

EXHIBIT A  
TO THE CONDOMINIUM DECLARATION  
OF  
THE HOVER RIDGE TOWN HOMES, A CONDOMINIUM

68-61

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LEGAL DESCRIPTION OF THE REAL PROPERTY  
SUBMITTED TO THE CONDOMINIUM DECLARATION  
OF  
THE HOVER RIDGE TOWN HOMES, A CONDOMINIUM  
(FIRST PHASE)

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THAT PORTION OF HOVER RIDGE P.U.D., CITY OF LONGMONT, BOULDER COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 69 WEST, SIXTH PRINCIPAL MERIDIAN;

THENCE N 00°13'00" W, 672.00 FEET ALONG THE WESTERLY BOUNDARY OF THE SOUTHWEST QUARTER OF SAID SECTION 33 TO THE NORTHERLY BOUNDARY OF SAID HOVER RIDGE P.U.D.

THENCE N 89°59'30" E, 546.50 FEET ALONG SAID NORTHERLY BOUNDARY;

THENCE S 00°13'00" E, 224.00 FEET ALONG THE EASTERLY BOUNDARY TO THE POINT OF BEGINNING;

THENCE N 89°59'30" E, 94.40 FEET ALONG SAID BOUNDARY OF HOVER RIDGE P.U.D.;

THENCE S 00°24'30" E, 164.61 FEET ALONG SAID BOUNDARY OF HOVER RIDGE P.U.D.;

THENCE N 49°11'39" W, 123.54 FEET;

THENCE 64.21 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT SAID ARC SUBTENDED BY A RADIUS OF 74.47 FEET, A CENTRAL ANGLE OF 49°23'56", AND A CHORD BEARING N 23°53'24" W, 62.24 FEET;

THENCE N 40°38'27" E, 35.53 FEET TO THE POINT OF BEGINNING CONTAINING 0.2828 ACRES, MORE OR LESS.

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**EXHIBIT B  
TO THE CONDOMINIUM DECLARATION  
OF  
THE HOVER RIDGE TOWN HOMES, A CONDOMINIUM**

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**LEGAL DESCRIPTION OF THE REAL PROPERTY  
WHICH MAY BE SUBMITTED TO THE  
HOVER RIDGE TOWN HOMES CONDOMINIUM REGIME  
IN LATER PHASES**

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A tract of land located in the southwest one-quarter of the southwest one-quarter of Section 33, Township 3 North, Range 69 West of the sixth principal meridian, City of Longmont, County of Boulder, State of Colorado, being more particularly described as follows:

Commencing at the southwest corner of said Section 33; thence along the West line of said Section 33, North 00°13'00" West 672.00 feet; thence, leaving said West line, North 89°59'30" East 53.00 feet along the centerline of 10th Avenue to the true point of beginning; thence continuing along said centerline, North 89°59'30" East 493.50 feet; thence South 00°13'00" East 224.00 feet; thence North 89°59'30" East 94.40 feet; thence South 0°24'30" East 254.00 feet; thence South 89°59'30" West 142.75 feet; thence South 00°13'00" East 165.00 feet to a point being 30.00 feet North of the south line of the southwest one-quarter of said Section 33; thence parallel with said south line, South 89°59'30" West 426.00 feet; thence North 45°58'18" West 41.88 feet to a point being 43.00 feet east of the west line of said Section 33; thence parallel with said west line, North 00°13'00" East 577.90 feet; thence North 44°55'28" East 14.11 feet; then North 00°13'00" West 25.00 feet to the true point of beginning, containing 7.778 acres more or less,

County of Boulder, State of Colorado,

LESS the real property described in Exhibit A.

**EXHIBIT C  
TO THE CONDOMINIUM DECLARATION  
OF  
THE HOVER RIDGE TOWN HOMES, A CONDOMINIUM**

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**TABLE OF INTERESTS  
(FIRST PHASE)**

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Each Unit in the Condominium Community shall have one vote. Subject to the provisions of ARTICLE TWELVE hereof, each Unit is vested with an undivided Percentage Ownership Interest in the Common Elements of 7.143% per Unit, and is subject to a Common Expense Assessment Liability of 7.143% per Unit.

