

**THIRD AMENDMENT TO**  
**CONDOMINIUM DECLARATION**  
**FOR**  
**630 ZUNI STREET CONDOMINIUM ASSOCIATION**

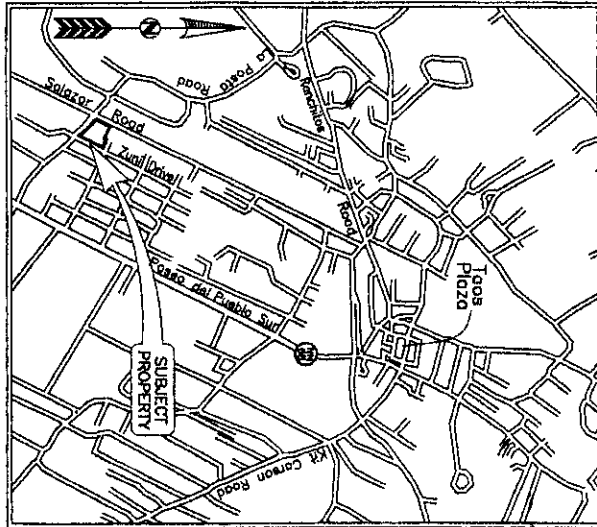
THIS AMENDMENT to the Condominium Declaration for the 630 Zuni Street Condominium Association dated December 4, 2003, and recorded in Book M-415, Pages 960-980, records of Taos County, New Mexico (hereinafter "Condominium Declaration"), is made in accordance with Article VI of the Condominium Declaration.

The undersigned Declarant, pursuant to the Reserved Declarant Rights, Article X, Section 10.2, hereby amends Article II, Buildings on the Property; Unit Boundaries; Common Elements, Section 2.1, as follows:

- 1) The following additional units have been completed: Units 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17. The following units are under construction: Units 18 and 19.
- 2) Attachment "1" to the Condominium Declaration for 630 Zuni Street Condominium Association (hereinafter the "Condominium Declaration") was amended on March 5, 2004, to add Units 3, 4, 5, 6 and 7 as complete and changed Units 8, 9, 10, 11, 12 and 13 from "Need not be built"..
- 3) Attachment "1" to the Condominium Declaration was amended again on August 16, 2004, and recorded in Cabinet E, Page 38-A, records of Taos County, New Mexico. Said Amendment added Units 8, 9, 10, 11, 12 and 13 as complete.
- 4) Attachment "1" to the Condominium Declaration was again amended on February 17, 2006, and recorded in Cabinet E, Page 90-B, records of Taos County, New Mexico. Said Amendment adds Units 14, 15, 16 and 17 as complete; changes Units 18 and 19 from "Need not be built"; eliminates Unit 20 and changes the square footage of the added units. A copy of said amended plat is attached hereto as Attachment "1".



Within the Fernando de Taos Land Grant, Taos, Taos County, New Mexico



VICINITY MAP  
 0' 600' 1200' 2400' 3600' 4800'  
 1"=200'

**PROPERTY DESCRIPTION**  
 A tract of land within the Fernando de Taos Land Grant in Taos, Taos County, New Mexico, shown on the Taos County Property Identification Maps within Projected Section 13, Township 25 North Range 13 East, NMPK, described as part of Tract 133, Survey 2 of the 1941 Taos County Reassessment Survey, as Lot 1 of the Parcelization Audit No. 2 and Lots 1 and 2, Book 31 of the Record Subdivision, and more particularly described as follows:

**BEGINNING** of the southeasterly corner of the tract, a 1/4" rebar set previously with a cap stamped NMPK 11770 on the northerly right-of-way of La Posta Road and the westerly limit of use of Zuni Drive, from whence "Bosque" a 1973 State Engineers Office brass cap monument found, bears S 33° 50' 07" E, 8944.78 ft. distant, thence along said right-of-way of La Posta Road:  
 N 35° 57' 10" W, 121.79 ft. to a 1/2" rebar found with a cap stamped LS 5213, thence:  
 N 48° 42' 03" W, 148.84 ft. to a magnetic nail set, thence:  
 on one distance of 513.91 ft. along a concrete to the northeast, having a radius of 40.00 ft. through a central angle of 74° 20' 59", the chord of which bears N 10° 15' 48" W, 48.34 ft., to the southeasterly corner of this tract, a 1/2" rebar found on the westerly right-of-way of Solazar Road with a cap stamped LS 5213, thence leaving said La Posta Road right-of-way and along said easterly right-of-way of Solazar Road, N 27° 08' 45" E, 172.97 ft. to the northeasterly corner of this tract, a point from whence a 1/2" rebar found on a witness corner with an aluminum cap stamped LS 5213 bears S 27° 08' 45" W, 1.00 ft. distant, thence leaving said Solazar Road right-of-way:  
 S 62° 28' 26" E, 166.98 ft. to a 3/4" steel pipe found, thence:  
 N 27° 58' 26" E, 30.64 ft. to a 1/2" rebar set previously, thence:  
 S 62° 55' 23" E, 113.90 ft. to the northeasterly corner of this tract, a 1/2" rebar set previously on the westerly limit of use of Zuni Drive, thence along said limit of use:  
 S 27° 02' 37" W, 335.80 ft. to the POINT OF BEGINNING.

This tract contains 1.673 acres more or less.

ATTACHMENT "1"

I, Robert A. Watt, a New Mexico Registered Professional Surveyor, certify that I conducted and am responsible for this survey, that this survey is true and correct to the best of my knowledge and belief, and that this survey and plat meet the Minimum Standards for Surveying in New Mexico. I further certify that this is a condominium survey conforming to the requirements of §§7-7B-9 of the New Mexico Condominium Act, NMSA 1978.

