

**SIXTH SUPPLEMENTAL DECLARATION TO CONDOMINIUM DECLARATION OF  
ANGELVIEW CONDOMINIUMS  
(PHASE 9)**

THIS SIXTH SUPPLEMENTAL DECLARATION TO CONDOMINIUM DECLARATION OF ANGELVIEW CONDOMINIUMS (the "Sixth Supplemental Declaration") is made to be effective the 24<sup>th</sup> day of June, 2021, by **Harder Diesslin Holdings, LLC**, a Colorado limited liability company of 130 W. 2nd Street, Suite No. 1, Salida, CO 81201 ("Declarant").

**RECITALS:**

A. Declarant is the successor declarant to that certain declarant identified in that certain Condominium Declaration for Angelview Condominiums recorded at Reception No. 443364 in the records of the office of the Clerk and Recorder of the County of Chaffee, Colorado, the First Supplemental Declaration (Phase 2) recorded at Reception No. 444515, the Second Supplemental Declaration (Phase 3) recorded at Reception No. 445192, the Third Supplemental Declaration (Phase 4) recorded at Reception No. 447060, and the Fourth Supplemental Declaration (Phases 5 and 6) recorded at Reception No. 452747 (collectively the "Declaration"), and the Fifth Supplemental Declaration (Phases 7 and 8) recorded at Reception No. 453445, and the Plat of Angelview Condominiums recorded at Reception No. 443365, the First Supplemental Map (Phase 2) recorded at Reception No. 444516 in the records of the office of the Clerk and Recorder of the County of Chaffee, Colorado; the Second Supplemental Map (Phase 3) recorded at Reception No. 445193; the Third Supplemental Map (Phase 4) recorded at Reception No. 447061; the Fourth Supplemental Map (Phases 5 and 6) recorded at Reception No. 452748; and the Fifth Supplemental Map (Phase 7) recorded at Reception No. 453446 and the Fifth Supplemental Map (Phase 8) recorded at Reception No. 453447 (collectively the "Plat"). All capitalized terms used herein and not otherwise defined shall have the same meanings given to such terms in the Declaration.

B. Declarant is the Owner of the Developments Rights connected with the Property described in the Declaration and shown on the Plat, which property is described on Exhibit "A" attached hereto. Pursuant to Article 12 of the Declaration, Declarant reserved the right to subject the Property to additional phases as described in the Declaration (and shown on the Plat of Angelview Condominiums) (the "Additional Phases"), and reserved the right to subject said Additional Phases to the provisions of the Declaration.

C. Declarant desires to subject 8 additional Units contained on the Property (the "Phase 9 Additional Units") to the Declaration. The Phase 9 Additional Units shall be known as Unit 9-A, Unit 9-B, Unit 9-C, Unit 9-D, Unit 9-E, Unit 9-F, Unit 9-G, and Unit 9-H and are more particularly described on the Plat of Angelview Condominiums Phase 9 (the "Phase 9 Supplemental Plat"), being recorded of even date herewith.

D. All improvements to the Phase 9 Additional Units shown on the Phase 9 Supplemental Plat have been substantially completed.

E. Pursuant to Phase 1 of the Project, Angelview Condominiums originally contained five (5) Units. Upon recordation of the First Supplemental Declaration and the Phase 2

Supplemental Plat, the total number of Units in the Project was nine (9). Upon recordation of the Second Supplemental Declaration and the Phase 3 Supplemental Plat, the total number of Units in the Project was thirteen (13). Upon recordation of the Third Supplemental Declaration and the Phase 4 Supplemental Plat, the total number of Units in the Project was eighteen (18). Upon recordation of the Fourth Supplemental Declaration and the Phases 5 and 6 Supplemental Plat, the total number of Units in the Project was twenty-six (26). Upon recordation of the Fifth Supplemental Declaration and the Phases 7 and 8 Supplemental Plats, the total number of Units in the Project was thirty-four (34). Upon recordation of this Sixth Supplemental Declaration and the Phase 9 Supplemental Plat, the total number of Units in the Project is forty-two (42), subject to the Development Rights described in the Declaration, which provides for a maximum of two hundred fifty (250) Units.

