



**FOURTH SUPPLEMENT TO THE  
CONDOMINIUM DECLARATION**

**FOR**

**MAJESTIC PLAZA CONDOMINIUMS**

This Fourth Supplement to the Condominium Declaration ("Fourth Supplement") is executed this 21 day of JULY, 2017, at Crested Butte, Gunnison County, Colorado by the Majestic Plaza Condominium Association, a Colorado nonprofit corporation (the "Association").

1. **MAJESTIC PLAZA CONDOMINIUMS.** The Association was created by virtue of the execution and recording of the Condominium Declaration for Majestic Plaza Condominiums, identified in the official records of Gunnison County, Colorado, as Reception No. 468629, as supplemented by the Supplemental Condominium Declaration for Majestic Plaza Condominiums identified in the official records of Gunnison County, Colorado, as Reception No. 488722, and by the Second Supplemental Condominium Declaration for Majestic Plaza Condominiums identified in the official records of Gunnison County, Colorado, as Reception No. 560811, and by the Third Supplement to the Condominium Declaration for Majestic Plaza Condominiums recorded June 30, 2017 as Reception No. 647313 in the official records of Gunnison County, Colorado (the "Third Supplement") (together, the Declaration).

2. **CORRECTION OF THIRD SUPPLEMENT.** Following recording, an error was identified in Exhibit B of the Third Supplement. This Fourth Supplement is intended to correct the Third Supplement and provide the correct Allocated Interests for Exhibit B.

3. **NATURE OF CORRECTION.** Exhibit B to the Third Supplement indicated that the "Allocated Interest in Common Elements by Percentage" associated with Units 102 and 104 were 0.90%. Exhibit B to the Third Supplement indicated that the "Allocated Vote" associated with Units 102 and 104 were 0.90. The actual "Allocated Interest in Common Elements by Percentage" associated with Units 102 and 104 should have been identified as 0.92%. The actual "Allocated Vote" associated with Units 102 and 104 should have been identified as 0.92.

4. **RIGHT OF ASSOCIATION TO AMEND.** The Association has the power and authority to amend the Declaration and the Map by virtue of Section 17 of the Declaration.

5. **REALLOCATION OF INTERESTS IN THE COMMON ELEMENTS.** Pursuant to this Fourth Supplement, the Association hereby corrects the interest in the Common Elements as set forth in attached Exhibit B so that the Allocated Interests in the



Common Elements are apportioned according to the total number of Units in the Project. The attached Exhibit B shall supersede and replace Exhibit B in the Declaration, including the Supplemental Declaration, the Second Supplemental Declaration and the Third Supplement described in paragraph 1. above.

6. EFFECT AND INTERPRETATION. The recording of this Fourth Supplement to the Condominium Declaration automatically:

a. Vests in each existing Unit Owner his Allocated Interest in the Common Elements.

b. Vests in each existing mortgagee a perfected security interest in the reallocated interest in the Common Elements of each existing Unit Owner.

7. GENERAL.

a. Validity. If any of the provisions of this Fourth Supplement or any paragraph, sentence, clause, phrase or word or the application thereof in any circumstances be invalidated, such invalidity shall not affect the validity of the remainder of this Fourth Supplement and the application of any such provision, paragraph, sentence, clause, phrase or word in any other circumstances shall not be affected thereby.

b. Additional Provisions. The provisions of this Fourth Supplement shall be in addition and supplemental to the Act and to all other provisions of law.

c. Context of Words. Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

d. Applicable Law. This Fourth Supplement is filed in the records of Gunnison County, Colorado and it is agreed that the proper jurisdiction and venue of any action pertaining to the interpretation or enforcement of this Fourth Supplement shall be in the District Court of Gunnison County, Colorado.

e. Attorney Fees. It is agreed that if any action is brought in a court of law by a party to this Fourth Supplement as to the enforcement, interpretation or construction of this Fourth Supplement or any document provided for herein, the prevailing party in such action shall be entitled to reasonable attorney fees as well as all costs incurred in the prosecution or defense of such action.

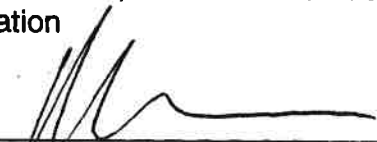
f. BINDING AGREEMENT. It is understood and agreed that this Fourth Supplement shall be binding upon the successors and assigns of the parties hereto.



g. SAVINGS CLAUSE. Except as amended hereby, the Declaration, as amended and supplemented, shall remain valid and in full force and effect. Any provision of the Declaration previously adopted by the Association which is in conflict with this Fourth Supplement is hereby repealed as of the date set forth below.

IN WITNESS WHEREOF, the Declarant has executed this Fourth Supplement to the Condominium Declaration the date first above written.

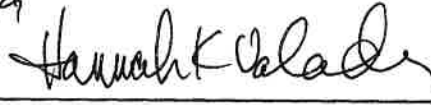
MAJESTIC PLAZA CONDOMINIUM  
ASSOCIATION, a Colorado nonprofit  
corporation

By:   
Douglas C. DaPuzzo, President

STATE OF COLORADO )  
County of BOULDER ) ss.

The foregoing Fourth Supplement to Condominium Declaration has been acknowledged before me this 21st day of July, 2017, by Douglas C. DaPuzzo as President of Roscoe Development Corporation, a Colorado corporation.

Witness by hand and official seal.  
My commission expires: 6-9-19

  
\_\_\_\_\_  
Notary Public

HANNAH K. VALADEZ  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19954015873  
My Commission Expires: 10/09/2019



**EXHIBIT B**

**Fourth Supplement to Condominium Declaration  
for  
Majestic Plaza Condominiums**

<b>Unit</b>	<b>Gross Floor Area by Condominium Maps (square feet)</b>	<b>Allocated Interest in Common Elements by Percentage</b>	<b>Allocated Vote</b>
101	993	3.03%	3.03
102	300	0.92%	0.92
103	997	3.04%	3.04
104	300	0.92%	0.92
105	1243	3.80%	3.80
106	216	0.66%	0.66
107	269	0.82%	0.82
110	6417	19.60%	19.60
120	1316	4.02%	4.02
121	1224	3.74%	3.74
130	3070	9.38%	9.38
220	432	1.32%	1.32
221	686	2.10%	2.10
222	740	2.26%	2.26
223	555	1.69%	1.69
140	1776	5.42%	5.42
141	1513	4.75%	4.75
142	1955	6.05%	6.05



<b>Unit</b>	<b>Gross Floor Area by Condominium Maps (square feet)</b>	<b>Allocated Interest in Common Elements by Percentage</b>	<b>Allocated Vote</b>
241	740	2.26%	2.26
242	839	2.56%	2.56
243	802	2.45%	2.45
244	851	2.60%	2.60
245	733	2.24%	2.24
246	847	2.59%	2.59
A	691	2.11%	2.11
B	435	1.33%	1.33
C	592	1.81%	1.81
D	355	1.08%	1.08
E	1139	3.55%	3.55
F	622	1.91%	1.91
<b>TOTAL</b>	<b>32,744</b>	<b>100.00%</b>	<b>100.00</b>