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## SUPPLEMENTAL DECLARATION TO CONDOMINIUM DECLARATION FOR THE BAVARIAN CONDOMINIUMS

This Supplemental Declaration to Condominium Declaration for the Bavarian Condominiums is made on May 19, 2004, by Bavarian Affordable Housing LLC, a Delaware limited liability company ("Declarant").

I. Declarant has heretofore recorded a Condominium Declaration for the Bavarian Condominiums on January 7, 2004 at Reception No. 493277, together with that certain First Amendment to Condominium Declaration recorded January 26, 2004 at Reception No. 493834, at the office of the Clerk and Recorder, Pitkin County, Colorado (as amended, the "Declaration").

II. Pursuant to Article XI of the Declaration, Declarant desires to expand the Project by adding to the Real Property additional buildings and improvements (referred to herein as the "Phase II Additional Building") located on part of the Real Property owned by Declarant and described on Exhibit "A" attached hereto.

III. Declarant for itself, its successors and assigns, as owner of the Phase II Additional Building, hereby declares that the Phase II Additional Building is added to the Real Property, and shall at all times be owned and held in condominium ownership under the Colorado Common Interest Ownership Act, C.R.S. 38-33.3-101, *et seq.*, of Colorado and shall at all times be owned, held, used and occupied subject to the provisions of the Declaration.

IV. The points assigned to each individual unit shown on the Condominium Map for the Phase 2 Additional Building filed or to be filed in the records of the office of the Clerk and Recorder of Pitkin County, Colorado, are set forth in Exhibit "B" hereto.

V. The Declaration is hereby ratified and confirmed, and the Phase II Additional Building shall be subject to all the terms and conditions of the Declaration and the Condominium Units comprising the Phase II Additional Building shall be subject to condominium ownership with all the incidents pertaining thereto as specified in the Declaration.





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SILVIA DAVIS PITKIN COUNTY CO

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**EXHIBIT "A"**  
Legal Description

PARCEL 1 AND PARCEL 2,  
BAVARIAN INN SUBDIVISION/PUD, ACCORDING TO THE PLAT THEREOF  
RECORDED NOVEMBER 4, 2002 IN PLAT BOOK 63 AT PAGE 20 AS RECEPTION  
NO. 474354.



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SILVIA DAVIS PITKIN COUNTY CO

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**EXHIBIT "B"**

**Unit Allocations of Common Area  
Interest and Assessments for  
Bavarian Condominiums – PHASE I ONLY**

Unit & Address	Condominium Designation	Unit Size	Category	Price	Points
108 North 8th	W1	3 Bedroom	Category 4	\$271,200	4
106 North 8th	W2	3 Bedroom	Category 4	271,200	4
104 North 8th	W3	3 Bedroom	Category 4	271,200	4
102 North 8th	W4	3 Bedroom	Category 4	271,200	4
822 West Main	S1	3 Bedroom	Category 4	271,200	4
820 West Main	S2	2 Bedroom	Category 3	159,900	3
818 West Main	S3	1 Bedroom	Category 2	87,800	2
816 West Main	S4	2 Bedroom	Category 3	159,900	3
814 West Main	S5	3 Bedroom	Category 2	133,500	2
823 West Bleeker	N1	3 Bedroom	Category 4	271,200	4
821 West Bleeker	N2	2 Bedroom	Category 3	159,900	3

**Unit Allocations of Common Area  
Interest and Assessments for  
Bavarian Condominiums – Phase II ONLY**

Unit & Address [107 North 7 <sup>th</sup> ]	Condominium Designation	Unit Size	Category	Price	Points
Unit 101	Bav. 101	3 Bedroom	Category 2.5	\$159,050	2.5
Unit 102	Bav. 102	Studio	Category 2	74,000	2
Unit 103	Bav. 103	Studio	Category 2	74,000	2
Unit 104	Bav. 104	Studio	Category 1	40,800	1
Unit 201	Bav. 201	3 Bedroom	Category 2.5	159,050	2.5
Unit 202	Bav. 202	Studio	Category 2.5	98,250	2.5
Unit 203	Bav. 203	2 Bedroom	Category 2	108,700	2
Unit 204	Bav. 204	Studio	Category 2	74,000	2

**TOTAL POINTS FOR PHASE I: 37**  
**TOTAL POINTS FOR PHASE II: 16.5**  
**TOTAL POINTS FOR PROJECT: 53.5**