Robert A. Watt, NMPK 11770  
 22 August 2003  
 Date

Amended 17 February 2006 to add sheet 8, depicting units 14, 15, 16 & 17.  
 Robert A. Watt, NMPK 11770  
 17 February, 2006  
 Amended Date

Amended 16 August 2004 to add sheets 6 and 7, depicting units 8, 9, 10, 11, 12 and 13.  
 Robert A. Watt, NMPK 11770  
 16 August 2004  
 Amended Date

Amended 05 March 2004 to add sheets 4 and 5, depicting units 3, 4, 5, 6, and 7.  
 Robert A. Watt, NMPK 11770  
 05 March 2004  
 Amended Date

STATE OF NEW MEXICO )  
 COUNTY OF TAOS )  
 This is a confirmed copy of a Survey  
 which was filed for record on the  
 A 2004-001 block. PM per record # 1000E-908  
 (provided as per request of  
 Elaine S. Montano  
 COUNTY CLERK & RECORDER  
 Deputy

Sheet 1

CONDOMINIUM SURVEY

Current owners: Paul Bateman and Mary Jane Bahr  
 Projected Section 17, T. 25 N., R. 13 E., NMPK  
 Condominium survey prepared for:

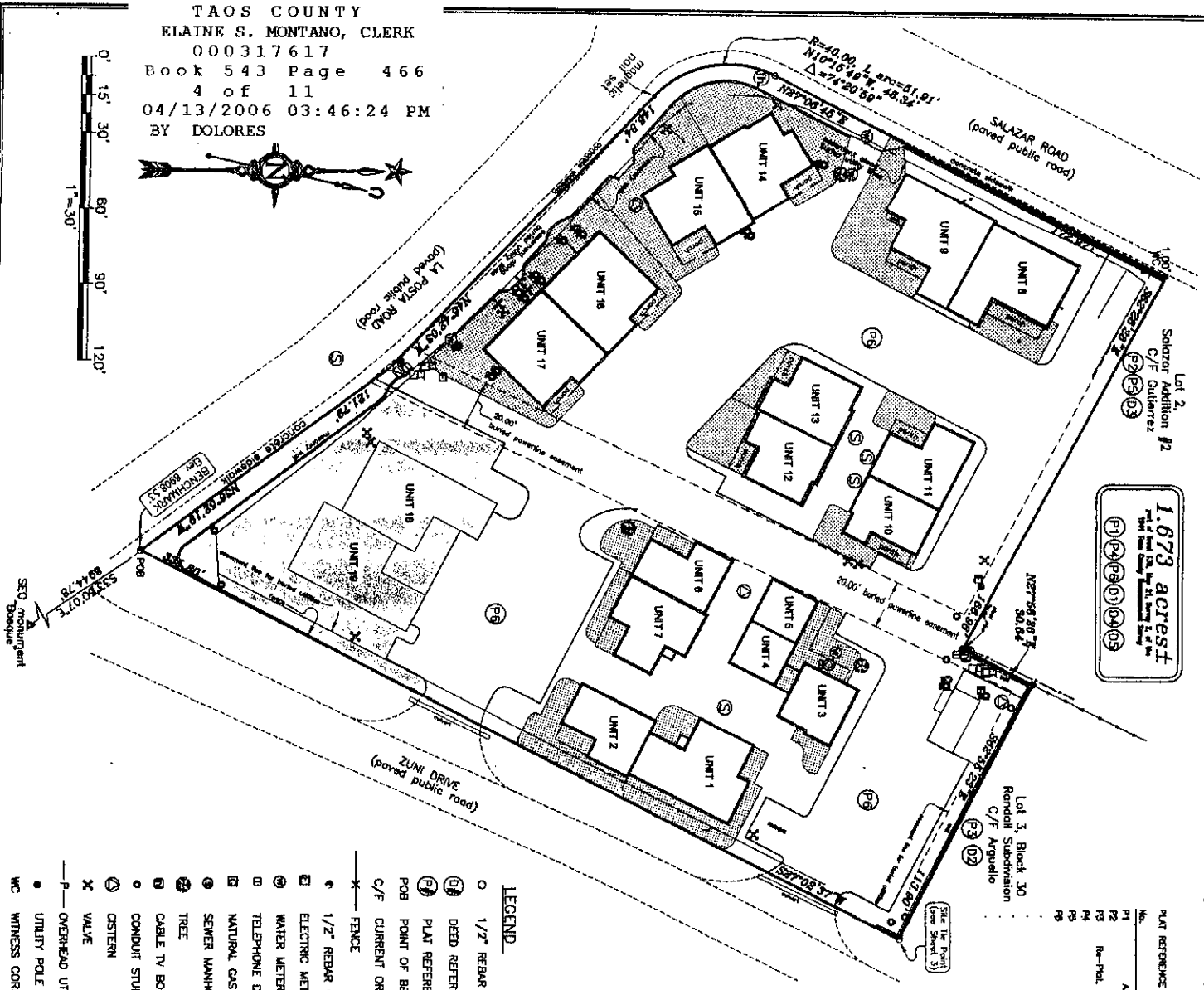
630 Zuni Street  
 Condominiums

Red Trail Surveying, Inc.  
 Complete Surveying and  
 Earth Information Services  
 301-A Hinkle Street  
 Taos, New Mexico 87571-6624  
 505.758.7441  
 Email: rtw@redtrail.org

Draftsman: KIMM Proof: Robert Watt Date: 22 Aug 2003 Scale: 1"=1200' Job no.: 904.01

Within the Fernando de Taos Land Grant, Taos, Taos County, New Mexico

1.673 acres  
 P(1) P(2) P(3) P(4) P(5) P(6) P(7) P(8) P(9) P(10) P(11) P(12) P(13) P(14) P(15) P(16) P(17) P(18) P(19) P(20) P(21) P(22) P(23) P(24) P(25) P(26) P(27) P(28) P(29) P(30)



- LEGEND**
- 1/2" REBAR ROUND W/ CAP STAMPED LS 5213
  - ⊙ DEED REFERENCE
  - ⊙ PLAT REFERENCE
  - ⊙ POINT OF BEGINNING OF DESCRIPTION
  - ⊙ C/F CURRENT OR FORMER OWNERSHIP
  - ⊙ FENCE
  - ⊙ 1/2" REBAR W/CAP STAMPED NMP'S 11770 SET PREVIOUSLY
  - ⊙ ELECTRIC METER
  - ⊙ WATER METER
  - ⊙ TELEPHONE DROP BOX
  - ⊙ NATURAL GAS METER
  - ⊙ SEWER MANHOLE
  - ⊙ TREE
  - ⊙ CABLE TV BOX
  - ⊙ CONDUIT STUB
  - ⊙ CISTERN
  - ⊙ WALK
  - ⊙ OVERHEAD UTILITY LINE
  - ⊙ UTILITY POLE
  - ⊙ WITNESS CORNER

