

**SUPPLEMENTAL DECLARATION FOR PLUM CREEK NORTH
(Sawgrass Townhomes)**

THIS SUPPLEMENTAL DECLARATION ("Supplemental Declaration") is made the day and year hereinafter set forth by SAWGRASS AT PLUM CREEK, LLC, a Colorado limited liability company ("Declarant").

WITNESSETH

WHEREAS, HOLMBY LEISURE COUNTRY CLUB, LTD., a Colorado corporation ("Master Declarant"), has heretofore executed and caused to be recorded that certain Master Declaration Creating Covenants, Conditions, Restrictions and Easements for Plum Creek North in the records of the office of the Clerk and Recorder of Douglas County, Colorado (the "Records") on October 7, 1997, in Book 1472 at Page 329, at Reception No. 9756420 ("Master Declaration") (terms which are defined in the Master Declaration shall have the same meanings herein unless otherwise defined);

WHEREAS, the Declarant previously caused that certain Declaration of Covenants, Conditions and Restrictions of Sawgrass at Plum Creek to be executed and recorded in the Records on August 27, 2003, at Reception No. 2003129391 (the "Declaration");

WHEREAS, pursuant to that certain Partial Assignment of Declarant Rights recorded on November 3, 2003, at Reception No. 2003158684 of the Records ("Partial Assignment"), the Master Declarant assigned to the Declarant all of the Master Declarant's rights to annex to the Master Declaration the property described in the Partial Assignment;

WHEREAS, the Declarant desires to annex to the Master Declaration the property which is described on Exhibit A attached hereto and incorporated herein by this reference ("Annexed Property");

WHEREAS, the Annexed Property is a portion of the additional property which may be annexed to the Master Declaration, as described therein, and may be annexed to the Master Declaration by the Declarant, as provided in the Partial Assignment; and

WHEREAS, the Annexed Property is to be developed as a multi-family residential townhome project with a Subassociation.

NOW, THEREFORE, the Declarant hereby annexes the Annexed Property to the Master Declaration, with such annexation to be effective upon recording of this Supplemental Declaration in the Records. In furtherance of the foregoing, the Declarant hereby states and declares that, upon recording of this Supplemental Declaration in the Records, all of the Annexed Property shall hereafter be held, sold, conveyed, encumbered, leased, rented, occupied and improved, subject to the provisions set forth in the Master Declaration, which shall run with the Annexed Property and shall be binding upon and inure to the benefit of all parties having any

OFFICIAL RECORDS
DOUGLAS COUNTY CO
JACK ARROWSMITH
CLERK & RECORDER
RECORDING FEE: \$21.00
4 PGS
2007050349
08/26/2007 08:20 AM



Dawn Pachelo
Century Communities
4949 S. Syracuse St. #320
Denver, CO 80237

right, title or interest in the Annexed Property and their heirs, personal and legal representatives, successors and assigns.

ARTICLE I
GENERAL

1. Annexed Property. The Declarant is the Owner of the Annexed Property.
2. Purposes of Supplemental Declaration. This Supplemental Declaration is executed: (a) in furtherance of a common and general plan for the property originally subject to the Master Declaration and any other property or properties which have heretofore or may hereafter become subject to the Master Declaration; and (b) to protect and enhance the quality, value, desirability and attractiveness of all property which becomes subject to the Master Declaration.
3. Annexation. Declarant hereby declares and states that upon recording of this Supplemental Declaration in the Records, the Annexed Property shall be subject to the Master Declaration. The Annexed Property shall be owned, held, transferred, conveyed, sold, leased, rented, hypothecated, encumbered, used, occupied, maintained, altered and improved subject to the Master Declaration and all amendments or supplements thereto.
4. Covenants Appurtenant. The covenants, conditions, restrictions and other provisions of the Master Declaration shall run with, and shall inure to the benefit of and be binding upon: (a) the Annexed Property; (b) the Master Association and its successors and assigns; (c) the Declarant and its successors and assigns; and (d) all persons having or hereafter acquiring any right, title or interest in all or any portion of the Annexed Property, and their respective heirs, personal representatives, successors and assigns.
5. Subassociation. The Annexed Property is subject to the jurisdiction of a Subassociation known as Sawgrass at Plum Creek Community Association, Inc., a nonprofit corporation ("Subassociation"), as provided in the Declaration.
6. Voting Rights, Allocated Interests and Assessments. The Annexed Property shall be subject to the voting rights, allocated interests and assessments as provided in the Master Declaration.
7. Identifying Number for Each Unit. Each Unit in the Annexed Property is identified on the Plat of Plum Creek Fairway 13 Subdivision Filing No. 3, Town of Castle Rock, County of Douglas, State of Colorado.
8. Common Elements and Limited Common Elements. There are no Common Elements or Limited Common Elements created by this Supplemental Declaration.

IN WITNESS WHEREOF, the undersigned parties have executed this Supplemental Declaration as of this 25 day of June, 2007.

DECLARANT:

SAWGRASS AT PLUM CREEK, LLC, a
Colorado Limited Liability Company

By: Horizon Building Services, LLC, a Colorado
limited liability company, Manager

By: Century Communities Colorado,
LLC, a Colorado limited liability
company, Managing Member

By: DARO Ventures, LLC,
a Colorado limited liability
company, Manager

By: 
Dale Francescon,
Manager

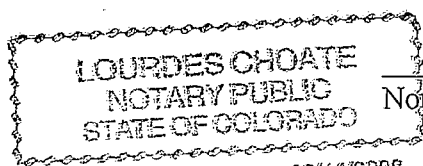
STATE OF COLORADO)
) ss.
COUNTY OF Denver)

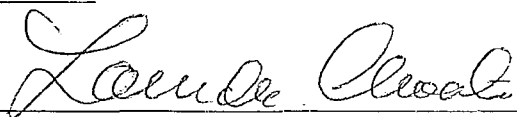
The foregoing instrument was acknowledged before me this 25 day of June, 2007, by Dale Francescon as Manager of DARO Ventures, LLC, a Colorado limited liability company, Manager of Century Communities Colorado, LLC, a Colorado limited liability company, Managing Member of Horizon Building Services, LLC, a Colorado limited liability company, Manager of SAWGRASS AT PLUM CREEK, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 6-14-08

{SEAL}




Notary Public

**EXHIBIT A
TO
SUPPLEMENTAL DECLARATION FOR PLUM CREEK NORTH**

Lots 46 through 51 (Building 17), inclusive,

PLUM CREEK FAIRWAY 13 SUBDIVISION FILING NO. 3,
Town of Castle Rock, County of Douglas, State of Colorado

In accordance with the plat thereof recorded in Douglas County, Colorado on December 23,
2002, at Reception No. 2002139930.