

CONDOMINIUM DECLARATION

FOR

FOREST HAUS CONDOMINIUMS

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, American Pacific Companies, a Colorado corporation, hereinafter called "Declarant," is the owner of the following described real property (hereinafter called the "Subject Land"):

A parcel of land lying wholly within the Hermit Placer, U. S. Mineral Survey No. 13661, Section 31, Township 6 South and Section 6, Township 7 South, Range 77 West of the 6th Principal Meridian, situate in the Town of Breckenridge, County of Summit and State of Colorado, and more particularly described as follows:

Beginning at Corner No. 9 of said Hermit Placer, which point is in fact the true point of beginning, thence N. 83°25'00" E. 72.12 feet along the line 9-1 of said Hermit Placer, thence S. 10°00'00" E. 300.00 feet along the Westerly Right of Way line of High Street, thence S. 83°25'00" W. 72.12 feet, thence N. 10°00'00" W. 300.00 feet along line 8-9 of said Hermit Placer to the true point of beginning.

AND WHEREAS, Declarant will construct a building containing twenty-six (26) separately designed apartment units and related common elements with respect to which Declarant desires to create condominium ownership of separate real property estates in the Subject Land and improvements thereon pursuant to the Condominium Ownership Act of the State of Colorado;

AND WHEREAS, such condominium ownership shall include the ownership in fee simple of separate real property estates consisting of the area or space contained in an apartment unit, together with the fixtures and improvements related thereto as hereinafter defined, and the co-ownership by the individual and separate owners of all the apartment units in the building, as tenants in common, of the common elements as hereinafter defined.

NOW, THEREFORE, Declarant does hereby publish and declare that the following terms, covenants, conditions, easements, restrictions, uses, limitations and obligations shall be deemed to run with the land, shall be a burden and a benefit to Declarant, its successors and assigns and any person acquiring or owning an interest in the real property and improvements, their grantees, successors, heirs, executors, administrators, devisees or assigns.

ARTICLE I - DEFINITIONS

Unless the context shall expressly provide otherwise, the following terms when used in this Declaration shall have the meanings set forth in this Article I:

1.1. "Apartment" or "apartment unit." "Apartment" or "apartment unit" means an individual air space unit which is contained within the unfinished perimeter walls, floors, ceilings, windows and doors of the air space unit in the building as shown and designated as an apartment or apartment unit on the Condominium Map, together with all interior non-supporting walls, fixtures and improvements therein contained, and those installations within an air space unit for electricity, gas, water and heating including, but not limited to, pipes, wires, ducts, cables, conduits, public utility lines, equipment, tanks, pumps, motors, fans and compressors which serve only the individual apartment unit and do not serve any other apartment unit, commencing at that point at which such installations enter the apartment unit; provided that apartment or apartment unit shall not include any of the foundations, roof, columns, girders, beams, or other structural components of the building as shown on the Condominium Map within an individual air space unit, the perimeter walls, floors, ceilings, windows or doors enclosing an air space unit or any other common element as hereinafter defined.

1.2. "Condominium unit." "Condominium unit" means an apartment unit together with the interest in the common elements appurtenant to such unit.

1.3. "Owner" or condominium owner." "Owner" or "condominium owner" means a person, firms, corporation, partnership, association or other legal entity, or any combination thereof, who own(s) one or more condominium units.

1.4. "Common elements." "Common elements" mean general common elements and limited common elements.

1.5. "General Common Elements." "General common elements" mean:

1.5.1 The Subject Land;

1.5.2 The foundations, roof, columns, girders, beams, or other structural components of the building; exterior walls; perimeter walls, floors, ceilings, windows and exterior doors of an individual air space unit; flues, roofs; stairs; stairways; stair wells; fire escapes; balconies and terraces shown as a common element on the Condominium Map; entrances; exits; exterior walkways; yards; gardens; electrical facilities, boilers, pipes, wires, ducts, cables, conduits and public utility lines, motors, fans and compressors and any and all other portions of the condominium project which are not contained within an apartment and owned entirely by the owner or owners of such apartment or which are not limited common elements under this Declaration; except that general common elements shall not include

any portion of the building, fixtures and improvements contained within an apartment, owned entirely by the owner or owners of said apartment, and subject to the sole maintenance responsibility of such owner or owners as provided in this Declaration;

1.5.3 installations of utility facilities, including equipment related thereto, which are for use in connection with other general common elements or which serve more than one apartment;

1.5.4 all apparatus, equipment and installations existing for common use in connection with the building;

1.5.5 such enclosed air spaces in the building which are not included within any individual air space unit;

1.6. "Limited common elements." "Limited common elements" mean those common elements, if any, herein set aside and reserved for use by fewer than all the owners of condominium units.

1.7. "Common expenses." "Common expenses" mean and include expenses of administration, operation and management of the condominium units, and the expense of maintenance, repair, or replacement of the general common elements; expenses declared common expenses by provisions of this Declaration or the By-Laws of the Association; all sums lawfully assessed against the apartment units for the benefit of the entire premises, all sums lawfully assessed against the general common elements; and any expenses agreed upon as common expenses by the owners.

1.8. "Entire premises, "property," or "condominium project." "Entire premises," "property," or "condominium project" mean and include the Subject Land, the building and all other improvements and structures initially or subsequently constructed thereon, together with all rights, easements and appurtenances belonging thereto.

1.9. "Building." "Building" means the structure located upon the Subject Land containing twenty-six (26) apartment units as more particularly shown on the Condominium Map.

1.10. "Association." "Association" means the Forest Haus Condominium Owners Association, a Colorado non-profit corporation, its successors and assigns, the Articles of Incorporation, and By-Laws of which shall govern the administration of the condominium project, and the members of which shall be all of the condominium owners.

1.11. "Managing Agent." "Managing agent" means that person or firm administering, operating, and managing this condominium project as identified pursuant to Article 13 or Article 14.

1.12. "Map" or "Condominium Map." "Map" or "condominium map" means the map and any supplements thereto described in Article 2, as the same shall be filed for record in the office of the County Clerk and Recorder, Summit County, Colorado.

1.13. "Declaration" or "Condominium Declaration." "Declaration" or "Condominium declaration" means this Declaration together with any supplement or amendment thereto recorded in the office of the County Clerk and Recorder, Summit County, Colorado.

