



First Amendment to Condominium Declaration

Pursuant to the Colorado Common Interest Ownership Act Statute (The Act") 38-33.3-2205 (4) as written: "A Declarant may amend the declaration, a plat, or a map to correct clerical, typographical, or technical errors." And Therefore, pursuant to the Condominium Declarations for Bears Den Condominiums recorded July 18, 2007 under Reception No. 861283, furthermore pursuant to paragraph 23. "Revocation, Termination, or Amendment to this Declaration." This paragraph clearly states; "Declarant reserves the right to amend this declaration as may be permitted under the Act without the prior written approval of the Association until the conveyance by deed of the last of the units hereunder..."

Now, Therefore Tuso Development and Management, Inc. ("Declarant") does hereby publish and declare that the following declarations shall be amended as follows:

1. ARTICLE I, DEFINITIONS , Section 1.1 Definitions. I. "Commercial Units."
The Commercial units shall be designated as 18, 19, 20 and 21.
2. ARTICLE II, DIVISION OF REAL PROPERTY , 2.1 Division of Real Property:
The Commercial Units shall be designated as 18, 19, 20 and 21.
3. EXHIBIT A, Allocated Interests, The final four (4) under the first column
"Condominium Unit", shall now be designated as 21, 20, 19 and 18.
4. ARTICLE III, DEVELOPMENT RIGHTS AND OTHER SPECIAL DECLARANT RIGHTS,
Section 3.4 Special Declarant Rights.
 - P. The parking spaces on the "deck" under Bldg. A, that are accessed by the alley,
are to be used by the Commercial Units only.
 - Q. The exterior stain colors on all buildings were approved by the Town of
Frisco Planning Department and cannot be changed.
 - R. All Residential and Commercial Units have been keyed to a Master System,
as required by the Frisco Fire Department. Unit owners cannot individually
change/re-key their condominium units.
 - S. All unsold Residential or Commercial Units are exempt from payment of
Home Owners Association Dues until such time that they transfer ownership
from the Declarant/Developer to another party.
 - T. Until the final Residential and/or Commercial Unit is sold, Declarant/Developer
shall be allowed to utilize the common storage area and all non-reserved
and/or non-utilized parking spaces in the underground parking garage for
storage of his materials and vehicles, and shall be granted unlimited access to
and from the premises.

IN WITNESS, WHEREOF, Declarant has duly executed this Declaration this 6 day of November, 2007.

TUSO DEVELOPMENT AND MANAGEMENT, INC.

By: Thomas A. Tusso, President
Thomas A. Tusso, President

STATE OF COLORADO
S.S
COUNTY OF SUMMIT

The foregoing instrument was acknowledged before me this 6 day of November, 2007 by Thomas A. Tusso as President of Tusso Development and Management, Inc.

My Commission expires: _____
My Commission Expires 04/15/2008
160 U.S. Hwy. 6
Silverthorne, CO 80498

Notary Public: David E. Egan



Address: P.O. Box 2550, Frisco, CO 80443