, 2019, by  
Ingegard Kampe Fehr.

Witness my hand and official seal.

My commission expires: August 6, 2022.

Rochelle Obechina

Notary Public





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UNIT NUMBER(S) # 5

Printed Name of Individual Owner or Entity Owner: MALD P. HARRISON, JOHN S. HARRISON

Signature of Owner or  
Authorized Representative of Entity Owner: Mald P. Harrison, John S. Harrison

Printed Name of Signor (if signing for an entity): \_\_\_\_\_

Title (if signing for an entity): \_\_\_\_\_

Date: 10/16, 2019

STATE OF New York )  
 ) ss.  
COUNTY OF New York )

Subscribed and sworn to before me this 16th day of October, 2019, by  
Mald Harrison and John Harrison

Witness my hand and official seal  
My commission expires: 06/05/2021

[Signature]  
Notary Public

**RIAD ANAMUL KARIM**  
NOTARY PUBLIC, STATE OF NEW YORK  
01R16369859  
QUALIFIED IN QUEENS COUNTY  
COMMISSION EXPIRES JUNE 5, 2021

**COUNTERPART SIGNATURE PAGE FOR FIRST AMENDMENT TO  
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UNIT NUMBER(S) #6

Printed Name of Individual Owner or Entity Owner: Carrie Lynn Babich Trust

Signature of Owner or  
Authorized Representative of Entity Owner: Carrie Lynn Babich

Printed Name of Signor (if signing for an entity): Carrie Lynn Babich

Title (if signing for an entity): \_\_\_\_\_

Date: October 21<sup>st</sup>, 2019

STATE OF Colorado  
COUNTY OF Gartfield ss.

Subscribed and sworn to before me this 21<sup>st</sup> day of October, 2019, by  
Carrie Lynn Babich.

Witness my hand and official seal.

My commission expires: 11-08-2021

Notary Public





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UNIT NUMBER(S) \_\_\_\_\_

Printed Name of Individual Owner or Entity Owner: \_\_\_\_\_

Signature of Owner or  
Authorized Representative of Entity Owner: \_\_\_\_\_

Printed Name of Signor (if signing for an entity): \_\_\_\_\_

Title (if signing for an entity): \_\_\_\_\_

Date: Oct. 9, 2019

STATE OF COLORADO )  
 ) ss.  
COUNTY OF PITKIN )

Subscribed and sworn to before me this 09 day of OCTOBER, 2019, by  
ESTES MICHAEL SUMNER.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_

DANIEL O. CIOBANU

Notary Public

DANIEL OCTAVIAN CIOBANU  
NOTARY PUBLIC - STATE OF COLORADO  
NOTARY ID 20194005735  
MY COMMISSION EXPIRES FEB 8, 2023

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UNIT NUMBER(S) 8

Printed Name of Individual Owner or Entity Owner: Heather L. Campbell Burcher

Signature of Owner or  
Authorized Representative of Entity Owner: Heather L. Campbell Burcher

Printed Name of Signor (if signing for an entity): Heather L. Campbell Burcher

Title (if signing for an entity): \_\_\_\_\_

Date: October 3, 2019

*Province*

*STATE OF* ONTARIO )  
 ) ss.

COUNTY OF HAMILTON )  
CANADA

Subscribed and sworn to before me this 3<sup>rd</sup> day of October, 2019, by  
Heather L. Campbell Burcher

Witness my hand and official seal.

My commission expires: AT HER MAJESTY'S DISCRETION.

Brian J. Hanna  
Notary Public

**BRIAN J. HANNA**  
**O'CONNOR MACLEOD HANNA LLP**  
Barristers & Solicitors  
Notary Public  
700 Kerr Street  
Oakville, Ontario L6K 3W5  
905-842-1148

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UNIT NUMBER(S) #9

Printed Name of Individual Owner or Entity Owner: Eric & Chelly Wiener  
Meystone 25, LLC

Signature of Owner or  
Authorized Representative of Entity Owner: [Signature]

Printed Name of Signor (if signing for an entity): Eric Wiener & Chelly Wiener

Title (if signing for an entity): Managers

Date: 10-14, 2019

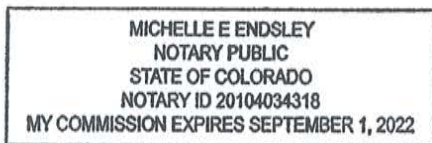
STATE OF Colorado )  
 ) ss.  
COUNTY OF Denver )

Subscribed and sworn to before me this 14 day of October, 2019, by  
Eric R Wiener.

Witness my hand and official seal.

My commission expires: 09/01/2022.

Michelle E Endsley  
Notary Public






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UNIT NUMBER(S) 10

Printed Name of Individual Owner or Entity Owner: HEGGIE FAMILY TRUST

Signature of Owner or  
Authorized Representative of Entity Owner: 

Printed Name of Signor (if signing for an entity): COLIN C HEGGIE

Title (if signing for an entity): TRUSTEE


Date: 1 OCTOBER, 2019

STATE OF Colorado )  
 ) ss.  
COUNTY OF Pitkin )

Subscribed and sworn to before me this 1st day of October, 2019, by  
Colin Campbell Heggie.

Witness my hand and official seal.

My commission expires: August 6, 2022

  
Notary Public

ROCHELLE OBECHINA  
NOTARY PUBLIC - STATE OF COLORADO  
NOTARY ID 20184031393  
MY COMMISSION EXPIRES AUG 6, 2022

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UNIT NUMBER(S) 11

Printed Name of Individual Owner or Entity Owner: FOUR TREES, LLC

Signature of Owner or  
Authorized Representative of Entity Owner: Marilyn Seltzer

Printed Name of Signor (if signing for an entity): MARILYN Seltzer

Title (if signing for an entity): MANAGING DIRECTOR & PRESIDENT

Date: 10-16, 2019

STATE OF Colorado )  
COUNTY OF Pitkin ) ss.

Subscribed and sworn to before me this 16th day of October, 2019, by  
Marilyn Seltzer

Witness my hand and official seal.  
My commission expires: \_\_\_\_\_

Cheryl Wichert  
Notary Public

CHERYL WICHERT NOTARY PUBLIC STATE OF COLORADO NOTARY ID 19974004714 MY COMMISSION EXPIRES JUNE 6, 2022
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UNIT NUMBER(S) 14

Printed Name of Individual Owner or Entity Owner: Michael Kurzman

Signature of Owner or  
Authorized Representative of Entity Owner: [Signature]

Printed Name of Signor (if signing for an entity): H. Michael Kurzman

Title (if signing for an entity): Trustee

Date: Oct. 1, 2019

STATE OF Colorado  
) ss.  
COUNTY OF Pitkin

Subscribed and sworn to before me this 1 day of October, 2019, by  
H. Michael Kurzman

Witness my hand and official seal.

My commission expires: 02/01/2022

[Signature]  
Notary Public