ARTICLE 2 - CONDOMINIUM MAP

2.1. A map (hereinafter the "Condominium Map") properly locating condominium units shall be filed in the real property records of Summit County, Colorado. The Condominium Map may be filed for record in whole or in parts or sections, from time to time, as the stages of construction of the units and other improvements are substantially completed. Each section of the Map filed subsequent to the first or initially filed Map shall be termed a Supplement to such Map and the numerical sequence of such supplements shall be shown thereon. The Map or any part or section thereof depicting units shall not be filed for record until the building in which the units are located has been substantially completed in order to permit the location thereof, both horizontally and vertically by a registered engineer. The Map shall be filed for record prior to the conveyance of a condominium unit to a purchaser. The Map shall depict and show at least the following: the legal description of the land and a survey thereof; the location of the building, and all other improvements built on the Subject Land; the floor and elevation plans; the location of the apartments within the building, both horizontally and vertically; the thickness of the common walls and air spaces between or separating the apartments or any other portion of the building; the location of any structural components or supporting elements of the building; the balconies forming part of an apartment unit, and the apartment unit and balcony designations. The Map shall contain the certificate of a registered professional engineer or licensed architect, or both certifying that the map substantially depicts the location and the horizontal and vertical measurements of the building, the apartments, the designations, the dimensions of the apartments, the elevations of the unfinished floors and ceilings as constructed, the building name or designation, and that such Map was prepared subsequent to substantial completion of the improvements. Each supplement or any amendment shall set forth a like certificate when appropriate.

2.2 In interpreting the Map, the existing physical boundaries of each separate apartment unit as constructed shall be conclusively presumed to be its boundaries.

2.3 Until such time as all of the units are initially transferred, Declarant reserves the right to amend the map, from time to time, to conform it to the actual location of any of the constructed improvements and to establish, vacate and relocate easements for utilities, roadways, access and parking areas.

FOREST HAUS CONDOMINIUMS

PURCHASE CONTRACT

Received from _____, (hereinafter called the Purchaser) the sum of \$ _____, as part payment for the following described condominium unit (hereinafter called the condominium unit) to be constructed in the Town of Breckenridge, County of Summit, State of Colorado, to wit:

Unit No. _____, Forest Haus Condominiums, according to the Condominium Declaration for Forest Haus Condominiums and the map to be filed for record.

A copy of the proposed Condominium Declaration for Forest Haus Condominiums is attached hereto. Seller reserves the right to make such changes, additions or corrections to the proposed Declaration prior to the execution, filing or recording thereof as it may find necessary to complete the condominium project or to sell or lease the condominium units.

Purchaser agrees to buy, and seller agrees to sell the condominium unit for a purchase price of \$ _____ payable as follows:

\$ _____, hereby received for,
\$ _____, on delivery of deed in certified funds,
\$ _____, from the proceeds of a loan to be made to Purchaser, the proceeds of which are to be paid to Seller on closing, said loan to be made by _____.

Such loan shall bear interest at the rate of _____% per annum, and shall be subject to proper application and qualification therefor by Purchaser.

Additional purchase terms:

1. Seller agrees to construct on a tract of land lying in Hermit Placer U. S. Mineral Survey #13661, Sec. 31, Twp. 6 South and Sec. 6, Twp. 7 South, Range 77 West of the 6th Principal Meridian, situate in the Town of Breckenridge, County of Summit and State of Colorado, according to the recorded plat thereof, substantially according to the floor plan and the plans and specifications on file at the office of the Seller, Denver, Colorado, which by this reference are made a part of this contract.

2. Seller agrees that substantial completion of the unit shall occur on or about _____, 1972, or a reasonable time thereafter.

The time for completion shall be extended for a period equal to delays experienced because of weather, strikes, inability to obtain materials, acts of God, war, aggression, destruction or any occurrence or conditions beyond Seller's control.

3. The closing date shall be on or before _____, 1972, or if unit is not then completed, within ten (10) days from the date of Seller's mailing written notice of completion.

4. Prior to conveyance of the subject property, Seller shall cause to be filed for record a Declaration in substantially the form attached hereto and a Map depicting the condominium project locating the condominium units which shall be first approved by a title insurance company appointed by Seller. The Map shall not be prepared until the improvements have been substantially completed to permit the proper location and accurate measurement of the unit, both horizontally and vertically.

5. Upon substantial completion of the unit and upon payment by the Purchaser as is provided hereinabove, Seller shall convey the subject property by warranty deed free and clear of liens and encumbrances subject to the provisions of this contract and applicable protective covenants, agreements, easements and restrictions of record, and shall furnish a title insurance policy at its expense and deliver a commitment for such policy prior to date of closing. Real estate taxes and assessments for the current year based upon the levy of the preceding year, hazard insurance premiums and monthly common assessments shall be apportioned to the date of delivery or tender of the deed or the date on which Purchaser takes possession, whichever occurs first.

6. In the event title to property is defective, Seller shall have ninety (90) days from completion of unit, or from delivery of the title insurance commitment to Seller, whichever occurs later, to correct same; and if title cannot be corrected within said time limit, all monies paid hereunder shall be returned and this contract shall be cancelled.

7. This agreement and earnest money deposit are subject to any prior sale and may be cancelled by the Seller in the event of a prior sale and all monies paid hereunder shall be refunded.

8. Seller reserves the right to substitute materials and equipment of equal or better quality for materials and equipment as initially programmed, planned, specified, or used in model unit displays.

9. Seller reserves the right to amend the Declaration and to establish easements, reservations and restrictions which in the judgment of the Seller are consistent with the development of this condominium project.

10. Right to possession of the condominium unit shall remain with the Seller until delivery of the deed and closing.

11. Should Purchaser fail to perform his obligations hereunder at the time and in the manner as herein set forth then Seller may retain all sums paid by Purchaser to the time of default as liquidated damages or may, at its option, elect to compel Purchaser to specifically perform his obligations under this Agreement.

12. Should Seller be unable or refuse to complete and close the sale of the unit to Purchaser as herein set forth by reason of failure of title or because the condominium unit shall not be completed as hereinabove provided, then Purchaser may demand repayment of the funds previously paid under this contract, and upon repayment to Purchaser of such funds, Seller and Purchaser shall be relieved of all further obligations hereunder.

13. This agreement shall inure to the benefit of and be binding upon the parties hereto, and their respective successors in interest. Purchaser may not assign this Contract or any rights hereunder without the prior written consent of Seller.

