

EIGHTH AMENDMENT TO  
DECLARATION OF GRANTS, COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR HERITAGE CROSSING AT THE GONDOLA CONDOMINIUMS

THIS EIGHTH AMENDMENT TO DECLARATION OF GRANTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR HERITAGE CROSSING AT THE GONDOLA CONDOMINIUMS (the "Amendment") shall be effective (the "Effective Date") upon recordation in the office of the Clerk and Recorder of San Miguel County, State of Colorado (the "Official Records"). Unless otherwise defined herein, all capitalized words shall have the meaning ascribed in the Declaration (as hereinafter defined).

RECITALS

A. Wildair, LP, a Texas limited partnership ("Declarant") previously filed that certain Declaration of Grants, Covenants, Conditions and Restrictions for Heritage Crossing at the Gondola Condominiums on March 26, 2002, under Reception No. 347962 of the Official Records, First Amendment to Declaration of Grants, Covenants, Conditions and Restrictions for Heritage Crossing at the Gondola Condominiums on April 19, 2002, under Reception No. 348542 of the Official Records, Second Amendment to Declaration of Grants, Covenants, Conditions and Restrictions for Heritage Crossing at the Gondola Condominiums on May 30, 2002, under Reception No. 349375 of the Official Records, Third Amendment to Declaration of Grants, Covenants, Conditions and Restrictions for Heritage Crossing at the Gondola Condominiums on July 2, 2002, under Reception No. 350115, Fourth Amendment to Declaration of Grants, Covenants, Conditions and Restrictions for Heritage Crossing at the Gondola Condominiums on October 29, 2002, under Reception No. 352669, Fifth Amendment to Declaration of Grants, Covenants, Conditions and Restrictions for Heritage Crossing at the Gondola Condominiums on November 22, 2002, under Reception No. 353289, Sixth Amendment to Declaration of Grants, Covenants, Conditions and Restrictions for Heritage Crossing at the Gondola Condominiums on December 6, 2002, under Reception No. 353563, and Seventh Amendment to Declaration of Grants, Covenants, Conditions and Restrictions for Heritage Crossing at the Gondola Condominiums on December 23, 2002, under Reception No. 353965 (collectively, the "Declaration").

B. Declarant previously filed (i) the Condominium Map on March 26, 2002, under Reception No. 347963 of the Official Records, (ii) the first amendment to the Condominium Map on April 19, 2002, under Reception No. 348543 of the Official Records, (iii) the second amendment to the Condominium Map on May 30, 2002, under Reception No. 349375 of the Official Records, and (iv) the third amendment to the Condominium Map on October 29, under Reception No. 352669 of the Official Records (the "Third Amendment") (such maps, collectively, the "Condominium Map").

C. Declarant desires to (i) amend the Declaration to revise Exhibit C-5 and D-3, and (ii) amend the Condominium Map to (a) delete Attachment 1 to the Third Amendment, and (b) substitute Exhibit A attached hereto therefor.

D. Pursuant to the Rights Reserved by Declarant, Declarant has the right to amend the Declaration for the purposes stated herein.

AMENDMENT

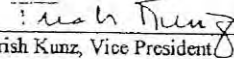
1. Allocated Interests; Restricted Parking. Exhibits C-5 and D-3 to the Declaration are hereby deleted in their entirety and the attached Exhibits C-6 and D-4 are substituted therefor.

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2. **Condominium Map.** Attachment 1 to the Third Amendment is hereby deleted and the Condominium Map is amended to include the sheets attached hereto as Exhibit A.
3. **No Other Amendments.** Except as otherwise provided herein, all other terms and provisions of the Declaration shall remain in full force and effect.
4. **Severability.** If any of the provisions of this Amendment 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 Amendment and the application of any such provision, paragraph, sentence, clause, phrase or word in any other circumstances shall not be affected thereby.
5. **Conflicts.** In the event of any conflict between the terms and provisions of this Amendment and the Declaration, the terms and provisions of this Amendment shall control.
6. **Number and Gender.** Unless the context otherwise requires, the singular shall include the plural, and the plural shall include the singular, and the use of any gender shall include all genders.
7. **Applicable Law.** This Amendment is filed in the Official Records, and it is agreed that the proper jurisdiction and venue of any action pertaining to the interpretation or enforcement of this Amendment shall be in the District Court of San Miguel County, Colorado.
8. **Interpretation.** The provisions of this Amendment shall be liberally construed to effectuate the purposes set forth in the Recitals hereof. This Amendment shall be construed and governed under the Laws of the State of Colorado.
9. **Captions.** All captions and titles used in this Amendment are intended solely for convenience of reference and shall not enlarge, limit or otherwise affect the meaning of the text set forth in any paragraph, section or article hereof.
10. **Binding Agreement.** The provisions of this Amendment shall run with the Project and shall be binding on Declarant, its successors and assigns.
11. **Exhibits.** All exhibits attached to this Amendment are a part of, and are hereby incorporated into, this Amendment.

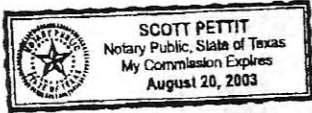
IN WITNESS WHEREOF, Declarant has executed this Declaration effective as of January 8, 2003.

WILDAIR, LP,  
a Texas limited partnership  
By: Wildair Management, LLC,  
a Texas limited liability company, General Partner

By:   
Trish Kunz, Vice President

THE STATE OF TEXAS §  
  §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 16<sup>th</sup> day of January, 2003, by Trish Kunz, Vice President of Wildair Management, LLC, a Texas limited liability company, General Partner of Wildair, LP, a Texas limited partnership, known to me by her Texas drivers license, on behalf of said partnership.