The Percentage Interest in the Common Elements and Common Expense Assessment Liability has been determined by the Declarant in accordance with Paragraph 1.3 hereof.

Whenever any additional property is brought into the Condominium Community, in accordance with ARTICLE TWELVE hereof, the Common Expense Assessment Liability and the Percentage Ownership Interest in the Common Elements of each Owner after such addition will change and shall be reallocated by the Declarant in accordance with Paragraph 1.3 hereof after such addition.

The Supplemental Declaration recorded at the time of the expansion shall set forth the new Common Expense Assessment Liability and the new Percentage Ownership Interests in the Common Elements of the existing Units and the newly added Units. The Percentage Interest and Assessment Liability shown for each Unit is subject to change in accordance with ARTICLE TWELVE hereof.

**EXHIBIT D  
HOVER RIDGE TOWN HOMES  
SCHEDULE OF MAINTENANCE RESPONSIBILITIES**

I	II	III	IV
ITEMS	COMMON ELEMENTS UNDER ASSOCIATION RESPONSIBILITY	LIMITED COMMON ELEMENTS UNDER ASSOCIATION RESPONSIBILITY	UNIT OWNER'S RESPONSIBILITIES WITHOUT RESPECT TO OWNERSHIP OF THE COMPONENTS
All of the real property, private street, landscaping, grounds and other improvements thereon lying outside the Buildings' foundations.	All, in all regards		
The Buildings' roof, foundations, exterior, bearing and utility walls.	All, in all regards		
Windows.	Exterior painting, and exterior caulking only.		Routine cleaning, repair and replacement of glass in the windows and window mechanisms serving an Apartment.
Doors	Regular scheduled maintenance for all surfaces which are not exposed to the interior of an Apartment, including panel, buck, trim and sill.		Apartment side of door panel, interior trim, all hardware including lock, door chime assembly, hinges/closure and weather stripping, replacement of glass, if any.
Electrical and related systems and components thereof, including fixtures.	Systems including fixtures and appliances serving more than one Apartment, all in all regards.		Systems including fixtures and appliances serving only one Apartment, all in all regards, including exterior fixtures serving primarily only one Apartment.
Heating and cooling systems and components thereof.	Systems serving more than one Apartment, all in all regards.		Systems and related components thereof serving only one Apartment, all in all regards.

*18-10-8*

**EXHIBIT D  
HOVER RIDGE TOWN HOMES  
SCHEDULE OF MAINTENANCE RESPONSIBILITIES**

I	II	III	IV
ITEMS	COMMON ELEMENTS UNDER ASSOCIATION RESPONSIBILITY	LIMITED COMMON ELEMENTS UNDER ASSOCIATION RESPONSIBILITY	UNIT OWNER'S RESPONSIBILITIES WITHOUT RESPECT TO OWNERSHIP OF THE COMPONENTS
Plumbing and related systems and components thereof.	Plumbing providing service to more than one Apartment. All, in all regards.		All plumbing and related systems and components thereof serving only one Apartment, all in all regards.
Parking spaces		All in all regards	
Trash collection system.			All, in all regards.
Driveways		All, in all regards	
Garage Spaces		All, in all regards, except routine cleaning	Routine cleaning
Garage Doors	All exterior maintenance except glass replacement and the electrical door opening mechanism, if any		Glass replacement and electrical door opening mechanism, if any
Balconies, Decks, Patios		All in all regards, except routine cleaning and floor maintenance	Routine cleaning and floor maintenance
Chimneys	All, in all regards		
Reserved Common Elements	All, in all regards		
Air Conditioners			All, in all regards

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**EXHIBIT D  
HOVER RIDGE TOWN HOMES  
SCHEDULE OF MAINTENANCE RESPONSIBILITIES**

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**MAINTENANCE RESPONSIBILITIES:**

This Exhibit D is not intended to describe or encompass all maintenance functions nor to delineate all respective responsibilities between the Owners and the Association. The placement of responsibility under any specific column does not always accurately reflect the precise character and nature of ownership. The appropriate paragraphs of the Condominium Declaration and the Condominium Map determine ownership. In many cases maintenance responsibility is allocated to the Association to ensure central maintenance responsibility, uniformity and quality of repair, and to protect community health and safety. Where such maintenance is required due to the negligent or wrongful act or omission of an Owner (or members of his or her household, tenants, employees, agents, visitors, guests or pets), the Association will perform the necessary maintenance at the sole expense of the Owner (see ARTICLE NINE).