14. The term "Purchaser" or any pronoun used in place thereof shall mean and include the masculine or feminine, the singular or plural number and, jointly and severally, individuals, firms or corporations.

Purchaser acknowledges receipt of the proposed Condominium Declaration referred to hereinabove, which is part of this contract. Upon approval hereof by the Seller, this Agreement shall become a contract enforceable by either party.

15. Purchaser expressly agrees to provide any and all necessary information and documents required by Seller or mortgagee in order to obtain a prompt approval of the Purchaser's mortgage loan application. In the event the loan application is rejected by the Mortgagee, Seller agrees to refund all sums received from Purchaser, except out-of-pocket costs and any cost incurred by the Seller in obtaining Purchaser's credit information; however, if prior to receiving the Mortgagee loan approval or denial, the Purchaser notifies the Seller that he does not wish to complete this purchase transaction, the Seller may elect to cancel said purchase transaction and retain all sums paid hereunder as liquidated damages, regardless of whether the loan application would have been approved or denied, or proceed with such steps as it may elect to enforce specific performance of this contract.

16. If Purchaser is capable of qualifying only for a mortgage in an amount less than the amount shown, the difference shall be deposited in cash with the Seller within five (5) days after notification, failing which Seller may cancel this agreement and refund any sums received from Purchaser, except charges for any out-of-pocket costs and credit information costs as referred to in Paragraph 15 above, in which case the sums shall first be applied against costs theretofore incurred, and any excess refunded to Purchaser.

Purchaser

Purchaser

Address

Dated: _____, 19____.

Telephone

This purchase contract approved and accepted this _____ day of _____, 19____.

AMERICAN PACIFIC COMPANIES

By _____
Seller

ARTICLE 3 - DIVISION OF PROPERTY INTO
CONDOMINIUM UNITS

The condominium project is hereby submitted to this Declaration and divided into the following fee simple estates:

Twenty-six (26) separate fee simple estates, each such estate consisting of one apartment together with an appurtenant undivided one twenty-sixth (1/26) interest as a tenant in common in and to the common elements. The description of each condominium unit and the reservation, if any, of the limited common elements set aside for the exclusive use of the owner of each condominium unit, is set forth in Exhibit A attached hereto and by this reference made a part hereof. Each condominium unit shall be identified on the Map by the description and number shown in Exhibit A.

ARTICLE 4 - ENCROACHMENTS

If, as a result of the construction of the building, any portion of the common elements now encroaches upon any apartment unit, or any apartment unit now encroaches upon any other apartment unit or upon any portion of the common elements, or if as a result of settling or shifting of the building, any such encroachment shall occur hereafter, an easement for the encroachment and for the maintenance of the same so long as the building stands, shall exist. In the event the building, an apartment unit, an adjoining apartment unit, or any adjoining common element, shall be partially or totally destroyed as a result of fire or other casualty or as a result of condemnation or eminent domain proceedings, and then rebuilt, such encroachments as hereinabove described due to such rebuilding shall be permitted, and easements for such encroachments and the maintenance thereof shall exist so long as the building shall stand. Such encroachments shall not be construed to be encumbrances affecting the marketability of title to any condominium unit.

ARTICLE 5 - INSEPARABILITY OF A CONDOMINIUM UNIT

Each apartment and the appurtenant undivided interest in the common elements shall together comprise one condominium unit, shall be inseparable and may be conveyed, leased, devised, mortgaged, or otherwise transferred or encumbered only as a condominium unit.

ARTICLE 6 - DESCRIPTION OF CONDOMINIUM UNIT

6.1. A contract for the sale of condominium unit written prior to the filing for record of the Map may legally describe a condominium unit by its identifying apartment unit number, followed by the words "Forest Haus Condominiums" filed for record.

6.2. Subsequent to the filing of the Map and the recording of this Declaration, every deed, lease, mortgage, trust deed, will or other instrument may legally describe a condominium unit by identifying apartment unit number, followed by the words "Forest Haus Condominiums" with further reference to the Map thereof filed for record and the recorded Declaration. Every such description shall be good and sufficient for all purposes to sell, convey, transfer, encumber or otherwise affect not only the apartment unit but also the interest in the common elements appurtenant thereto. Each such description shall be construed to include: The right to use of the common elements appurtenant to an apartment unit; a right of ingress and egress for access upon the Subject Land to the owner's apartment unit in, over, and through the stairs, stairways, stair wells, fire escapes, walkways, grounds and driveways; the right to horizontal and lateral support of the apartment unit; and such other rights as shall be appurtenant to and pass with the title to the apartment unit. The initial deeds conveying each condominium unit may contain reservations, exceptions and exclusions which the Declarant deems to be consistent with and in the best interests of all condominium unit owners and the Association.

6.3. All conveyances of condominium units hereafter made, whether by the declarant or otherwise, shall be construed to grant and reserve such reciprocal easements as are provided for in this Declaration, even though no specific reference to such easements appears in any such conveyance.

ARTICLE 7 - SEPARATE ASSESSMENT AND TAXATION -
NOTICE TO ASSESSOR

Declarant shall give written notice to the Assessor of Summit County, Colorado, of the creation of condominium ownership of the condominium project, as is provided by law, so that each apartment unit and the undivided interest in the common elements appurtenant thereto, shall be deemed separate parcels and subject to separate assessment and taxation.

ARTICLE 8 - OWNERSHIP - TITLE

A condominium unit may be held and owned by more than one person as joint tenants or as tenants in common, or in any other form of real property ownership recognized under the laws of the State of Colorado, and by any entity capable of holding title to real property under the laws of the State of Colorado.

ARTICLE 9 - PARTITION

9.1. The general common elements shall be owned in common by all of the condominium owners and shall remain undivided, and neither an owner, group of owners, nor the Association shall bring any action for partition or division of the general common elements.

9.2. Neither an apartment owner, group of owners, nor the Association shall have the right to partition

or divide any apartment and in taking title to any apartment the owner thereof shall be deemed to have waived any and all rights to partition.

ARTICLE 10 - USE OF COMMON ELEMENTS

10.1. Each owner may use the general common elements in accordance with the purpose for which they are intended, without hindering or encroaching upon the lawful rights of the other owners.

10.2. The Association shall have a nonexclusive easement to make such use of the common elements as may be necessary or appropriate to perform the duties and functions which it is obligated or permitted to perform pursuant to this Declaration.

