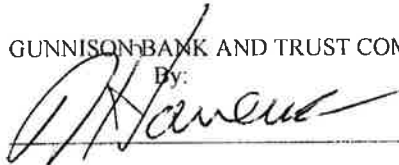


**CONSENT TO AMEND CONDOMINIUM DECLARATION
FOR
NORTH STAR CONDOMINIUMS**

Gunnison Bank and Trust Company of 232 West Tomichi Ave, Gunnison, CO as the holder of a Deed of Trust dated 10/19/98 and recorded 10/20/98 in Book - at page - and reception No. 487998 encumbering Units 2 through 8, North Star Condominiums, according to the Condominium Map thereof at reception No. 456172 and the Condominium Declaration pertaining thereto hereby consents to the Amendment thereof by Sandra J. Cosentino, Majority Unit Owner.

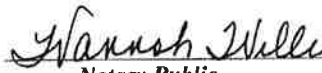
IN WITNESS WHEREOF, _____ as
of GUNNISON BANK AND TRUST COMPANY has executed this Consent to
the Amended Condominium Declaration.

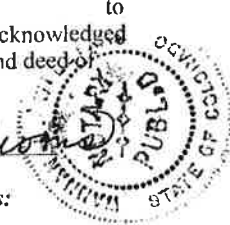
GUNNISON BANK AND TRUST COMPANY

By: 

STATE OF COLORADO
COUNTY OF GUNNISON

In the State of **COLORADO**, in said County of GUNNISON on the _____ day of
June, 2000, before me personally appeared the above _____ to
me known and known to be the party executing the foregoing consent, and acknowledged
said instrument by him/her to be his/her free act and deed and the free act and deed of
said corporation in his/her capacity thereof.


Notary Public,
My commission expires:



My Commission Expires August 8, 2000

TH

AMENDED CONDOMINIUM DECLARATION

FOR

NORTH STAR CONDOMINIUMS

This Amended Condominium Declaration is executed this _____ day of June, 2000 at Gunnison, Gunnison County, Colorado by Sandra J. Stratman now known as Sandra J. Cosentino, Unit Owner with a 80 % interest in the **NORTH STAR CONDOMINIUMS**, in accordance with paragraph 18 of the CONDOMINIUM DECLARATION FOR NORTH STAR CONDOMINIUMS recorded in Gunnison in Book 755 Page 521 on 11/08/94 as reception # 456171 and paragraph 17 of the amended CONDOMINIUM DECLARATION recorded in Book 782 Page 60 on 04/30/96 as reception # 467364.

Section 22.4 **UNIT OWNER'S RESPONSIBILITY** is hereby amended to read:

Section 22.4 **ASSOCIATION'S RESPONSIBILITY and UNIT OWNER'S RESPONSIBILITY.**

22.4.1 The **Association** shall be solely and exclusively and responsible for the repairs, upkeep, maintenance and capital improvements to the roof, exterior walls, and utility systems of the Units and is a common expense as set forth in the Declaration.

22.4.2 Each **Unit Owner** shall be solely and exclusively and responsible for the repairs, upkeep, maintenance to the windows and doors of the Unit owned by the Unit Owner subject to the following conditions:

22.4.2a The Unit Owner shall at all times keep the exterior grounds of each Unit in good condition and in a clean and attractive conditions.

22.4.2b The doors and windows shall be of the same type and kind as the those of all of the Units and the Unit Owner may not change the appearance, structure of type of any exterior portion of the Unit, as above described, without the consent and approval of the Board of Directors of the Association.

22.4.2c In the event that Unit Owner fails, neglects or refuses to keep the exterior of his/her Unit, as above described, in good condition and repair and in a clean and attractive condition, then and in that event, the Association, by it Board of Directors, may authorize and direct any requires repairs or maintenance to be made to such Unit and to charge the cost of the same to the Unit as a special assessment payable by that Unit Owner.

TH



Section 40. RESERVATION TO ENLARGE is hereby amended to read:

Section 40. RESERVATION TO ENLARGE.

40.1 Enlargement Rights. The date of December 31, 2006 is hereby changed to read, mean and intend December 31, 2015.

With the exception of the above date change in paragraph 40.1, the entire contents of Section 40, paragraphs 40.1 - 40.5.3 are hereby ratified and affirmed in its entirety.

IN WITNESS WHEREOF, Sandra J. Cosentino, has executed this Amended Condominium Declaration the date first above written.


SANDRA J. COSENTINO

STATE OF COLORADO
COUNTY OF GUNNISON

In the State of **COLORADO**, in said County of GUNNISON on the day of June, 2000, before me personally appeared the above SANDRA J. COSENTINO to me known and known to be the party executing the foregoing amendment, and acknowledged said instrument by her to be her free act and deed.


Notary Public,

My commission expires:

5-22-2004



TH