



Pinebrook Cottages Homeowners Association
 PO Box 980845 Park City, Utah 84098-0845 (435) 649-5351 Fax: (435) 649-8454
 hoa@greaterparkcityproperties.com

November 12, 2008

Summit County
 Records Office
 60 N. Main
 P.O. Box 128
 Coalville, UT 84017

ENTRY NO. 00861899

12/31/2008 11:58:07 AM B: 1961 P: 1748
 Amendment PAGE 1/7
 ALAN SPRINGS SUMMIT COUNTY RECORDER
 FEE 117.00 BY PINEBROOK COTTAGES HOMEOWNERS ASSOCIATION

To Whom It May Concern:

We request that you record the attached amendments for Pinebrook Cottages. The ownership approved these amendments as evidence by the signature of the President of the Board below.

Hubert Rosch

Date 11/12/08

Thank you,

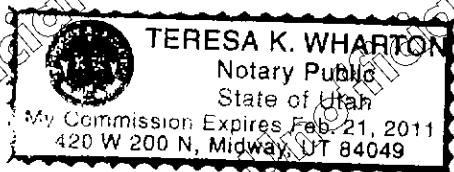
Stephanie A Brower

Stephanie Brower

On Behalf of The Pinebrook Cottages Board

State of Utah
 County of Summit

Subscribed & sworn before me on this 12th day of November, 2008



Teresa K. Wharton
 Notary Public
 Residing in the state of Utah
 Wasatch County.



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Amend Home Business provisions

No resident may operate a commercial trade or business in or from his/her unit without written consent from the Board and the business satisfies the Home Occupation Guidelines adopted by the Board of Directors. Some home businesses may be acceptable to owners and some may not. These guidelines will help to determine if a home business is viable in our community.

Amend Article IV Section 4.2 Declaration to allow fines and penalties.

The Board shall have the right, power and authority to adopt, amend and /or repeal rules and regulations for the governing of the property, issue fines and sanctions for non-compliance, and establish a fine schedule. The fine schedule has been established in the rules and regulations: First Violation: Warning Letter

- Second Violation: \$50.00 Assessment
- Third Violation: \$100.00 Assessment
- Fourth Violation: \$150.00 Assessment

Amend Article IV of the Declaration: Transfer Fee. The buyer will pay a transfer fee in the sum equal to one quarter of the Annual HOA assessment on the Unit at the time of closing.

Amend Article IV of the Declaration Foreclosure: Duty of Lender to Pay Assessments. The foreclosing institution will pay at least six months of past due HOA fees, in addition to HOA fees from the date of Foreclosure, forward.

Total 98 units
 all units in Pinebrook Cottages phases
 1, 2 & 3
 PBC 1-27 - 24 units
 PBC 2-13 26 units
 PBC 3-1 20 units

EXHIBIT A

PINEBROOK COTTAGES
PHASE 1 PARCEL DESCRIPTION

Beginning at a point South 1922.76 feet along the Section line and East 232.21 feet from the East Quarter Corner of Section 11, Township 1 South, Range 3 East, Salt Lake Base and Meridian, said point is also located on a 315.00 foot radius curve to the right, whose radius point bears North 26° 33' 17" East; and running thence along the arc of said curve 200.03 feet thru a central angle of 36° 23' 01"; thence North 27° 03' 42" West 282.45 feet; thence North 62° 56' 18" East 43.81 feet; thence North 51° 54' 56" East 20.48 feet; thence South 82° 09' 30" East 44.72 feet; thence South 36° 22' 08" East 30.35 feet; thence South 78° 35' 07" East 52.27 feet; thence South 34° 31' 54" East 80.69 feet; thence South 09° 52' 51" East 11.00 feet; thence North 79° 59' 23" East 136.93 feet; thence South 86° 22' 10" East 116.69 feet; thence North 85° 27' 22" East 233.83 feet; thence South 27° 26' 49" East 55.99 feet; thence North 54° 15' 14" East 118.45 feet; thence North 35° 44' 46" West 60.38 feet to a point on a 120.00 foot radius curve to the left, whose radius point bears South 54° 15' 14" West thence along the arc of said curve 161.27 feet thru a central angle of 77° 00' 00" to a point on a 436.99 foot radius curve to the right, whose radius point bears North 23° 44' 46" West; thence along the arc of said curve 269.00 feet thru a central angle of 35° 16' 12"; thence North 77° 28' 34" West 410.53 feet to a point on a 80.00 foot radius curve to the left, whose radius point bears South 12° 31' 26" West; thence along the arc of said curve 47.24 feet thru a central angle of 33° 50' 03" to a point on a 1235.00 foot radius curve to the left, whose radius point bears South 57° 53' 39" West; thence along the arc of said curve 60.96 feet thru a central angle of 02° 49' 41"; thence North 66° 16' 43" East 6.80 feet to a point on a 140.00 foot radius curve to the right, whose radius point bears South 23° 48' 17" East; thence along the arc of said curve 39.77 feet thru a central angle of 36° 19' 43"; thence South 77° 28' 34" East 410.53 feet to a point on a 376.99 foot radius curve to the left, whose radius point bears North 12° 31' 26" East; thence along the arc of said curve 232.07 feet thru a central angle of 35° 16' 12" to a point on a 180.00 foot radius curve to the right, whose radius point bears South 22° 44' 46" East; thence along the arc of said curve 241.90 feet thru a central angle of 77° 00' 00"; thence South 35° 44' 46" East 81.67 feet to a point on a 130.00 foot radius curve to the right, whose radius point bears South 54° 15' 14" West; thence along the arc of said curve 36.53 feet thru a central angle of 16° 06' 00"; thence North 70° 21' 14" East 54.15 feet; thence North 58° 25' 07" East 53.70 feet; thence South 35° 44' 46" East 58.56 feet; thence South 10° 28' 00" West 227.90 feet; thence South 68° 46' 02" West 90.27 feet; thence North 89° 50' 22" West 498.31 feet; thence South 58° 15' 37" West 164.94 feet to the point of beginning. Description contains 7.11 acres.