10.3. There shall be no obstruction of the common elements, nor shall anything be kept or stored on any part of the common elements without the prior written consent of the Association except as specifically provided herein. No restriction, impairment or interference with any right of ingress or egress provided for in this Declaration shall be permitted at any time without the prior written consent of the owner thereof. Nothing shall be altered on, constructed in, or removed from, the common elements except upon the prior written consent of the Association.

ARTICLE 11 - USE AND OCCUPANCY

11.1. Each apartment shall be used and occupied solely for the purpose of lodging or as a dwelling by the owner, by the owner's family, guests, invitees and tenants, except that Declarant and its employees, representatives, agents, and contractors may maintain within the condominium project a business and sales office, construction facilities and yards, model units and other facilities required during the construction and sales period of the condominium project.

11.2. The condominium owners shall maintain their respective units in a first class manner.

11.3. No operation or activity shall be permitted within or upon any portion of the condominium project which will violate the provisions of any applicable protective covenants, statute, ordinance, governmental regulation, or reasonable rules and regulations of the Association.

ARTICLE 12 - TERMINATION OF MECHANIC'S LIEN RIGHTS AND INDEMNIFICATION

Subsequent to the completion of the improvements described on the Map, no labor performed or materials furnished and incorporated in a condominium unit with the consent or at the request of the owner thereof, his agent, contractor or sub-contractor shall be the basis for filing of a lien against the condominium unit of any other owner not expressly consenting to or requesting the same, or against the common elements. Each owner shall indemnify and hold harmless each of the other owners from and against all liability arising from any claim or lien against the condominium unit of any other owner or against common elements for construction performed or for labor, materials, services or other items incorporated in or applied to the owners condominium unit at such owner's request or with his consent. The provisions of this Article 12 shall not apply to any labor performed or materials furnished at the request of the Managing Agent or Board of Directors of the Association pursuant to Article 15.

ARTICLE 13 - ADMINISTRATION AND MANAGEMENT; MANAGING AGENT

The administration, operation and management of this condominium project shall be governed by this Condominium Declaration and the By-Laws of the Forest Haus Condominium Owners Association. Upon becoming a condominium owner, the owner shall be a member of the Association and shall remain a member for the period of his ownership. The Association shall be initially governed by a Board of Directors as is provided in the By-Laws of the Association. The Association may delegate by written agreement any of its duties, powers and functions to a Managing Agent at an agreed compensation.

ARTICLE 14 - CERTIFICATE OF IDENTITY

From time to time but not less frequently than annually, there shall be mailed by the Association to each owner and posted prominently upon the property a certificate of identity containing the names and addresses of the directors of the Association and the Managing Agent, if any.

ARTICLE 15 - RESERVATION FOR ACCESS - MAINTENANCE, REPAIR AND EMERGENCIES

15.1. The owners shall have the irrevocable right, to be exercised by the Managing Agent or Board of Directors, to have access to each apartment from time to time during reasonable hours as may be necessary for the maintenance, repair or replacement of any of the common elements therein or accessible therefrom, or at any time as may be necessary for making emergency repairs to prevent damage to the common elements or to any apartment unit or units. Damage to the interior or any part of a condominium unit or units resulting from the maintenance, repair, emergency repair or replacement of any of the common elements or as a result of emergency repairs within or to another apartment by the Managing Agent or Board of Directors shall be a common expense of all of the owners; provided, however, that if such damage is the result of the misuse or negligence of a condominium owner, then such owner shall be responsible and liable for all of such damage. All damaged improvements shall be restored to substantially the same condition of such improvements prior to damage.

15.2. All other maintenance, repairs and replacements for which the Association or the Managing Agent shall be responsible under this Declaration or the By-Laws of the Association, whether located inside or outside of an apartment (unless necessitated by the misuse or negligence of a condominium owner, in which case such expense shall be charged to such condominium owner), shall be the common expense of all of the owners.

ARTICLE 16 - MAINTENANCE RESPONSIBILITY

16.1. An owner shall own the interior non-supporting walls, the materials (such as but not limited to plaster, gypsum dry wall, paneling, wallpaper, paint, wall and floor tile, and flooring, but not including the sub-flooring) making up the finished surfaces of the perimeter walls, ceilings and floors within the apartment and the interior apartment doors. The owner shall not own lines, pipes, wires, conduits or systems (which for brevity are hereafter referred to in this Article 16 as utilities) running through his apartment which serve one or more other apartment units except as a tenant in common with the other owners and such utilities shall not be disturbed or relocated by an owner without written consent and approval of the Board of Directors. Each owner shall, however, be the owner of and be responsible for maintenance and repair of all utilities which serve only his apartment and all fixtures, equipment and utilities installed within his apartment unit, such ownership commencing at that point at which the utilities enter the apartment unit. The right to repair, alter and remodel shall carry the obligation to replace any finishing or other materials removed with similar types or kinds of materials. An owner shall maintain and keep in repair the interior of his own apartment, including the fixtures and personal property therein.

16.2. The Association shall be exclusively responsible for the management and control of the common elements and all improvements thereon (including furnishings and equipment related thereto), and shall keep the same in good, clean, attractive and sanitary condition, order and repair. The Association shall be responsible for the maintenance and repair of exterior surfaces of the condominium project, including, without limitation, the painting of the same as often as necessary, the replacement of trim and caulking, the maintenance and repair of roofs, windows and exterior doors, the maintenance and repair of utility lines, exterior lights, and all improvements or materials of any kind or nature located within or used in connection with the common elements. The cost of such management, operation, maintenance and repair shall be born as provided in Article 19.

16.3 The Association or any owner shall not in any way alter or remodel any portion of the exterior of the building without the prior written consent of the owners representing an aggregate ownership interest of seventy-five percent (75%) or more of the apartment units. Neither the Association nor an owner shall do any act or any work that will impair the structural soundness or integrity of the building or impair any easement or hereditament.

ARTICLE 17 - COMPLIANCE WITH PROVISIONS OF GOVERNING INSTRUMENTS

Each owner shall comply strictly with the provisions of this Declaration, the Articles of Incorporation and By-Laws of the Association, and the decisions, rules and resolutions of the Association adopted pursuant thereto as the same may be lawfully adopted or amended from time to time. Failure to comply with any of the same shall be grounds for an action to recover sums due and for damages or injunctive relief or both, maintainable by the Managing Agent or Board of Directors in the name of the Association on behalf of the owners or, in a proper case, by an aggrieved owner.