Scott Pettit  
Notary Public in and for the State of Texas

Scott Pettit  
(Printed Name of Notary)  
My Commission Expires: 8-20-03

EXHIBIT C-6TABLE OF ALLOCATED INTERESTS

Condominium Unit Designation	Condominium Unit percentage share of Common Elements and Common Expenses	Residential Unit percentage share of Limited Common Elements and Common Expenses	Condominium Unit percentage share of Building Square Feet	Unit Vote in the affairs of the Class/ Association
R-1	5.87 %	9.58 %	4.33 %	1 R.U. / 2 P.U.
R-2	6.34 %	10.35 %	4.67 %	1 R.U. / 2 P.U.
R-3	5.93 %	9.68 %	4.37 %	1 R.U. / 2 P.U.
R-4	5.77 %	9.42 %	4.25 %	1 R.U. / 2 P.U.
R-5	6.41 %	10.46 %	4.72 %	1 R.U. / 2 P.U.
R-6	5.99 %	9.79 %	4.42 %	1 R.U. / 2 P.U.
R-7	6.53 %	10.67 %	4.82 %	1 R.U. / 2 P.U.
R-8	5.99 %	9.78 %	4.42 %	1 R.U. / 2 P.U.
R-9	6.00 %	9.80 %	4.42 %	1 R.U. / 2 P.U.
R-10	6.40 %	10.45 %	4.72 %	1 R.U. / 2 P.U.
C-1	3.31 %	16.01 %	2.44 %	1 C.U. / 1 P.U.
C-2	4.52 %	21.81 %	3.33 %	1 C.U. / 1 P.U.
C-3	1.18 %	5.69 %	0.87 %	1 C.U. / 4 P. U
C-4	4.72 %	22.79 %	3.48 %	1 C.U. / 1 P.U.
C-5	6.98 %	33.71 %	5.15 %	1 C.U. / 1 P. U
P-1	0.37 %	2.22 %	0.28 %	N/A
P-2	0.37 %	2.22 %	0.28 %	N/A
P-3	0.40 %	2.34 %	0.29 %	1 P.U
P-4	0.42 %	2.48 %	0.31 %	1 P.U
P-5	0.42 %	2.47 %	0.31 %	1 P.U
P-6	0.44 %	2.63 %	0.33 %	1 P.U
P-7	0.44 %	2.63 %	0.33 %	1 P.U
P-8	0.44 %	2.63 %	0.33 %	1 P.U
P-9	0.44 %	2.63 %	0.33 %	1 P.U
P-10	0.44 %	2.58 %	0.32 %	1 P.U
P-11	0.42 %	2.52 %	0.31 %	N/A
P-12	0.45 %	2.69 %	0.33 %	1 P.U
P-13	0.42 %	2.69 %	0.33 %	1 P.U
P-14	0.42 %	2.48 %	0.31 %	N/A
P-15	0.42 %	2.52 %	0.31 %	N/A
P-16	0.42 %	2.52 %	0.31 %	N/A
P-17	0.42 %	2.52 %	0.31 %	N/A

P-18	0.42 %	2.52 %	0.31 %	N/A
P-19	0.42 %	2.52 %	0.31 %	N/A
P-20	0.42 %	2.51 %	0.31 %	N/A
P-21	0.42 %	2.52 %	0.31 %	N/A
P-22	0.42 %	2.52 %	0.31 %	N/A
P-23	0.42 %	2.52 %	0.31 %	N/A
P-24	0.42 %	2.52 %	0.31 %	N/A
P-25	0.42 %	2.52 %	0.31 %	N/A
P-26	0.42 %	2.51 %	0.31 %	N/A
P-27	0.42 %	2.52 %	0.31 %	N/A
P-28	0.42 %	2.52 %	0.31 %	N/A
P-29	0.42 %	2.52 %	0.31 %	N/A
P-30	0.42 %	2.52 %	0.31 %	N/A
P-31	0.42 %	2.52 %	0.31 %	N/A
P-32	0.42 %	2.52 %	0.31 %	N/A
P-33	0.42 %	2.52 %	0.31 %	N/A
P-34	0.42 %	2.52 %	0.31 %	N/A
P-35	0.42 %	2.52 %	0.31 %	N/A
P-36	0.42 %	2.52 %	0.31 %	N/A
P-37	0.46 %	2.72 %	0.34 %	N/A
P-38	0.46 %	2.72 %	0.34 %	N/A
P-39	0.33 %	1.98 %	0.25 %	N/A
P-40	0.33 %	1.98 %	0.25 %	N/A
S-1	0.19 %	15.93 %	0.14 %	1 S.U.
S-2	0.19 %	15.93 %	0.14 %	1 S.U.
S-3	0.19 %	15.93 %	0.14 %	1 S.U.
S-4	0.20 %	16.54 %	0.15 %	1 S.U.
S-5	0.12 %	9.71 %	0.09 %	1 S.U.
S-6	0.16 %	13.20 %	0.12 %	1 S.U.
S-7	0.15 %	12.75 %	0.11 %	1 S.U.

**EXHIBIT D-4**  
**List of Restricted Parking Units**

<u>Subject Parking Units</u>	<u>Corresponding Unit Ownership</u>
P-38	C-1
P-1	C-2
P-25, P-36, P-39, & P-40	C-3
P-2	C-4
P-37	C-5
P-15 and P-26	R-1
P-16 and P-27	R-2
P-17 and P-28	R-3
P-18 and P-29	R-4
P-19 and P-30	R-5
P-20 and P-31	R-6
P-21 and P-32	R-7
P-22 and P-33	R-8
P-23 and P-34	R-9
P-24 and P-35	R-10