

4500 Cherry Creek Drive South
#102
Idendale, CO 80246
P.M. S.W.

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Arapahoe County Clerk & Recorder, Nancy A. Doty
Reception #: B4177515
Recording Fee: \$16.00
Receipt #: 5217845
Pages Recorded: 3
Date Recorded: 10/7/2004 7:57:13 AM



**SECOND AMENDMENT
TO
MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
BUELL MANSION**

This Second Amendment to Master Declaration of Covenants, Conditions and Restrictions For Buell Mansion is made effective this 17 day of AUGUST 2004.

RECITALS

A. Perlmutter/Witkin Properties, LLC., as "Declarant" and as owner of certain real property, executed that certain Master Declaration of Covenants, Conditions and Restrictions for Buell Mansion, recorded on December 30, 1997, at Reception No. A7165741 in the office of the Arapahoe County Clerk and Recorder (the "Declarant").

B. The Declaration imposed upon the real property described in the Declaration and all property thereafter annexed, certain terms, provisions, covenants, conditions, restrictions, easements, uses, limitations and obligations, which run with and are binding upon said real property.

C. The Owners and the Association desire to amend the Declaration by virtue of this Second Amendment to Master Declaration of Covenants, Conditions and Restrictions for Buell Mansion.

D. At least sixty-seven percent (67%) of the Owners have given their written approval of this Second Amendment to Master Declarations of Covenants, Conditions and Restrictions for Buell Mansion. Evidence of such approval is maintained in the records of the Association.

NOW THEREFORE, the Declaration is amended as follows:

1. Restatement of Article IX, Section 7 (a):

7. Miscellaneous Improvements

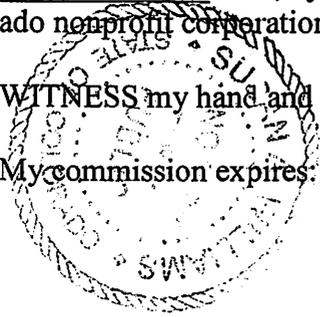
(a) No advertising or signs of any character shall be erected, placed, permitted, or maintained on any Unit other than a street number and name of the occupant. "For Sale", "Open House" or "For Rent" and all similar signs in connection with the sale, resale or rental of any Unit are prohibited. Signs erected and maintained in violation of this provision may be removed by the Association after five (5) days notice to the Unit Owner.

STATE OF COLORADO)
) ss
COUNTY OF ARAPAHOE)

This Second Amendment to Master Declaration of Covenants, Conditions, and Restrictions for Buell Mansion was acknowledged before me this 10th day of September 2004, by Nicole Seawell of the Buell Mansion Owners Association, Inc. a Colorado nonprofit corporation.

WITNESS my hand and official seal

My commission expires: 7.26-06



A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end.

Notary Public

