

**FIRST LIMITED COMMON ELEMENT DESIGNATION SUPPLEMENT TO THE  
CONDOMINIUM DECLARATION  
FOR THE TERRACES AT MEADOWS RUN,  
A CONDOMINIUM COMMUNITY**

This First Limited Common Element Designation Supplement to the Condominium Declaration for the Terraces at Meadows Run, a Condominium Community ("**First LCE Designation**") was adopted by the by The Terraces Home Owners Association, Inc. ("**Association**") at a duly noticed meeting of the Executive Board held on the 20<sup>th</sup> day of August, 2019.

WHEREAS, on January 29, 1998, the Declarant executed and recorded: (1) the Condominium Declaration for The Terraces at Meadows Run, A Condominium Community ("**Declaration**") in the records of the Clerk and Recorder for San Miguel County, Colorado ("**Official Records**") at Reception No. 316791; and (2) the Colorado Common Interest Community Map for The Terraces at Meadows Run, A Condominium Common Interest Community, in Plat Book 1, Page 2321 of the Official Records;

WHEREAS, on March 10, 1999, the Declarant executed and recorded in the Official Records: (1) the First Supplement to the Declaration at Reception Number 324878, and (2) the First Supplemental Map in Plat Book 1 at Page 2505;

WHEREAS, on November 16, 2001, the Declarant executed and recorded in the Official Records: (1) the Second Supplement to the Declaration at Reception Number 345161; and (2) the Second Supplemental Map at Reception No. 345162; and

WHEREAS, Section 4.06 of the Declaration authorizes the Association to allocate and assign Common Elements as Limited Common Elements by recording an instrument in the Official Records.

NOW THEREFOR the Association does hereby publish and designate certain Common Elements as Limited Common Elements ("**LCEs**"), as follows:

1. Designation of Shared Boilers as LCEs. The Association hereby designates boilers and boiler systems that serve more than one Unit in the Community as LCEs and assigns said boiler systems as LCEs to the Units that they serve. Units located in Buildings A, B, C, D, F and G of The Terraces at Meadows Run currently have shared boiler LCEs.

2. Maintenance, Repair and Replacement of LCE Boilers. Pursuant to Section 5.01 of the Declaration, the maintenance, repair and replacement of shared boiler LCEs shall be undertaken by the Association and not the individual Unit Owners. Unit Owners shall promptly notify the Association of any needed maintenance, repairs, replacements associated with their shared boiler LCEs.

3. Cost of Maintenance, Repair and Replacement of LCE Boiler Systems. Pursuant to Section 5.02 of the Declaration, the cost of maintenance, repair and replacement of the shared boiler system LCEs shall be borne proportionately by the Units they serve. The Association may

either direct the service provider or manufacturer to bill the Unit Owners directly or assess the Unit Owners for the cost of the maintenance, repairs and/or replacements.

4. Unless otherwise defined herein, capitalized terms defined in the Declaration shall have the same meaning herein.

5. Except as specifically supplemented by this First LCE Designation, all other terms and conditions of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, this First LCE Designation was adopted by the Executive Board of the Association on the 20<sup>th</sup> day of August, 2019.

ATTEST:  
The Terraces Home Owner's Association, Inc.

By: *Rick Makely*  
Rick Makely, President

STATE OF CO )  
 ) ss.  
COUNTY OF Jefferson )

Acknowledged and subscribed to before me this 4 day of Sept 2019 by Rick Makely, as the President of The Terraces Home Owner's Association.

Witness my hand and official seal.

*Patricia Masterson*  
Notary Public

My commission expires: 1-22-2022