**Red Tail Surveying, Inc.**  
 Complete Surveying and Earth Information Services  
 301-A Hilda Street  
 Taos, New Mexico 87571-4654  
 505.754.7441 800.579.6573  
 Email: info@redtail.com

**630 Zuni Street Condominiums**  
 Condominium survey prepared for:  
 Current owner: Paul Bohman and Mary Jane Bohman  
 Projected Section 17, T. 25 N., R. 13 E., NMP#1

**SURVEYOR'S NOTES**

- This survey is a compilation of information provided or found in a public record. There may be other documents specifying easements, restrictions, covenants or codies that were not provided or are not known at the time of the preparation of this plat.
- Due to lack of accurate description, Taos County Reassessment tract information shown is approximate.
- Tract information shown is approximate. The property is zoned R-14 by the town of Taos Building setback requirements for this zone are: front yard (along La Posta) 20', side yards (along Zuni and Salazar) 7', and rear yard (along northerly boundary) 15'. For further restrictions and requirements, contact the town of Taos Planning and Zoning Dept.
- Buried utility locations shown on this plat are based on positions reported by the utility companies. All utility lines and UIC areas are subject to assessment for modifications of buried utility lines. The position of buried utilities is not known to the surveyor.
- Some utility assessments shown were created at the time of this survey at client's request.

**DEED REFERENCES**

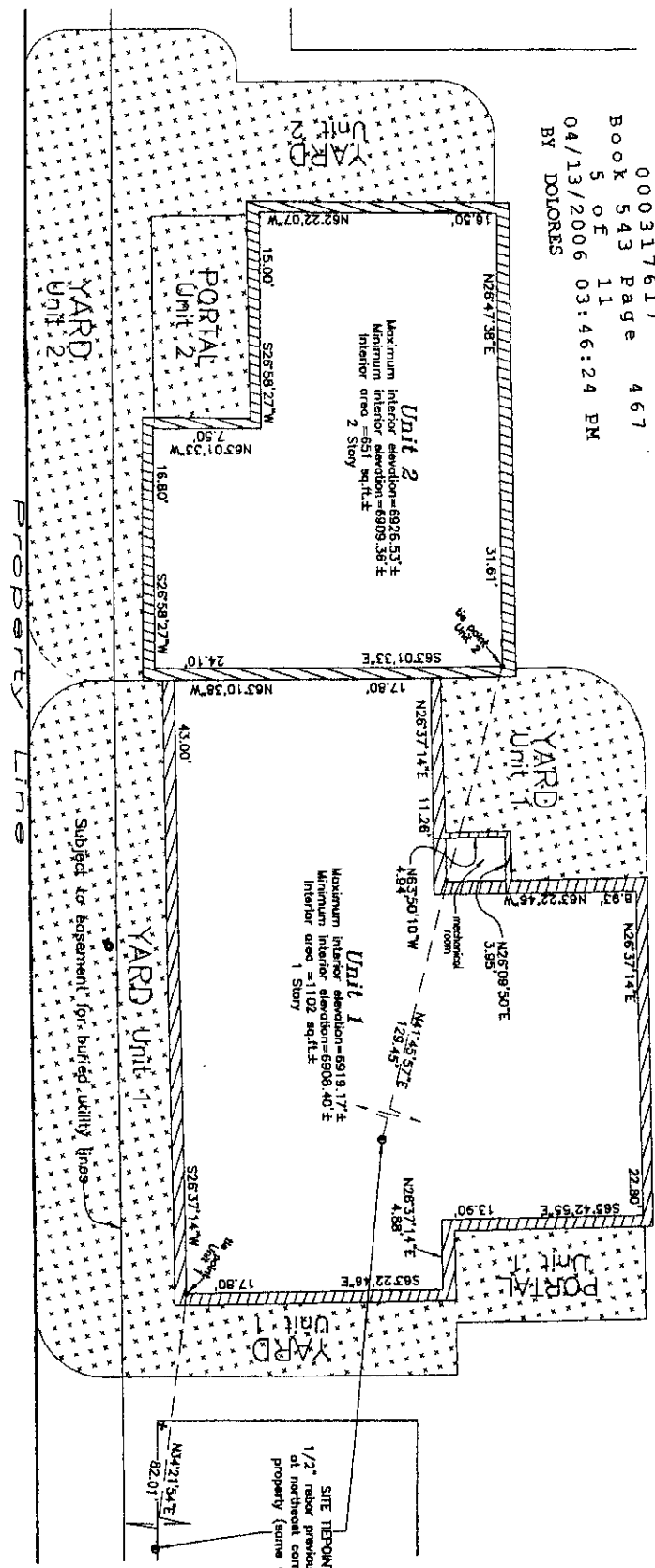
No.	Type	Name	Ref'd in the Taos County Clerk's Office to Book (Party's)	Date
01	Merit	Joseph and Barbara P. Harner to Paul and Mary Jane Bohman	8-307 764-718	17 Jan 2002
02	Merit	V.L. Gardner & M.R. Vahl to F. & C.F. Arguello	A-225 13-14	17 Aug 1985
03	Merit	A. & T.L. Warfield & Salsar to E. & R. Gutierrez	A-74 39	04 Aug 1982
04	Merit	M.L. & A.K. Rosado to P. & M.L. Bohman	M-307 320-322	15 Jan 2002
05	Merit	Ronald Uhley Trust to P. & M.L. Bohman	M-307 323-325	16 Jan 2002