ARTICLE 18 - REVOCATION OR AMENDMENT OF DECLARATION

18.1. This Declaration shall not be revoked unless all of the owners and all of the holders of any recorded first mortgage or first deed of trust covering or affecting any or all of the condominium units unanimously consent and agree to such revocation by instrument(s) duly recorded.

18.2. This Declaration shall not be amended except as otherwise herein provided unless the owners representing an aggregate ownership interest of sixty-six and two-thirds percent (66 2/3%) or more of the apartment units and all of the holders of any recorded first mortgage or first deed of trust covering or affecting any or all condominium units unanimously consent and agree to such amendment by instrument(s) duly recorded; provided, however, that

18.2.1. The percentage of the undivided interest in the common elements apportioned to each unit, as expressed in this Declaration, shall have a permanent character and shall not be altered without the consent of all of the condominium owners expressed in an amended Declaration duly recorded; and

18.2.2. No amendment shall increase the proportionate expenses chargeable against any condominium unit or owner thereof without the unanimous consent of the condominium owners affected thereby expressed in an amended Declaration duly recorded.

18.3. No revocation or amendment to this Declaration shall be effective until it is filed for record in the office of the County Clerk and Recorder of Summit County, Colorado.

ARTICLE 19 - ASSESSMENT FOR COMMON EXPENSES

19.1. All owners shall be obligated to pay the assessments imposed by the Board of Directors of the Association to meet the common expenses. The assessments shall be based on an equal allocation of common expenses to each unit. Assessments for the common expenses, including insurance, shall be payable at such time and in such manner as the Board of Directors of the Association may from time to time direct.

19.2. Contribution for monthly assessments shall be prorated if the ownership of a condominium unit commences on a day other than the first day of the assessment period.

19.3. The assessments made for common expenses shall be based upon the aggregate cash requirements which the Board of Directors of the Association shall from time to time determine are necessary to provide for the payment of all estimated expenses growing out of or connected with the administration, operation and maintenance of the condominium project, including the common elements, which expenses will include, but will not necessarily be limited to, taxes and special assessments not separately assessed; premiums for fire insurance with extended coverage, vandalism and malicious mischief endorsements attached issued in the amount of the maximum replacement value of all of the condominium units (including all fixtures; interior walls and partitions; decorated and finished surfaces of perimeter walls, floors and ceilings; doors, windows and other elements or materials comprising a part of the units); casualty and public liability and other insurance premiums; landscaping and care of grounds; maintenance, repairs and renovations; trash collections; wages; water charges; legal and accounting fees; management fees, expenses and liabilities incurred by the Managing Agent or Board of Directors under or by reason of this Declaration or the By-Laws of the Association; any deficit remaining from a previous period; the creation of a reasonable contingency or other reserve or surplus funds; and costs and expenses relating solely to the common elements. The omission or failure of the Board of Directors to fix the assessment for any month shall not be deemed a waiver, modification or a release of the owners from their obligation to pay such assessment.

ARTICLE 20 - INSURANCE

20.1. The Board of Directors or Managing Agent shall cause the Association to obtain and maintain at all times insurance of the type and kind provided in paragraph 19.3 and coverage for such other risks, of a similar or dissimilar nature, as are or shall hereafter customarily be covered with respect to other condominium buildings, fixtures, equipment and personal property, similar in construction, design and use issued by responsible insurance companies authorized to do business in the State of Colorado. The insurance shall be carried in blanket policy form naming the Association the insured, as attorney-in-fact (for all of the condominium owners), which policy or policies shall identify the interest of each condominium owner (unit number) and which policy or policies shall identify the first mortgage of each apartment unit (unit number), and provided that the policy cannot be cancelled or substantially modified until after at least thirty (30) days prior written notice is first given to each owner and each first mortgagee. The Board of Directors shall cause any first mortgagee to be furnished upon its request with a certified copy of such blanket policy and the separate certificate identifying the interest of the mortgagor. All policies of insurance shall provide that the insurance thereunder may be invalidated or suspended only as to the interest of any particular owner who is guilty of a breach of warranty, of an act, omission or negligence in violation of any provision of such policy, or of noncompliance with any provision of such policy, including payment of the insurance premium applicable to the owner's interest, or who permits or fails to prevent the happening of any event, whether occurring before or after a loss, which under the provisions of such policy would otherwise invalidate or suspend the entire policy; and the insurance under any such policy, as to the interests of all other insured owners shall not be subject to invalidation, suspension, or cancellation and shall remain in full force and effect with respect to such other owners. Determination of maximum replacement value of all condominium units (for insurance purposes) shall be made annually.

20.2. The Board of Directors shall also cause the Association to obtain and maintain to the extent practicable, public liability insurance with such coverage and in such limits as may from time to time be determined by the Board of Directors, covering each condominium owner, each member of the Board of Directors and the Managing Agent. Such public liability coverage shall also cover cross liability claims of one insured against another and shall contain waivers of subrogation.

20.3. Insurance coverage on the furnishings and other items of personal property belonging to an owner and casualty and public liability insurance coverage within each condominium unit shall be the responsibility of the owner thereof. Each owner may obtain such additional insurance or any other insurance at his own expense for his own benefit provided that all such policies shall contain waivers of subrogation and provided, further, that the liability of the carriers issuing insurance to the Association shall not be affected or diminished by reason of any such insurance carried by any owner.

20.4. Nothing herein contained shall be construed to limit the power of the Association, any member or any group of members to obtain other insurance in addition to the minimum requirement herein set forth.

ARTICLE 21 - OWNERS' PERSONAL OBLIGATION FOR PAYMENT OF ASSESSMENTS

The amount of any assessment chargeable against any condominium unit shall be the personal and individual debt of the owner thereof. No owner may exempt himself from liability for the assessment by abandonment or waiver of the use or enjoyment of any of the common elements or his apartment. In the event of default in the payment of the assessment, the owner shall be obligated to pay interest at the rate of ten percent (10%) per annum on the amount of the assessment from the due date thereof, together with all expenses, including attorneys' fees, incurred together with such late charges as provided by the By-Laws of the Association. Suit to recover a money judgment for unpaid common expenses shall be maintainable without foreclosing or waiving the assessment lien in Article 22.

ARTICLE 22 - ASSESSMENT LIEN

22.1. All sums assessed but unpaid for the share of expenses chargeable to any condominium unit shall constitute a lien on such condominium unit superior to all other liens and encumbrances, except only for:

22.1.1. Tax and special assessment liens on the condominium unit in favor of any assessing entity, and

22.1.2. All sums unpaid on a first mortgage or first deed of trust of record, including all unpaid obligatory sums as may be provided by such encumbrance.