NOW, THEREFORE, in consideration of the foregoing Recitals:

1. Declaration. Acting pursuant to the authority granted under Article 12 of the Declaration, Declarant hereby declares that Phase 9, Unit 9-A, Unit 9-B, Unit 9-C, Unit 9-D, Unit 9-E, Unit 9-F, Unit 9-G, and Unit 9-H shall be held, sold and conveyed subject to the covenants, restrictions and easements set forth in the Declaration, which shall run with the land and be binding on all parties and heirs, successors and assigns of parties having any right, title or interest in all or any part of said Units. Additionally, Declarant hereby submits Phase 9, Unit 9-A, Unit 9-B, Unit 9-C, Unit 9-D, Unit 9-E, Unit 9-F, Unit 9-G, and Unit 9-H to the provisions of the Colorado Common Interest Ownership Act.

2. Allocation of Interests. Section 3.01 of the Declaration is hereby amended as follows:

(a) The total undivided interests in the Common Elements are hereby allocated to the Units in the following percentages:

Phase 1

Condominium Unit 1-A	2.11 percent
Condominium Unit 1-B	2.40 percent
Condominium Unit 1-C	2.40 percent
Condominium Unit 1-D	2.11 percent
Condominium Unit 1-E	2.40 percent

Phase 2

Condominium Unit 2-A	2.40 percent
Condominium Unit 2-B	2.40 percent
Condominium Unit 2-C	2.11 percent
Condominium Unit 2-D	2.40 percent

Phase 3

Condominium Unit 3-A	2.40 percent
Condominium Unit 3-B	2.40 percent
Condominium Unit 3-C	2.11 percent
Condominium Unit 3-D	2.40 percent

Phase 4

Condominium Unit 4-A	2.11 percent
Condominium Unit 4-B	2.11 percent
Condominium Unit 4-C	2.11 percent
Condominium Unit 4-D	2.40 percent
Condominium Unit 4-E	2.40 percent

Phase 5

Condominium Unit 5-A	2.64 percent
Condominium Unit 5-B	2.64 percent
Condominium Unit 5-C	2.64 percent
Condominium Unit 5-D	2.64 percent

Phase 6

Condominium Unit 6-A	2.64 percent
Condominium Unit 6-B	2.64 percent
Condominium Unit 6-C	2.64 percent
Condominium Unit 6-D	2.64 percent

Phase 7

Condominium Unit 7-A	2.64 percent
Condominium Unit 7-B	2.64 percent
Condominium Unit 7-C	2.64 percent
Condominium Unit 7-D	2.64 percent

Phase 8

Condominium Unit 8-A	2.64 percent
Condominium Unit 8-B	2.04 percent
Condominium Unit 8-C	2.04 percent
Condominium Unit 8-D	2.64 percent

Phase 9

Condominium Unit 9-A	2.22 percent
Condominium Unit 9-B	2.22 percent
Condominium Unit 9-C	2.22 percent
Condominium Unit 9-D	2.22 percent
Condominium Unit 9-E	2.22 percent
Condominium Unit 9-F	2.22 percent
Condominium Unit 9-G	2.22 percent
Condominium Unit 9-H	2.22 percent

(b) Relative Allocations.

(i) The relative allocations in the Limited Common Elements allocated exclusively to Phase 1, Units 1-A, 1-B, 1-C, 1-D and 1-E are in the following percentages:

Phase 1

Condominium Unit 1-A	18.53 percent
Condominium Unit 1-B	20.99 percent
Condominium Unit 1-C	21.03 percent
Condominium Unit 1-D	18.52 percent
Condominium Unit 1-E	20.93 percent

(ii) The relative allocations in the Limited Common Elements allocated exclusively to Phase 2, Units 2-A, 2-B, 2-C and 2-D are in the following percentages:

Phase 2

Condominium Unit 2-A	25.75 percent
Condominium Unit 2-B	25.75 percent
Condominium Unit 2-C	22.75 percent
Condominium Unit 2-D	25.75 percent

(iii) The relative allocations in the Limited Common Elements allocated exclusively to Phase 3, Units 3-A, 3-B, 3-C and 3-D are in the following percentages:

Phase 3

Condominium Unit 3-A	25.75 percent
Condominium Unit 3-B	25.75 percent
Condominium Unit 3-C	22.75 percent
Condominium Unit 3-D	25.75 percent

(iv) The relative allocations in the Limited Common Elements allocated exclusively to Phase 4, Units 4-A, 4-B, 4-C, 4-D, and 4-E are in the following percentages:

Phase 4

Condominium Unit 4-A	19.00 percent
Condominium Unit 4-B	19.00 percent
Condominium Unit 4-C	19.00 percent
Condominium Unit 4-D	21.50 percent
Condominium Unit 4-E	21.50 percent

(v) The relative allocations in the Limited Common Elements allocated exclusively to Phase 5, Units 5-A and 5-B are in the following percentages:

Phase 5

Condominium Unit 5-A	50.00 percent
Condominium Unit 5-B	50.00 percent

(vi) The relative allocations in the Limited Common Elements allocated exclusively to Phase 5, Units 5-C and 5-D are in the following percentages:

Condominium Unit 5-C	50.00 percent
Condominium Unit 5-D	50.00 percent

(vii) The relative allocations in the Limited Common Elements allocated exclusively to Phase 6, Units 6-A and 6-B are in the following percentages:

Phase 6

Condominium Unit 6-A	50.00 percent
Condominium Unit 6-B	50.00 percent

(viii) The relative allocations in the Limited Common Elements allocated exclusively to Phase 6, Units 6-C and 6-D are in the following percentages:

Condominium Unit 6-C	50.00 percent
Condominium Unit 6-D	50.00 percent

(ix) The relative allocations in the Limited Common Elements allocated exclusively to Phase 7, Units 7-A and 7-B are in the following percentages:

Phase 7

Condominium Unit 7-A	50.00 percent
Condominium Unit 7-B	50.00 percent

(x) The relative allocations in the Limited Common Elements allocated exclusively to Phase 7, Units 7-C and 7-D are in the following percentages:

Condominium Unit 7-C	50.00 percent
Condominium Unit 7-D	50.00 percent

(xi) The relative allocations in the Limited Common Elements allocated exclusively to Phase 8, Units 8-A, 8-B, 8-C, and 8-D are in the following percentages:

Phase 8

Condominium Unit 8-A	28.00 percent
Condominium Unit 8-B	22.00 percent
Condominium Unit 8-C	28.00 percent
Condominium Unit 8-D	22.00 percent

(xii) The relative allocations in the Limited Common Elements allocated exclusively to Phase 9, Units 9-A and 9-B are in the following percentages:

Condominium Unit 9-A	50.00 percent
Condominium Unit 9-B	50.00 percent

(xiii) The relative allocations in the Limited Common Elements allocated exclusively to Phase 9, Units 9-C and 9-D are in the following percentages:

Condominium Unit 9-C	50.00 percent
Condominium Unit 9-D	50.00 percent

(xiv) The relative allocations in the Limited Common Elements allocated exclusively to Phase 9, Units 9-E and 9-F are in the following percentages:

Condominium Unit 9-E	50.00 percent
Condominium Unit 9-F	50.00 percent

(xv) The relative allocations in the Limited Common Elements allocated exclusively to Phase 9, Units 9-G and 9-H are in the following percentages:

Condominium Unit 9-G	50.00 percent
Condominium Unit 9-H	50.00 percent

3. Membership Voting. Section 7.01(b) of the Original Declaration is hereby amended as follows:

The total number of votes in the Association shall be equal to the number of Units located on the Property as shown by the Declaration and Plat, and any Supplemental Declaration(s) and Supplemental Plat(s), as amended from time to time. The votes are hereby allocated to each existing Unit as follows:

Phase 1

Condominium Unit 1-A	one (1) vote
Condominium Unit 1-B	one (1) vote
Condominium Unit 1-C	one (1) vote
Condominium Unit 1-D	one (1) vote
Condominium Unit 1-E	one (1) vote

Phase 2

Condominium Unit 2-A	one (1) vote
Condominium Unit 2-B	one (1) vote
Condominium Unit 2-C	one (1) vote
Condominium Unit 2-D	one (1) vote

Phase 3

Condominium Unit 3-A	one (1) vote
Condominium Unit 3-B	one (1) vote
Condominium Unit 3-C	one (1) vote
Condominium Unit 3-D	one (1) vote

Phase 4

Condominium Unit 4-A	one (1) vote
Condominium Unit 4-B	one (1) vote
Condominium Unit 4-C	one (1) vote
Condominium Unit 4-D	one (1) vote
Condominium Unit 4-E	one (1) vote

Phase 5

Condominium Unit 5-A	one (1) vote
Condominium Unit 5-B	one (1) vote
Condominium Unit 5-C	one (1) vote
Condominium Unit 5-D	one (1) vote

Phase 6

Condominium Unit 6-A	one (1) vote
Condominium Unit 6-B	one (1) vote
Condominium Unit 6-C	one (1) vote
Condominium Unit 6-D	one (1) vote

Phase 7

Condominium Unit 7-A	one (1) vote
Condominium Unit 7-B	one (1) vote
Condominium Unit 7-C	one (1) vote
Condominium Unit 7-D	one (1) vote

Phase 8

Condominium Unit 8-A	one (1) vote
Condominium Unit 8-B	one (1) vote
Condominium Unit 8-C	one (1) vote
Condominium Unit 8-D	one (1) vote

Phase 9

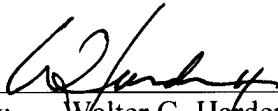
Condominium Unit 9-A	one (1) vote
Condominium Unit 9-B	one (1) vote
Condominium Unit 9-C	one (1) vote
Condominium Unit 9-D	one (1) vote
Condominium Unit 9-E	one (1) vote
Condominium Unit 9-F	one (1) vote
Condominium Unit 9-G	one (1) vote
Condominium Unit 9-H	one (1) vote

4. Supplemental Plat. The Phase 9 Supplemental Plat is incorporated herein by this reference.

5. No Further Changes. Except as set forth in this Sixth Supplemental Declaration, all conditions, covenants and restrictions contained in the original Declaration remain in full force and effect.

EXECUTED as of the date first set forth above.


DECLARANT: **Harder Diesslin Holdings, LLC, a Colorado limited liability company**

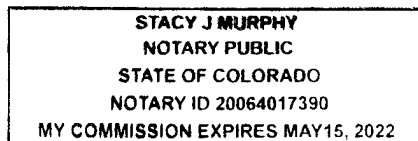
  
By: Walter G. Harder, IV  
Its: Managing Manager

STATE OF COLORADO    )  
  ) ss.  
COUNTY OF CHAFFEE    )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of June, 2021, by Walter G. Harder, IV as Managing Manager of and on behalf of Harder Diesslin Holdings, LLC, a Colorado limited liability company.

Witness my hand and official seal.

  
Notary Public





**\*471768\***

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9 of 9 DECL R\$53.00 D\$0.00

Lori A Mitchell  
Chaffee County Clerk

**EXHIBIT A  
TO  
SIXTH SUPPLEMENTAL DECLARATION TO CONDOMINIUM DECLARATION  
ANGELVIEW CONDOMINIUMS  
(PHASE 9)  
CITY OF SALIDA  
CHAFFEE COUNTY, COLORADO**

**Lot 3A, Replat of Lot 3  
Angelview Minor Subdivision  
Per re-plat recorded June 1, 2018  
at Reception No. 443234  
City of Salida, Chaffee County, Colorado**