**PLAT REFERENCE**

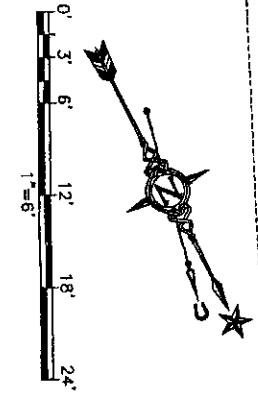
No.	Title	Surveyor	NMP's #	Ac. #	Date	Amended Date	Taos County Clerk's Office to Book (Party's)
P1	Albert Serrano and John Plummer Survey for Eloy Gutierrez	Shel B. Conal	12441	11278	13 Jun 1986		C 171-A
P2	Re-Pol. Block 28, 30, 31, Rendal Subdivision	Orlando Romero	8843	79-1881	02 Sep 1985		C 36-B
P3	Darryl & Martha McElroy	James D. Crow	3213	78-1278	10 Nov 1979		B 40-A
P4	Solazar Addition No. 2	John L. Salsar	1435	004	20 Aug 1982		A 138-B
P5	Rendal	Robert A. Wolf	11770	904	03 Mar 2002	30 June 2003	B 4-A

# Building A, Units 1 and 2

T A O S COUNTY  
 ELAINE S. MONTANO, CLERK  
 000317617  
 Book 543 Page 467  
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 BY DOLORES



Zuni Drive  
 (paved public road)



- LEGEND**
- 1/2" REBAR SET PREVIOUSLY w/ CAP STAMPED MAPS 11770
  - ✕ WATER VALVE
  - RESERVED DEVELOPMENT RIGHTS
  - LIMITED COMMON ELEMENT (limits to be defined by yard walls & fences upon completion of construction)
- Areas on subject property not specified by hatch type or unit number are common elements.

**Red Tail Surveying, Inc.**  
 Complete Surveying and  
 Earth Information Services  
 201-A Hyde Street  
 Taos, New Mexico 87571-6634  
 505.768.5441 800.579.2570  
 Email: web@redtailsurveying.com

**CONDOMINIUM SURVEY**

Current owner: Paul Remon and Mary Jane Roth  
 Projected Section 17, T 25 N, R 13 E, NMR

**630 Zuni Street**  
**Condominiums**

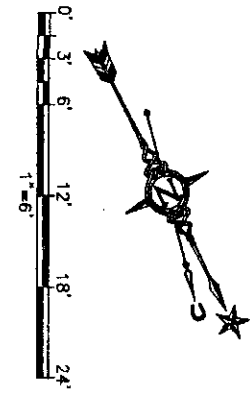
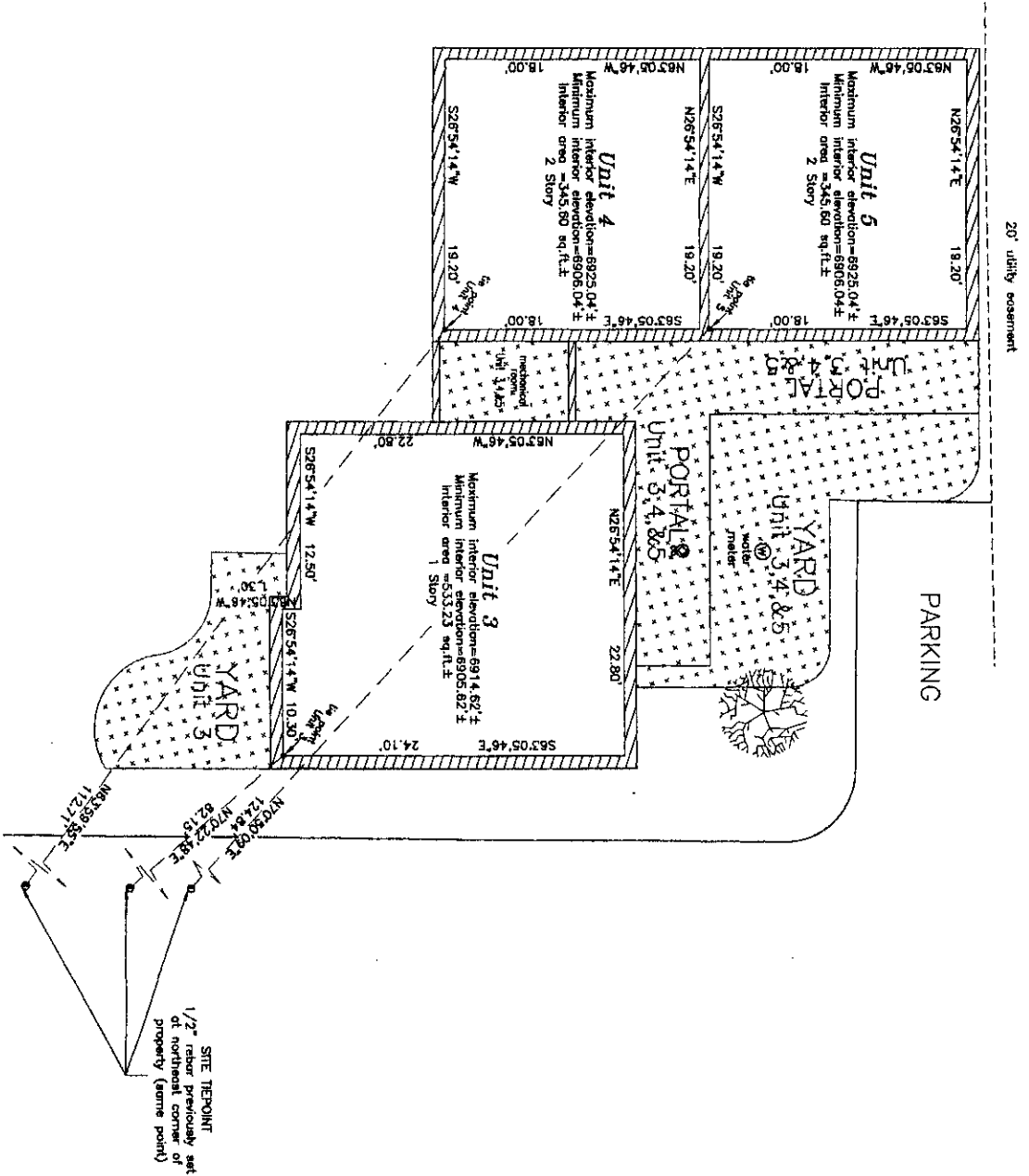
Condominium survey prepared for:

Sheet 3

Draftsman: JCKM | Proof: Robert West | Date: 22 Aug 2003 | Scale: 1"=6' | Job no.: 904.