22.2. To evidence such lien, the Board of Directors or the Managing Agent shall prepare a written notice of lien assessment setting forth the amount of such unpaid indebtedness, the nature of the indebtedness, the name of the condominium owner, and a description of the condominium unit. Such a notice shall be signed by one of the Board of Directors or by one of the officers of the Association or by the Managing Agent and shall be recorded in the office of the County Clerk and Recorder of Summit County, Colorado. The lien shall attach from the date on which payment of the assessment was due. Such lien may be enforced by the foreclosure of the defaulting owner's condominium unit by the Association in like manner as a mortgage on real property subsequent to the recording of a notice or claim thereof. In any such proceedings the owner shall be required to pay the costs, expenses and attorneys' fees incurred for filing the lien, and in the event of foreclosure proceedings, the additional costs, all expenses and reasonable attorneys' fees incurred, but not less than the amount recommended by the Denver Bar Association according to the then current published and recommended fee schedule for foreclosure proceedings through court. The owner of the condominium unit being foreclosed shall be required to pay to the Association the monthly assessment for the condominium unit during the period of foreclosure, and the Association shall be entitled to a receiver to collect the same. The Association shall have the right to bid on the condominium unit at foreclosure or other legal sale and to acquire and hold, lease, mortgage, vote the votes appurtenant to, convey, or otherwise deal with, the condominium unit.

22.3. Any encumbrancer holding a lien on a condominium unit may pay, but shall not be required to pay, any assessments remaining unpaid for longer than twenty-five (25) days after the same are due; provided, however, that such encumbrancer shall have furnished to the Association notice of such encumbrance; and further provided, that there shall be no obligation upon the Association to notify any such encumbrancer of any unpaid assessment. The Association shall report to the mortgagee of any condominium any unpaid assessments remaining unpaid for longer than 30 days after same are due.

ARTICLE 23 - JOINT LIABILITY FOR COMMON EXPENSES UPON TRANSFER OF CONDOMINIUM UNIT

23.1. Upon payment of a reasonable fee not to exceed Twenty-five Dollars (\$25.00), and upon the written request of any owner or any mortgagee or prospective mortgagee of a condominium unit, the Association, by its Managing Agent, or if there is no Managing Agent then by the financial officer of the Association, shall issue a written statement setting forth the amount of the unpaid common expenses, if any, with respect to the subject condominium unit, the amount of the current monthly assessment and the date that such assessment became due, credit for advanced payments or for prepaid items, including but not limited to insurance premiums, which statement shall be conclusive upon the Association in favor of all persons who rely thereon in good faith. Unless such request for a statement of indebtedness shall be complied with within ten (10) days, all unpaid common expenses which become due prior to the date of making such request shall be subordinate to the lien of the person requesting such statement.

23.2. The grantee of a condominium unit shall be jointly and severally liable with the grantor for all unpaid assessments against the latter for his proportionate share of the common expenses up to the time of the grant or conveyance, without prejudice to the grantee's right to recover from the grantor the amounts paid by the grantee therefor; provided, however, that upon payment of a reasonable fee not to exceed Twenty-Five Dollars (\$25.00) and upon written request of the grantor, any such prospective grantee shall be entitled to a statement from the Association, by its Managing Agent, or if there is no Managing Agent then by the financial officer of the Association, setting forth the amount of the unpaid assessments, if any, with respect to the subject condominium unit, the amount of the current monthly assessments, the date that such assessment becomes due, and credits for advanced payments or for prepaid items, including but not limited to insurance premiums, which statement shall be conclusive upon the Association. Unless the request for such a statement shall be complied with within ten (10) days of such request, then such requesting grantee shall not be liable for, nor shall the condominium unit conveyed be subject to a lien for any unpaid assessments against the subject condominium unit. The provisions contained in this paragraph shall not apply upon the initial transfer of the condominium units by Declarant.

ARTICLE 24 - MORTGAGING A CONDOMINIUM UNIT - PRIORITY

Any owner shall have the right from time to time to mortgage or encumber his interest by a first deed of trust, mortgage or other security instrument. A first deed of trust, mortgage, or other security instrument shall be one which has first and paramount priority under applicable law. All other deeds of trust, mortgages or other security instruments shall be junior and are hereinafter referred to in this Article 24 as "junior mortgages." An owner may create junior mortgages on the following conditions:

24.1. That any such junior mortgages shall always be subordinate to all of the terms, conditions, covenants, restrictions, uses, limitations, obligations, lien for common expenses, and other obligations created by this Declaration, the Articles of Incorporation and the By-Laws of the Association.

24.2. That the mortgagee under any junior mortgage shall release, for the purpose of restoration of any improvements upon the mortgaged premises, all of its right, title and interest in and to the proceeds under all insurance policies upon said premises which insurance policies were effected and placed upon the mortgaged premises by the Association. Such release shall be furnished forthwith by a junior mortgagee upon written request of one or more of the Board of Directors of the Association.

24.3. That the instrument creating the junior mortgage refer to this Article 24 of this Declaration and consent to its provisions.

ARTICLE 25 - ASSOCIATION AS ATTORNEY-IN-FACT
DESTRUCTION, DAMAGE AND OBSOLESCENCE

25.1. This Declaration does hereby make mandatory the irrevocable appointment of an attorney-in-fact as herein provided to deal with the condominium project upon its destruction, damage or obsolescence.

25.2. Title to each condominium unit is declared and expressly made subject to the terms and conditions hereof, and acceptance by any grantee of a deed of trust or other instrument of conveyance from the Declarant or from any owner or grantor shall constitute appointment of the attorney-in-fact herein provided. All of the owners irrevocably constitute and appoint Forest Haus Condominium Owners Association, a Colorado non-profit corporation, their true and lawful attorney in their name, place and stead for the purpose of dealing with the condominium project upon its destruction, damage or obsolescence as is hereinafter provided. As attorney-in-fact, the Association, by its president and secretary or assistant secretary, shall have full and complete authorization, right and power to make, execute and deliver any contract, deed or other instrument with respect to the interest of a condominium owner which is necessary and appropriate to exercise the powers herein granted. Repair and reconstruction of the condominium project means restoring the condominium project to substantially the same vertical and horizontal boundaries as before. The proceeds of any insurance collected shall be available to the Association for the purpose of repair, restoration or replacements unless the owners and all first mortgagees agree not to rebuild in accordance with the provisions set forth hereinafter.

