



**TECHNICAL AMENDMENT TO THE
MASTER DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR
THE LOWRY COMMUNITY**

THIS AMENDMENT is made this 9th day of July, 2008.

RECITALS

A. The United States of America, acting by and through the Secretary of the Air Force (the "Original Declarant") recorded that certain Master Declaration of Covenants, Conditions and Restrictions for the Lowry Community on June 23, 1997, at Reception No. 9700080387, in the Office of the Clerk and Recorder for the City and County of Denver, State of Colorado, and under Reception No. A7074484 in the Office of the Clerk and Recorder for the County of Arapahoe, State of Colorado, as amended and supplemented by documents of record in both the City and County of Denver and Arapahoe County (collectively, the "Master Declaration") subjecting the real estate described therein to the terms and conditions set forth in the Master Declaration;

B. The Original Declarant, by means of the Master Declaration, designated Lowry Economic Redevelopment Authority ("LRA") as the successor Declarant for the Lowry Community ("Declarant");

C. Under the Master Declaration, Limited Common Elements ("LCEs") are defined as common area for the benefit of the Owners and occupants of a particular area of the Property.

D. As the Lowry Community has been developed, some areas have been designated as LCEs for certain properties or Units. Some of the alleys and tree lawns within the Lowry Community, however, have not been designated as LCEs.

E. Under Article 4, Section 4.10 of the Master Declaration, regular assessments against each Unit are authorized. However there is no provision regarding Individual Purpose Assessments ("IPAs") that could be levied against Owners with designated LCEs that require maintenance, repair or replacement specific to those LCEs.

F. Numerous amendments to the Land survey Plat of the Lowry Community ("Plat") indicate that LCE designations and IPAs were intended by the Declarant. These amendments indicate where the LCEs are located, what properties or Units are benefited by the LCEs, and for what percentage each Unit is responsible for the maintenance of the LCEs.

G. Given the indication in the amendments to the Plat that LCE designations and IPAs were intended by the Declarant, it was a technical oversight that the IPA language was omitted from the Master Declaration.

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Return to: Lowry Redevelopment Authority
555 Uinta Way
Denver, CO 80230
Attn: Linda Dymond

H. Pursuant to the Colorado Common Interest Ownership Act ("CCIOA"), a declarant may amend the declaration, a plat, or map to correct clerical, typographical, or technical errors (C.R.S. §38-33.3-205(4)).

I. The purpose of this Technical Amendment to the Master Declaration of Covenants, Conditions and Restrictions for the Lowry Community ("Amendment") is to correct the technical error of omission of the provision related to IPAs that was intended by the Declarant.

NOW THEREFORE,

I. Amendments. The Master Declaration is hereby amended as follows:

(a) Addition. The following Article 4, Section 4.23 is hereby added to the Master Declaration.

4.23 Individual Purpose Assessments. The Master Association shall have the right to add to any Owner's Assessment an Individual Purpose Assessment, as follows:


4.23.1 Any common expense associated with the maintenance, repair, or replacement of a Limited Common Element may be assessed against the Unit or Units to which that Limited Common Element is assigned, equally, or in any other proportion as the Board shall determine in its sole discretion.

4.23.2 Any common expense or portion thereof benefiting fewer than all of the Units may be assessed against only those Units benefited.

II. No Other Amendments. Except as amended by the terms of this Amendment, the Original Declaration shall remain in full force and effect.

LOWRY ECONOMIC REDEVELOPMENT
AUTHORITY

By:



Its:

Executive Director

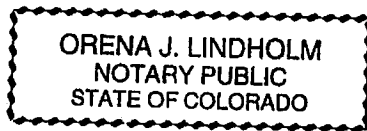
STATE OF COLORADO)
COUNTY OF Denver)ss.
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The foregoing Technical Amendment to the Master Declaration of Covenants, Conditions and Restrictions for the Lowry Community as acknowledged before me this 9th day of July, 2008, by Thomas O. Markham, as Executive Director of the Lowry Economic Redevelopment Authority.

Witness my hand and official seal.

Orena J. Lindholm
Notary Public

My commission expires: 10/15/2009



My Commission Expires 10/15/2009