TAOS COUNTY  
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 BY DOLORES

# Units 3, 4, and 5



● 1/2" REBAR SET PREVIOUSLY W/ CAP STAMPED MAPS 11770

- LEGEND**
- RESERVED DEVELOPMENT RIGHTS
  - LIMITED COMMON ELEMENT (limits to be defined by your notes & fences upon completion of construction)
  - Areas on subject property not specified by hatch type or unit number are common elements.



**Red Tail Surveying, Inc.**  
 Complete Surveying and  
 Earth Information Services  
 391 A. Hinkle Street  
 Taos, New Mexico 87717-6664  
 505.756.7741 800.579.6373  
 E-mail: [info@redtail-surveying.com](mailto:info@redtail-surveying.com)

CONDOMINIUM SURVEY  
 Current owner: Paul Robinson, and Mary Jane Gelman  
 Projected Section 17, T 25 N, R 13 E, N41SP  
 Condominium survey prepared for:

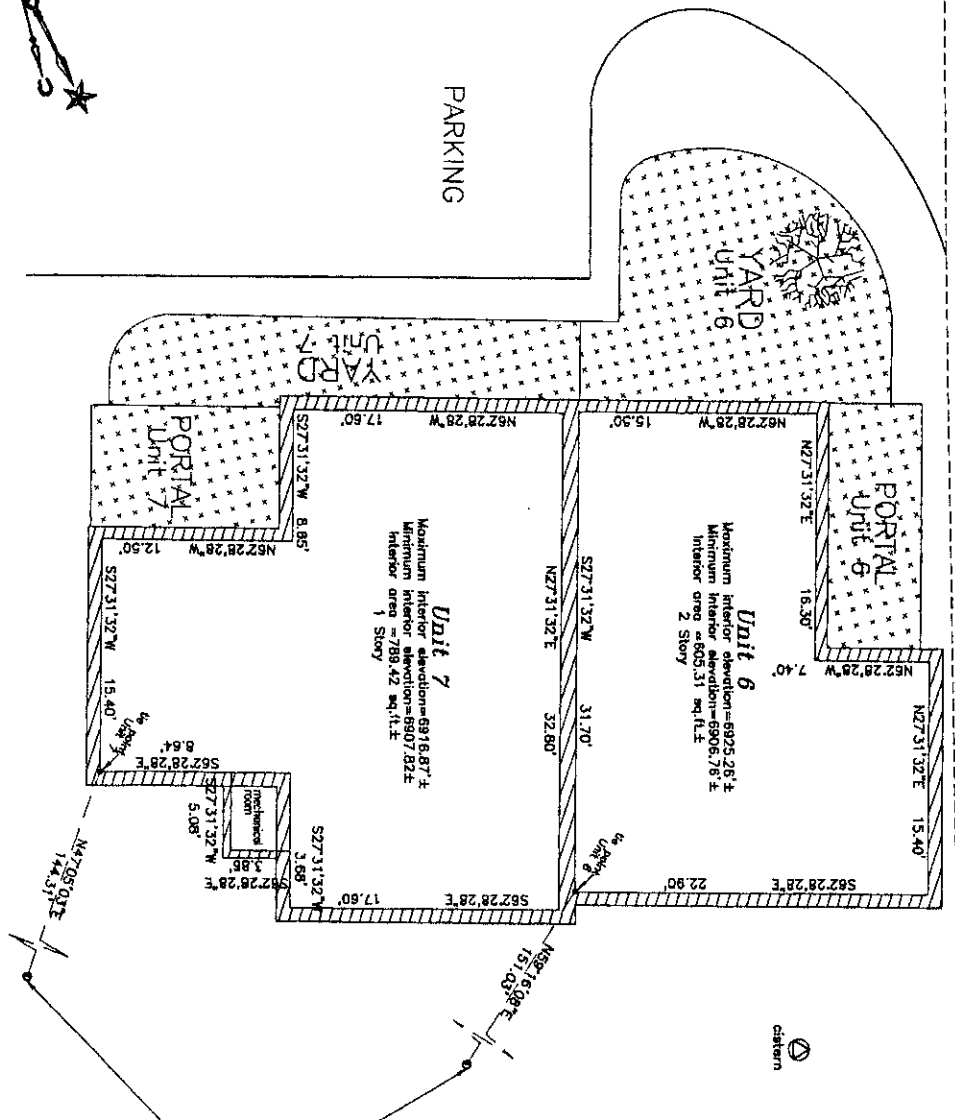
**630 Zuni Street**  
**Condominiums**

Sheet 4

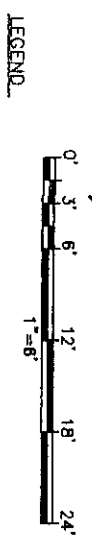
Preparer: JRB Proof: Robert Wall Date: 5 March 2004 Scale: 1"=6' Job no.: 904.01

# Units 6 and 7

20' utility easement




SITE TIEPOINT  
 1/2" rebar previously set  
 at northeast corner of  
 property (some point)



LEGEND.  
 • 1/2" REBAR SET PREVIOUSLY w/ CAP STAMPED NADPS 11770

RESERVED DEVELOPMENT RIGHTS  
 LIMITED COMMON ELEMENT (limits to be defined by yard walls & fences upon completion of construction)  
 Areas on subject property not specified by hatch type or unit number are common elements.