25.3. In the event of damage or destruction to the condominium project due to fire or other disaster, the following provisions shall apply:

25.3.1. Insurance proceeds, if sufficient to reconstruct the condominium project, shall be applied by the Association as attorney-in-fact, to such reconstruction, and the condominium project shall be promptly repaired and reconstructed. The Association shall have full authority, right and power, as attorney-in-fact, to cause the repair and restoration of the condominium project.

25.3.2. If insurance proceeds are insufficient to repair and reconstruct the condominium project, and if the damage or destruction is not more than fifty percent (50%) of the value of all of the condominium project immediately prior to the damage or destruction, such damage or destruction shall be promptly repaired and reconstructed by the Association, as attorney-in-fact, using the proceeds of insurance and the proceeds of an assessment to be made against all of the owners and their condominium units. Such assessment shall be a common expense and made pro rata according to each owner's percentage interest in the general common elements and shall be due and payable within thirty (30) days after written notice thereof. The Association shall have full authority, right and power, as attorney-in-fact, to cause the repair or restoration of the condominium project using all of the insurance proceeds for such purpose, notwithstanding the failure of an owner to pay the assessment. The assessment provided for herein shall be a debt of each owner and a lien on his condominium unit and may be enforced and collected as is provided in Article 22. In addition thereto, the Association, as attorney-in-fact, shall have the absolute right and power to sell the condominium unit of any owner refusing or failing to pay such deficiency assessment within the time provided, and if not so paid, the Association shall cause to be recorded in the real property records of Summit County, Colorado, a notice that the condominium unit of the delinquent owner shall be sold by the Association, as attorney-in-fact, pursuant to the provisions of this paragraph 25.3. The delinquent owner shall be required to pay to the Association the costs and expenses for filing the notices, interest at the rate of ten percent (10%) per annum on the amount of the assessment, and all reasonable attorneys' fees incurred in any way in connection with the collection of the assessment, including the sale of the delinquent owner's condominium unit. The proceeds derived from the sale of such condominium unit shall be used and disbursed by the Association, as attorney-in-fact, in the following order:

1. for payment of taxes and special assessment liens against the condominium unit in favor of any assessing entity;
2. customary expenses of sale;
3. for payment of the balance of the lien of any first mortgage against the condominium unit;
4. for payment of unpaid common expenses and all costs, expenses and fees incurred by the Association for which the condominium unit and its owner are responsible under this Declaration or the By-Laws of the Association;
5. for payment of junior liens and encumbrances against the condominium unit in the order of and to the extent of their priority;
6. the balance remaining, if any, shall be paid to the condominium unit owner.

25.4. If insurance proceeds are insufficient to repair and reconstruct the condominium project, and if the damage or destruction is greater than fifty percent (50%) of the condominium project immediately prior to the

damage or destruction, then

25.4.1. If the owners representing an aggregate ownership interest of fifty-one percent (51%) or more of the apartment units adopt a plan for reconstruction, which plan has the unanimous approval or consent of every first mortgagee of a condominium unit, then all of the condominium owners shall be bound by the terms and other provisions of such plan. An assessment made in connection with such plan shall be a common expense and made pro rata according to each owner's percentage interest in the general common elements and shall be due and payable as provided by the terms of such plan, but not sooner than thirty (30) days after written notice thereof. The Association shall have full authority, right and power, as attorney-in-fact, to cause the repair or restoration of the condominium project using all of the insurance proceeds for such purpose, notwithstanding the failure of an owner to pay the assessment. The assessment provided for herein shall be a debt of each owner and a lien on his condominium unit and may be enforced and collected as is provided in Article 22. In addition thereto, the Association, as attorney-in-fact, shall have the absolute right and power to sell the condominium unit of any owner refusing or failing to pay such assessment within the time provided in the same manner and subject to the same procedures therefrom as are set forth in subparagraph 25.3.2.

25.4.2. If the owners representing an aggregate ownership interest of fifty-one percent (51%) or more, of the apartment units do not voluntarily within one hundred (100) days after such fire or other disaster, make provisions for reconstruction in accordance with subparagraph 25.4.1, the Association shall forthwith record a notice in the real property records of Summit County, Colorado, executed by the Association's president and secretary or assistant secretary, setting forth such fact or facts, and upon the recording of such notice the entire condominium project shall be sold by the Association as attorney-in-fact for all of the owners, free and clear of the provisions contained in this Declaration, the Map and the By-Laws of the Association. The insurance settlement proceeds shall be collected by the Association, and such proceeds shall be divided equally by the Association into twenty-six (26) separate accounts, each such account representing one of the condominium units. Each such account shall be in the name of the Association, and shall be further identified by the condominium unit designation and the name of the owner. The Association, as attorney-in-fact, shall forthwith use and disburse the total amount of each separate account without contribution from one account to another, toward the partial or full payment of the lien of any first mortgage against the condominium unit represented by such separate account. Thereafter, each such account shall be supplemented by the apportioned amount of the proceeds derived from the sale of the entire condominium project. Such apportionment shall be based upon each condominium owner's percentage interest in the general common elements. The total funds of each account shall be used and disbursed, without contribution from one account to another, by the Association, as attorney-in-fact, for the same purpose and in the same order as is provided in clauses 1. through 6. of subparagraph 25.3.2., except as modified herein.