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00433075 Bk00893 Pg00746

EXHIBIT B

PINEBROOK COTTAGES
PHASE 2 PARCEL A DESCRIPTION

Beginning at a point South 1236.45 feet along the Section line and East 389.28 feet from the East Quarter Corner of Section 11, Township 1 South, Range 3 East, Salt Lake Base and Meridian, and running thence North $68^{\circ} 45' 14''$ East 300.59 feet; thence South $35^{\circ} 44' 46''$ East 501.66 feet; thence South $58^{\circ} 25' 07''$ West 53.21 feet; thence South $70^{\circ} 21' 14''$ West 54.15 feet to a point on a 130.00 foot radius curve to the left, whose radius point bears South $70^{\circ} 21' 14''$ West, thence along the arc of said curve 36.53 feet thru a central angle of $16^{\circ} 06' 00''$; thence North $35^{\circ} 44' 46''$ West 81.87 feet to a point on a 180.00 foot radius curve to the left, whose radius point bears South $54^{\circ} 15' 14''$ West; thence along the arc of said curve 241.90 feet thru a central angle of $77^{\circ} 00' 00''$ to a point on a 376.99 foot radius curve to the right, whose radius point bears North $22^{\circ} 44' 46''$ West; thence along the arc of said curve 232.07 feet thru a central angle of $35^{\circ} 16' 12''$; thence North $08^{\circ} 58' 35''$ East 205.19 feet to the point of beginning. Description contains 2.79 acres.

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00433075 B400893 Pg00747

EXHIBIT B

PINEBROOK COTTAGES
PHASE 2 PARCEL B DESCRIPTION

Beginning at a point South 1489.62 feet along the Section line and East 307.85 feet from the East Quarter Corner of Section 11, Township 1 South, Range 3 East, Salt Lake Base and Meridian, and running thence South 77° 28' 34" East 37.29 feet to a point on a 436.99 foot radius curve to the left, whose radius point bears North 12° 31' 26" East; thence along the arc of said curve 269.00 feet thru a central angle of 38° 16' 12" to a point on a 120.00 foot radius curve to the right, whose radius point bears South 22° 44' 46" East; thence along the arc of said curve 161.27 feet thru a central angle of 97° 00' 00"; thence South 35° 44' 46" East 60.38 feet; thence South 54° 15' 14" West 118.45 feet; thence North 27° 26' 49" West 55.99 feet; thence South 85° 27' 22" West 233.83 feet; thence North 86° 22' 10" West 116.69 feet; thence South 79° 59' 23" West 32.70 feet; thence North 12° 31' 26" East 113.09 feet to the point of beginning. Description contains 1.14 acres.

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EXHIBIT B

PINEBROOK COTTAGES

PHASE 3 PARCEL C DESCRIPTION

Beginning at a point South 1236.45 feet along the Section line and East 389.28 feet from the East Quarter Corner of Section 11, Township 1 South, Range 3 East, Salt Lake Base and Meridian, and running thence South $08^{\circ} 58' 35''$ West 205.19 feet; thence North $77^{\circ} 28' 34''$ West 410.53 feet to a point on a 140.00 foot radius curve to the left, whose radius point bears South $12^{\circ} 31' 26''$ West; thence along the arc of said curve 88.77 feet thru a central angle of $36^{\circ} 19' 43''$; thence South $66^{\circ} 11' 43''$ West 6.80 feet to a point on a 1235.00 foot radius curve to the left, whose radius point bears South $55^{\circ} 03' 58''$ West; thence along the arc of said curve 20.87 feet thru a central angle of $00^{\circ} 58' 06''$; thence North $35^{\circ} 54' 07''$ West 161.64 feet; thence South $77^{\circ} 28' 34''$ East 454.18 feet; thence North $68^{\circ} 15' 14''$ East 203.88 feet to the point of beginning. Description contains 1.47 acres.

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EXHIBIT B

PINEBROOK COTTAGES
PHASE 3 PARCEL DESCRIPTION

Beginning at a point South 2532.77 feet along the Section line and West 35.99 feet from the East Quarter Corner of Section 11, Township 1 South, Range 3 East, Salt Lake Base and Meridian, and running thence North 27° 03' 42" West 29.20 feet to a point on a 1235.00 foot radius curve to the left, whose radius point bears South 62° 56' 18" West; thence along the arc of said curve 108.72 feet thru a central angle of 05° 02' 39" to a point on a 80.00 foot radius curve to the right, whose radius point bears South 21° 18' 37" East; thence along the arc of said curve 47.24 feet thru a central angle of 33° 50' 03"; thence South 77° 28' 34" East 373.24 feet; thence South 12° 31' 26" West 113.09 feet; thence South 79° 59' 23" West 104.22 feet; thence North 09° 52' 51" West 11.00 feet; thence North 34° 51' 54" West 80.69 feet; thence North 78° 35' 07" West 52.27 feet; thence North 36° 22' 08" West 30.35 feet; thence North 82° 09' 30" West 44.72 feet; thence South 51° 54' 56" West 20.48 feet; thence South 62° 56' 18" West 43.81 feet to the point of beginning. Description contains 0.92 acres.

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