**Red Tail Surveying, Inc.**  
 Complete Surveying and  
 Earth Information Services  
 301-A Hialeah Street  
 Tluc, New Mexico 87571-6654  
 505.798.7441  
 Email: info@redtail-surveying.com

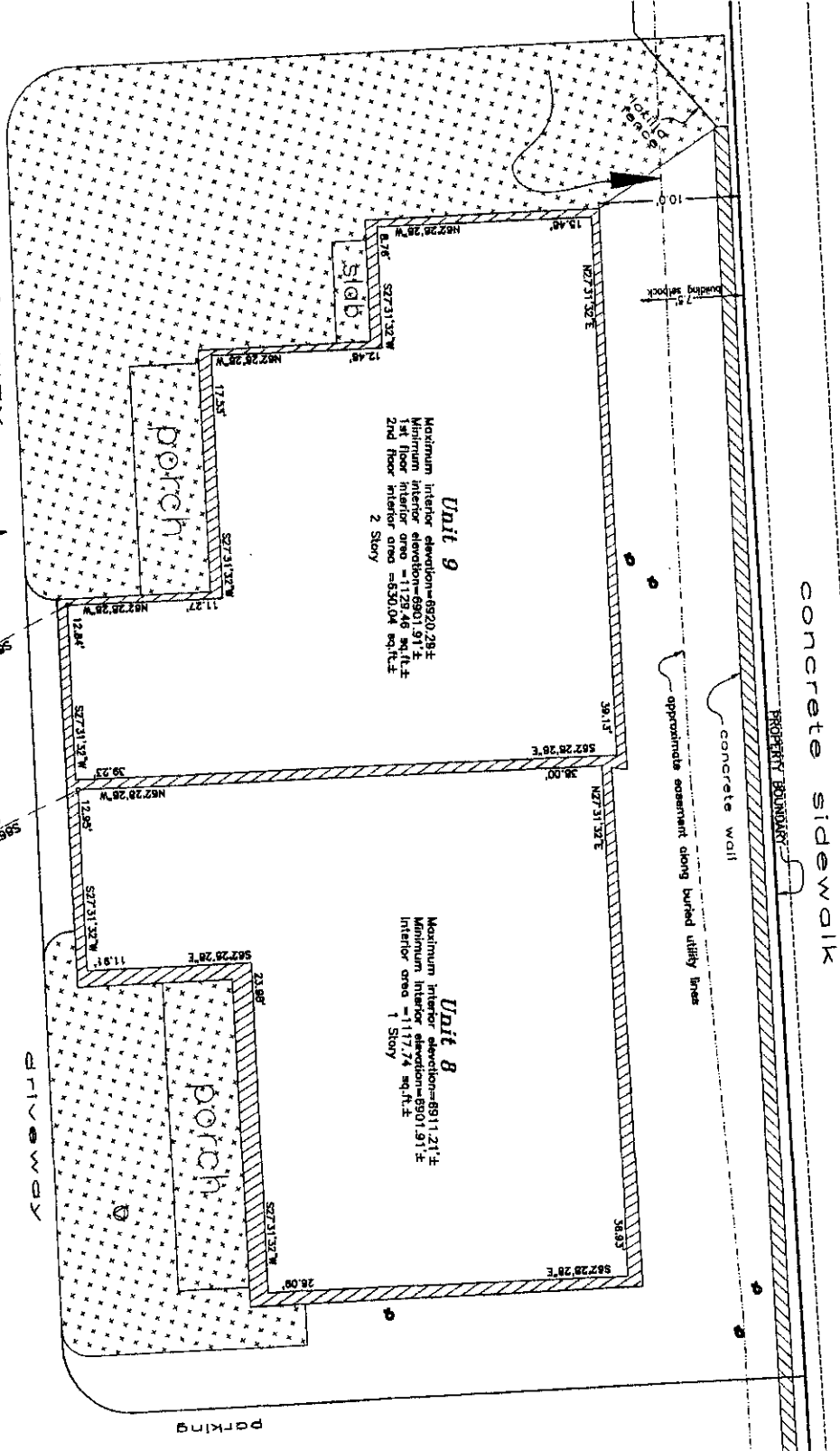
CONDOMINIUM SURVEY  
 Current owner: Paul Robison and Mary Jane Robison  
 Projected Section: 17, T 25 N, R 13 E, NADPN  
 Condominium survey prepared for:

**630 Zuni Street**  
**Condominiums**

Drawnman: ARB    Proof: Robert Wolf    Date: 5 March 2004    Scale: 1"=6'    Job no.: 904.01

Units 8 and 9

Salazar Road



LEGEND

- 1/2" REBAR SET PREVIOUSLY w/ CAP STAMPED MAPS 11770
- CISTERN
- SEWER CLEANOUT
- LIMITED COMMON ELEMENT (limits to be defined by yard walls & fences upon completion of construction)



SITE NEIPOINT  
 1/2" rebar previously set  
 at north-south corner of  
 property (same point)