**COLUMN I: ITEMS** - Items appearing in this column are illustrative and not exhaustive.

**COLUMN II: COMMON ELEMENTS UNDER ASSOCIATION RESPONSIBILITY** - Responsibility for determining the maintenance, repair and replacement requirements of the Common Elements and determining the costs thereof shall be primarily the responsibility of the Board of Directors.

**COLUMN III: LIMITED COMMON ELEMENTS UNDER ASSOCIATION RESPONSIBILITY** - Responsibility for determining the maintenance, repair and replacement requirements of the Limited Common Elements shall be the responsibility of the Board of Directors. The Owner of a Unit to which a specific Limited Common Element is exclusively appurtenant is responsible to keep said Limited Common Elements in a clean and neat condition.

**COLUMN IV: OWNER'S RESPONSIBILITY WITHOUT RESPECT TO OWNERSHIP OF THE COMPONENT** - The items in this column are not intended to be exclusive and all-encompassing and do not affect responsibilities expressly provided for otherwise.

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**EXHIBIT E**  
**TO THE CONDOMINIUM DECLARATION**  
**OF**  
**THE HOVER RIDGE TOWN HOMES, A CONDOMINIUM**

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**THE RECORDING DATA FOR RECORDED EASEMENTS AND  
LICENSES WHICH THE CONDOMINIUM COMMUNITY  
IS OR MAY BECOME SUBJECT TO:**

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1. Easements and rights of way for ditch purposes as granted in Book 86 at Page 149 and in Book 86 at Page 184.
2. Easements and right of way for water pipe line purposes as granted in the instrument recorded in Book 331 at Page 583.
3. Terms, conditions, provisions and obligations of Ditch Easement Agreement recorded as Reception No. 1697731.
4. Terms, conditions, provisions and obligations of Ratification of Historic Easement and Agreement For Relocation recorded as Reception No. 1697732.

All recordings are in Boulder County, Colorado Clerk and Recorder's Office.

EXHIBIT F  
TO THE CONDOMINIUM DECLARATION  
OF  
THE HOVER RIDGE TOWN HOMES, A CONDOMINIUM

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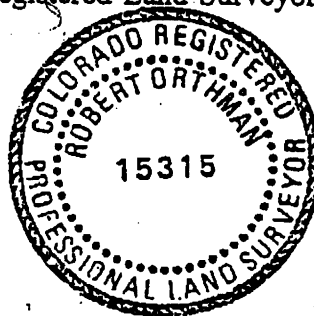
CERTIFICATE OF COMPLETION

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I hereby certify that as of this date all structural components of all buildings within the First Phase of THE HOVER RIDGE TOWN HOMES, A CONDOMINIUM, containing or comprising any Units thereby created are substantially completed.

Dated: 1-6-98

Robert Orthman  
Registered Land Surveyor



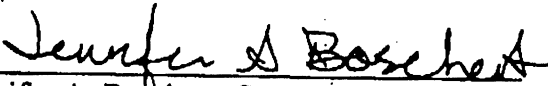


**CERTIFICATION**

I, the undersigned, do hereby certify:

THAT I am the duly elected and acting secretary of THE HOVER RIDGE TOWN HOMES CONDOMINIUM ASSOCIATION, a Colorado corporation.

THAT the foregoing Bylaws constitute the original Bylaws of said Association, as duly adopted at a Meeting of the Board of Directors thereof, held on the 2nd day of January, 1998.

  
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Jennifer A. Boschert, Secretary