



**DECLARATION ESTABLISHING
ANDREAS CIRCLE CONDOMINIUMS**

Timberline Mechanical Contracting, Inc., a Colorado corporation, and Anthony F. Zimmerman, hereinafter referred to as "Declarants," do hereby make the following grants, submissions and declarations:

I

PURPOSE AND PLAN

1.1 Purpose. The purpose of this Declaration is to create a Condominium Common Interest Community pursuant to the Colorado Common Interest Ownership Act, Colorado Revised Statutes, 38-33.3-101, et seq., 1973, as amended.

1.2 Plan. The Declarant is the owner of Lot 32, RIVERLAND - AN INDUSTRIAL PARK, FILING 2, according to the official plat thereof, recorded May 24, 1996, bearing Reception No. 467881 as modified by the Plat Correction recorded in Book 784 at Page 190, County of Gunnison, State of Colorado ("Land") which is shown and described on the Map, filed pursuant to Section 2.15 hereinafter. The existing structure ("Building") located on the Land is a commercial building with related improvements. The location of the Building on the Land and the dimensions thereof are shown on the Map. The Building contains 2 units.

Declarants hereby declare that all of the Land shall be held or sold and conveyed subject to the following easements, restrictions, covenants, and conditions which are for the purpose of protecting the value and desirability of, and which shall run with, the Land and be binding on all parties having any right, title or interest in the Land or any part thereof, their heirs, legal representatives, successors, and assigns and shall inure to the benefit of each Owner thereof. Additionally, Declarant hereby submits the Land to the provisions of the Colorado Common Interest Ownership Act, Sections 38-33.30-101, et seq., Colorado Revised Statutes, as it may be amended from time to time (the "Act"). In the event the Act is repealed, the Act, on the effective date of this Declaration, shall remain applicable.

The Map identifies Units by number. Each Unit shall have appurtenant thereto the undivided interest in the Common Elements and Common Expenses of the Association and a portion of the votes in the association as described on attached **Exhibit A**.

II

DEFINITIONS

2.1 Act. Act means the Colorado Common Interest Ownership Act, Sections 38-33.3-101 et seq., 1973, as amended.