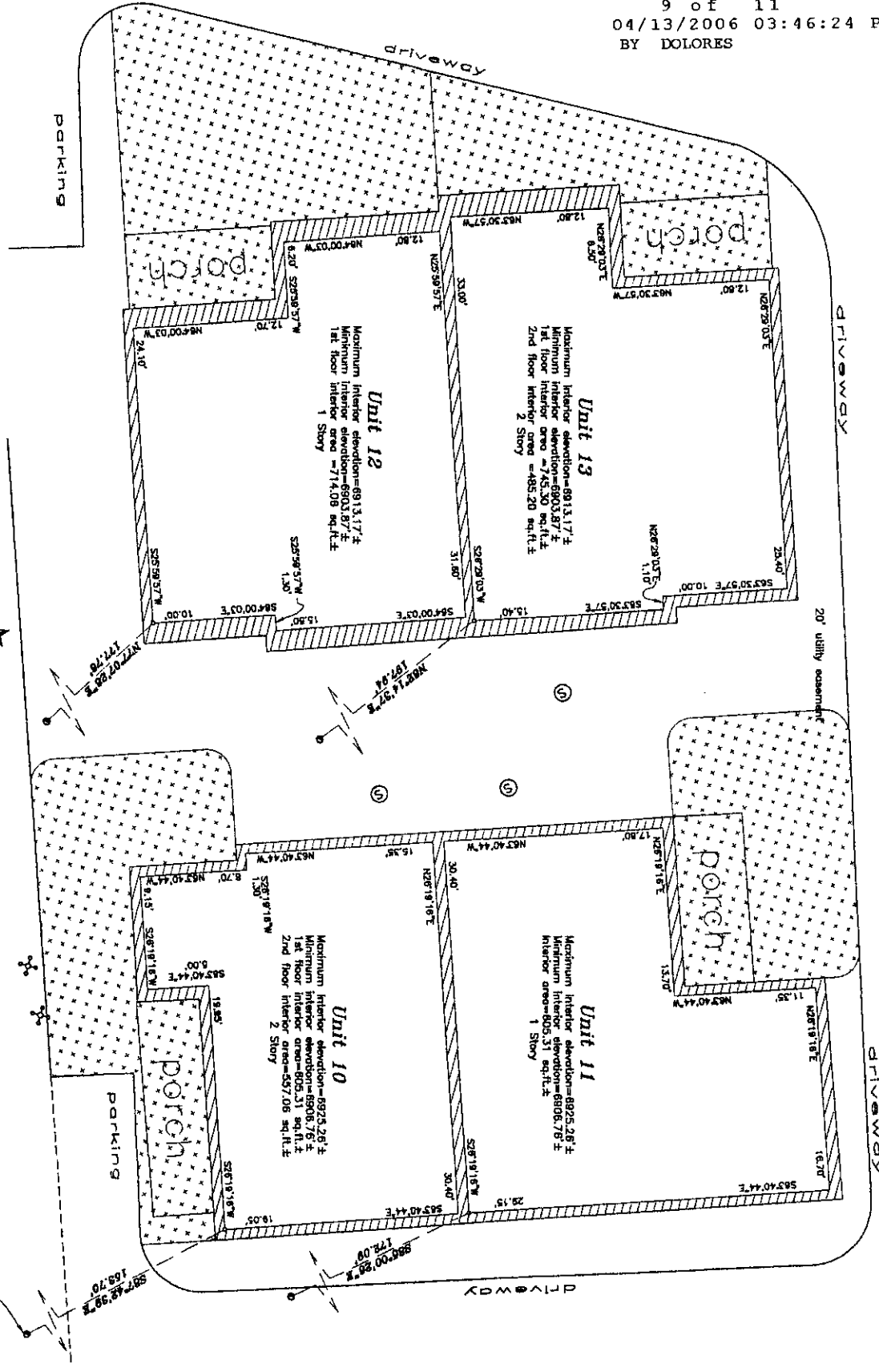
Areas on subject property not specified  
 by hatch type or unit number are  
 common elements.

**Red Tail Surveying, Inc.**  
 Complete Surveying and  
 Earth Information Services  
 3014 Fisher Lane  
 Taos, NM 87570  
 Phone: 505.778.4654  
 Fax: 505.778.7441  
 Email: info@redtail.com

CONDOMINIUM SURVEY  
 Current owner: Paul Robinson and Mary Jane Robinson  
 Projected Section 17, T 25 N, R 13 E, N40PM  
 Condominium survey prepared for:  
**630 Zuni Street**  
**Condominiums**

Draftsman: Mel Proof: Robert Wert Date: 01 Jul 2004 Scale: 1"=6' Job no.: 904.01

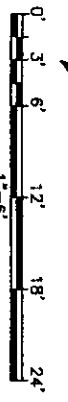
Units 10, 11, 12, 13



SITE TIEPOINT (typical 4 locations)  
 1/2" rubber previously set at northeast  
 corner of property (same point)

Sheet 7

- LEGEND**
- 1/2" REBAR SET PREVIOUSLY w/ CAP STAMPED NIPPS 111770
  - ⊙ SEWER MANHOLE COVER
  - ⊗ WATER VALVE
  - CISTERN
  - SEWER CLEANOUT
  - LIMITED COMMON ELEMENT (limits to be defined by yard walls & fences upon completion of construction)



AVENUE ON SUBJECT PROPERTY NOT SPECIFIED BY BATCH TYPE OR UNIT NUMBER ARE COMMON ELEMENTS.