25.5. The owners representing an aggregate ownership interest of sixty six and two-thirds percent (66 2/3%) or more of the apartment units may agree that the common elements are obsolete and adopt a plan for the renewal and reconstruction thereof, which plan must have the unanimous approval or consent of every first mortgagee of a condominium unit. If a plan for the renewal or reconstruction is adopted, notice of such plan shall be recorded in the real property records of Summit County, Colorado, and the expense of renewal and reconstruction shall be payable by all of the owners as common expenses; provided, however, that an owner not expressly agreeing to become a party to such plan for renewal or reconstruction may give written notice to the Association within fifteen (15) days after the date of adoption of such plan that his condominium unit shall be purchased by the Association for the fair market value thereof. The Association shall then have thirty (30) days from the expiration of said fifteen (15) day period within which to cancel such plan. If such plan is not cancelled, the condominium unit of the requesting owner shall be purchased according to the following procedures. If such owner and the Association can agree on the fair market value thereof, then such sale shall be consummated within thirty (30) days after such agreement. If the parties are unable to agree, the date when either party notifies the other that he or it is unable to agree with the other shall be the "commencement date" from which all periods of time mentioned hereafter shall be measured. Within ten (10) days following the commencement date, each party shall nominate an appraiser in writing and give notice of such nomination to the other party. If either party fails to make such a nomination, the appraiser nominated shall, within five (5) days after default by the other party, appoint and associate with him another appraiser. If the two designated or selected appraisers are unable to agree on the fair market value of the condominium unit, they shall appoint another appraiser to be umpire between them, if they can agree on such person. If they are unable to agree upon such umpire, each appraiser previously appointed shall nominate two appraisers, and from the names of the four appraisers so nominated one shall be drawn by lot by any judge of any court of record in Colorado, and the name so drawn shall be such umpire. The nominations from whom the umpire is to be drawn by lot shall be submitted within ten (10) days of the failure of the two appraisers to agree, which, in any event, shall not be later than twenty (20) days following the appointment of the second appraiser. The decision of the appraisers as to the fair market value, or in the case of their disagreement, then the decision of the umpire, shall be final and binding and a judgment based upon the decision rendered may be entered in any court having jurisdiction thereof. The expenses and fees of such appraisers shall be borne equally by the Association and the owner. The sale shall be consummated within fifteen (15) days thereafter, and the Association, as attorney-in-fact, shall disburse such proceeds for the same purposes and in the same order as is provided in clauses 1. through 6. of subparagraph 25.3.2., except as modified herein.

25.6. The owners representing an aggregate ownership interest of sixty six and two-thirds percent (66 2/3%) or more of the apartment units and every first mortgages of a condominium unit may agree that the condominium project is obsolete and that the same should be sold. In such instance, the Association shall forthwith record a notice executed by the Association's president and secretary or assistant secretary setting forth such fact or facts, and upon the recording of such notice in the real property records of Summit County, Colorado, the condominium project shall be sold by the Association, as attorney-in-fact for all of the owners, free and clear of the provisions contained in this Declaration, the Map and the By-Laws of the Association. The sales proceeds shall be divided equally by the Association into twenty-six (26) separate accounts, each such account representing one of the condominium units. Each such account shall be in the name of the Association, and shall be further identified by the condominium unit designation and the name of the owner. The Association, as attorney-in-fact, shall use and disburse the total amount of each separate account, without contribution from one account to another, for the same purpose and in the same order as is provided in clauses 1. through 6. of subparagraph 25.3.2.

ARTICLE 26 - PERSONAL PROPERTY FOR COMMON USE

The Association, as attorney-in-fact for all of the owners, may acquire and hold for the use and benefit of all of the condominium owners, real, tangible and intangible personal property and may dispose of the same by sale or otherwise. The beneficial interest in any such personal property shall be owned by all of the condominium owners in the same proportion as their respective interest in the general common elements, and such interest therein shall not be transferable except with a transfer of a condominium unit. A transfer of a condominium unit shall transfer to the transferee ownership of the transferor's beneficial interest in such personal property without any reference thereto. Each owner may use such personal property in accordance with the purpose for which it is intended without hindering or encroaching upon the lawful rights of the other owners. The transfer of title to a condominium unit under foreclosure shall entitle the purchaser to the beneficial interest in such personal property associated with the foreclosed condominium unit.

ARTICLE 27 - REGISTRATION BY OWNER OF MAILING ADDRESS; NOTICES

Each owner shall register his mailing address with the Association, and except for monthly statements and other routine notices, all notices, demands or communications intended to be served upon an owner shall be sent by certified mail, postage prepaid, addressed in the name of the owner at such registered address. All notices demands or other communications intended to be served upon the Board of Directors of the Association or the Association shall be sent by certified mail, postage prepaid, to Forest Haus Condominium Owners Association, Breckenridge, Colorado, until such address is changed by a notice of address change duly recorded in the office of the County Clerk and Recorder, Summit County, Colorado. All notices, demands, or other communications hereunder shall be deemed to have been given at the time they are duly deposited in the United States mails.

ARTICLE 28 - PERIOD OF CONDOMINIUM OWNERSHIP

The separate estate of any owner and his common ownership of such common elements as are appurtenant to his apartment unit by the terms of this Declaration shall be inseparable until this Declaration is revoked or terminated in accordance with its provisions.

ARTICLE 29 - GENERAL

29.1. If any of the provisions of this Declaration or any paragraph, sentence, clause, phrase or word, or the application thereof in any circumstance be invalidated, such invalidity shall not affect the validity of the remainder of this Declaration, and the application of any such provision, paragraph, sentence, clause, phrase or word in any other circumstances shall not be affected thereby.

29.2. The provisions of this Declaration shall be in addition and supplemental to the Condominium Ownership Act of the State of Colorado and to all other provisions of law.

29.3. Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

29.4. The headings contained in this Declaration are for convenience only and shall not affect the construction hereof.

IN WITNESS WHEREOF, Declarant, by its corporate officers, has duly executed this Declaration this _____ day of _____, 19_____.

AMERICAN PACIFIC COMPANIES

ATTEST:

By _____
President

Secretary

STATE OF COLORADO)
) ss.
CITY AND)
COUNTY OF DENVER)

The foregoing instrument, termed Condominium Declaration for Forest Haus Condominiums, was acknowledged before me this _____ day of _____, 1971, by J. W. Dick as President of American Pacific Companies.

WITNESS my hand and official seal.

My commission expires _____.

Notary Public

EXHIBIT A
CONDOMINIUM UNIT DESCRIPTION

APARTMENT UNIT NUMBER	APPROPRIATE UNDIVIDED INTEREST (FRACTION)
101	One - twenty sixth
102	One - twenty sixth
103	One - twenty sixth
104	One - twenty sixth
105	One - twenty sixth
106	One - twenty sixth
107	One - twenty sixth
108	One - twenty sixth
109	One - twenty sixth
110	One - twenty sixth
111	One - twenty sixth
112	One - twenty sixth
113	One - twenty sixth
201	One - twenty sixth
202	One - twenty sixth
203	One - twenty sixth
204	One - twenty sixth
205	One - twenty sixth
206	One - twenty sixth
207	One - twenty sixth
208	One - twenty sixth
209	One - twenty sixth
210	One - twenty sixth
211	One - twenty sixth
212	One - twenty sixth
213	One - twenty sixth