

TAL SUPP

E-RECORDED
THIS DOCUMENT WAS RECORDED

After recording, return to:
Tallman Owners Association
c/o: MSI LLC, Community Manager
Attn: Norm Tompkins
6892 S. Yosemite Court
Centennial, CO 80112

**SUPPLEMENTAL DECLARATION TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF TALLMAN**

CRAFT – AREP III TALLMAN ASSOCIATES, I.L.C, a Delaware limited liability company (the “Declarant”), executes this Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions of Tallman (the “Supplemental Declaration”), to be effective the 15th day of February 2018.

RECITALS

A. Declarant executed and caused to be recorded that certain Declaration of Covenants, Conditions and Restrictions of Tallman on March 4, 2015, at Reception No. 2015013050 of the records of the office of the Clerk and Recorder of Douglas County, Colorado (the “Declaration”). Capitalized terms used but not defined herein shall have the meaning given to them in the Declaration.

B. Section 14.4.2 of the Declaration reserves unto the Declarant the right to annex any of the Annexable Area into the Community by, among other mechanisms, executing and recording a Supplemental Declaration.

C. Declarant, as the owner of the portion of the Annexable Area described on Exhibit A attached hereto and made a part hereof (the “Property”), desires to annex the Property into the Community and to subject the Property to the lien, covenants, restrictions, terms and conditions of the Declaration.

DECLARATION

NOW, THEREFORE, Declarant declares as follows:

1. Addition of Property. Pursuant to Section 14.4.2 of the Declaration, the Property is hereby annexed into the Community and made a part of the Community under the Declaration. Without in any way limiting or amending the terms of the Declaration, the terms and provisions of the Declaration shall apply to the Property and the Property shall be owned, held, transferred, sold, conveyed, encumbered, leased, improved, used, occupied and enjoyed subject to all of the covenants, conditions, restrictions, easements, charges and liens set forth in the Declaration. The terms of the Declaration shall (a) run with the Property at law and as an equitable servitude, (b) bind on all persons having or acquiring any right, title or interest in the Property, (c) inure to the benefit of, be binding upon, every part of the Property and every interest therein and (d) inure to the benefit of and be enforceable by Declarant, each Owner and the Association. The

EXHIBIT A

LEGAL DESCRIPTION

Lot 97 Tallman Gulch, Filing No. 1, Douglas County, Colorado.