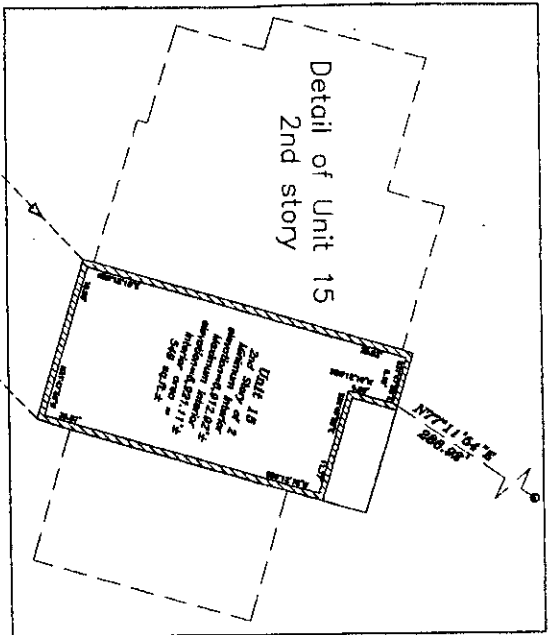
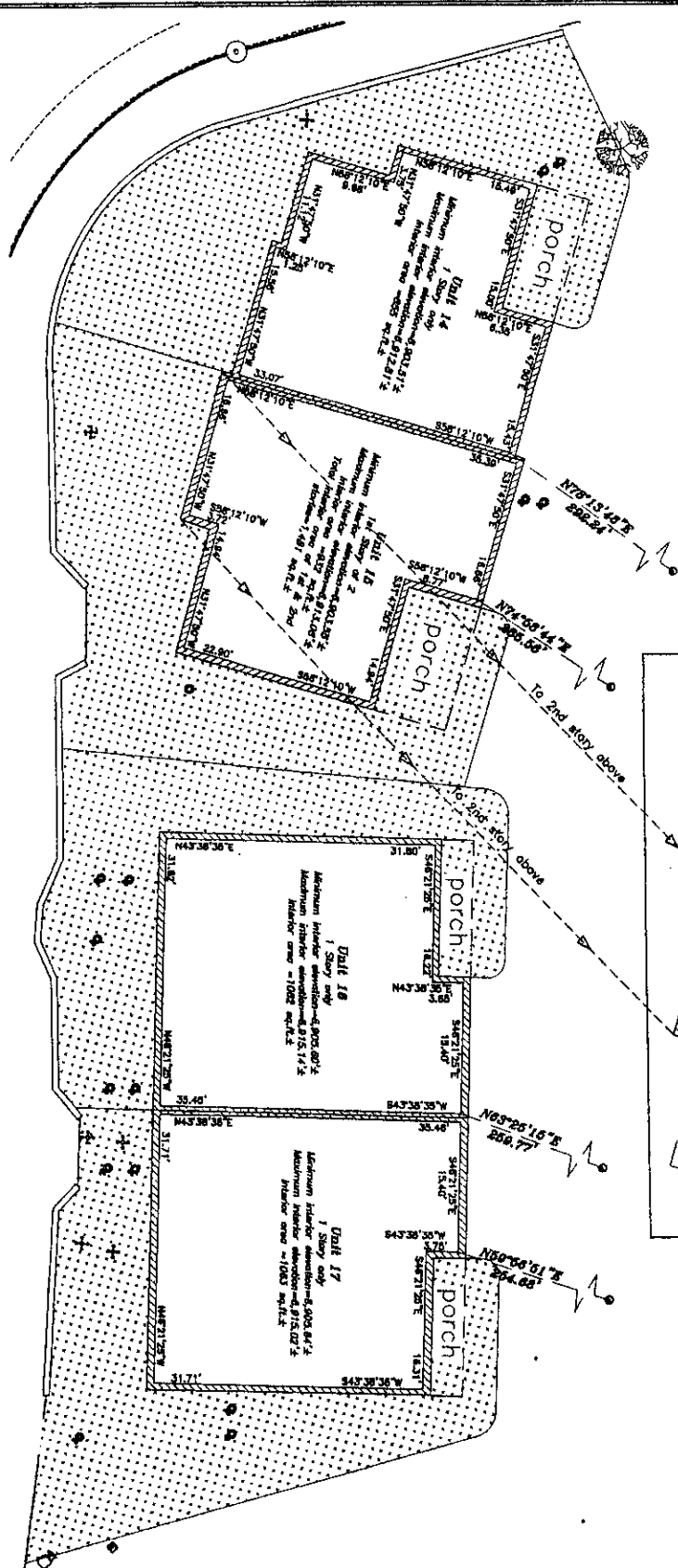
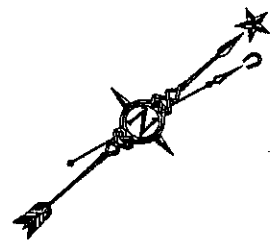
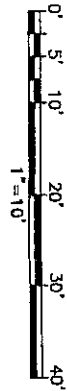
CONVARD PROJECTS 2005/04/04 0210AM/DWG/2006 PRT/V44 CONDO SURVEY/TAOS 14 141001 Lot South 4/13/2006 3:46 PM

**Red Tail Surveying, Inc.**  
 Complete Surveying and Earth Information Services  
 3014 Hyde Street  
 Taos, New Mexico 87714-6654  
 505.738.7441 800.579.6373  
 E-mail: info@redtail.com

**CONDOMINIUM SURVEY**  
 Current owners: Paul Robinson and Henry Anne Rose  
 Projected Section 17, T 25 N, R 13 E, NMR  
 Condominium survey prepared for:  
**630 Zuni Street Condominiums**

Draftsman: Mel Proof: Robert Wolt Date: 01 Jul 2004 Scale: 1"=6' Job no.: 904

Units 14, 15, 16, 17



- LEGEND**
- 1/2" REBAR SET PREVIOUSLY w/ CAP STAMPED N.M.P.S. 11770
  - ⊙ SEWER MANHOLE COVER
  - X WATER VALVE
  - ⊙ CISTERN
  - ⊙ SEWER CLEANOUT
  - ⊙ SITE REPORT to 1/2" rebar previously set at northeast corner of property (same point)
  - ⊙ LIMITED COMMON ELEMENT (limits to be defined by post walls & fences upon completion of construction)
  - ⊙ Areas on subject property not specified by notch type or unit number are common elements.

Sheet 8

**CONDOMINIUM SURVEY**

Current owner: Paul Rabinow and Mary Jane Rabinow  
 Projected Section 17, T. 25 N., R. 13 E., N.M.  
 Condominium survey prepared for:

**630 Zuni Street**  
**Condominiums**

**Red Tail Surveying, Inc.**  
 Complete Surveying and  
 Earth Information Services  
 301-A Hobbs Street  
 Taos, New Mexico 87554  
 Phone: 505/753-4575  
 Email: info@redtail.org

Draftsman: Mel Proof: Robert Wolf Date: 17 Feb 2006 Scale: 1"=10' Job no.: 904

## Amended Share of Ownership of Common Elements

Unit 1	1,027 Square Feet	44.38%
Unit 2	1,287 Square Feet	55.62%

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 BY DOLORES

If all 20 Units are developed then the share of ownership of common elements will be as follows:

Tract	%	Approximate Square Footage
Unit 1	5.30%	1,224 Square Feet
Unit 2	6.22%	1,436 Square Feet
Unit 3	2.68%	619 Square Feet
Unit 4	3.42%	790 Square Feet
Unit 5	3.42%	790 Square Feet
Unit 6	5.92%	1,367 Square Feet
Unit 7	3.72%	860 Square Feet
Unit 8	5.43%	1,253 Square Feet
Unit 9	8.36%	1,931 Square Feet
Unit 10	5.71%	1,319 Square Feet
Unit 11	3.56%	821 Square Feet
Unit 12	3.60%	832 Square Feet
Unit 13	5.71%	1,318 Square Feet
Unit 14	4.04%	933 Square Feet
Unit 15	7.09%	1,636 Square Feet
Unit 16	5.02%	1,160 Square Feet
Unit 17	5.02%	1,160 Square Feet
Unit 18	7.09%	1,636 Square Feet
Unit 19	8.68%	2,004 Square Feet
	100%	23,089 Square Feet

ATTACHMENT "2"

