

WHEN RECORDED RETURN TO:
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ENTRY NO. 00877950

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Amendment PAGE 1/29

ALAN SPRINGS, SUMMIT COUNTY RECORDER
FEE 154.00 BY R BLAKESLEY PLLC



**AMENDED AND RESTATED
SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM
FOR
THE PINEBROOK COTTAGES CONDOMINIUM**

This Amended and Restated Second Amendment to Declaration of Condominium for the Pinebrook Cottages Condominium is made and executed by the Pinebrook Cottages Homeowners Association of P. O. Box 980845, Park City, UT 84098-0845 (the "Association").

RECITALS

A. The Master Declaration of Covenants, Conditions and Restrictions of Pinebrook, a Master Planned Development was recorded in the office of the County Recorder of Summit County, Utah on March 26, 1991 as Entry No. 338119 in Book 600 at Pages 373-424 of the official records (the "Master Declaration").

B. The First Amended Declaration of Condominium for The Pinebrook Cottages Condominium was recorded in the office of the County Recorder of Summit County, Utah on July 10, 1995 as Entry No. 00433075 in Book 00893 at Pages 00722-00751 of the official records (the "Declaration").

C. The proposed amendments were recorded in the office of the County Recorder of Summit County, Utah in an untitled written instrument bearing the date November 12, 2008 as Entry No. 00861899 in Book 1961 at Page 1748 of the official records (the "Second Amendment").

D. This document affects the real property located in Summit County, Utah, described with particularity on Exhibit "A," attached hereto and incorporated herein by this reference (the "Property").

E. All of the voting requirements to amend the Declaration have been satisfied. A copy of the Vote Tally is attached as Exhibit "B".

F. The Association is the managing agent of the Owners of the Property.

G. The Association desires to amend and restate the Second Amendment, update the Declaration, and address the home business provisions, fines and sanctions, transfer fees, and the duty of a lender to pay assessments in the event of a foreclosure.

AGREEMENT

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Unit Owners thereof, the Association hereby executes this Amended and Restated Second Amendment to Declaration of Condominium for The Pinebrook Cottages Condominium for and on behalf of and for the benefit of all of the Unit Owners.

1. The Second Amendment is hereby withdrawn.
2. Article 5, Section 5.3 of the Declaration is deleted in its entirety and the following language is substituted in lieu thereof:

5.3 No resident may operate a commercial trade or business in or from his/her Unit with employees of any kind or with customers who are not residents of the Project, or which create or maintain a nuisance. No commercial trade or business may store any inventory over 250 cubic feet, and it must be contained within the Unit. No commercial trade or business may be conducted in or from a Unit unless (a) the business activity conforms to all home occupation and zoning requirements governing the Project; (b) the operator has a city issued business license; (c) the business activity satisfies the Home Occupation Guidelines adopted by the Board of Directors, as they may be modified from time to time; and (d) the resident has obtained the prior written consent of the Board of Directors. Notwithstanding the foregoing, the leasing of a Lot shall not be considered a trade or business within the meaning of this subsection. A copy of the initial Home Occupation Guidelines is attached hereto as Exhibit "C". The Home Building Occupation Guidelines are subject to change.

3. Article IV, Section 4.2 of the Declaration is hereby amended to add the following language:

The Board of Directors will have all of the powers granted to them under the Master Declaration. In addition, they shall have the power to enforce this Declaration, and to take all actions authorized by the Declaration. Unless specifically required by the Master Declaration or by this Declaration, the Board of Directors may manage the Project without express authorization from the Owners. The Board of Directors 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; bring, defend, or compromise litigation or other claims on behalf of the Association, to arbitrate disputes arising under this Declaration, to hire property managers, to enter into contracts with third persons for services to the Project, to purchase insurance and make and compromise claims under the

policies, to represent the interests of the Association before county agencies and in the Pinebrook Master Owners Association, and in all other respects act on behalf of the Association. Nothing in this provision is intended to preclude or limit the rights of individual Owners to appear before county agencies or the Pinebrook Master Owners Association and express personal views. The initial fine schedule is attached as Exhibit "D". The initial fine schedule is subject to change.

4. Article IV of the Declaration is hereby amended to add the following new subsection:

4.15 Transfer Fee. Each Owner agrees, by acceptance of a deed or other document of conveyance to a unit, that in order to maintain the value of the purchased property and the subdivision, to have the buyer at closing pay the Association a transfer fee in the sum equal to one quarter of his or her Annual Assessment on the Unit as a transfer fee when his Unit is sold. The transfer shall not be credited against the Owner's obligation to pay his regular assessment or other fees. Payment of the transfer fee shall be the responsibility of the buyer. The Association is hereby granted and expressly reserves the right to change the amount of the transfer fee from time to time upon at least thirty (30) days prior written notice to the Owners.

5. Article IV of the Declaration is hereby amended to add the following new subsection:

4.16 Foreclosure; Duty of Lender to Pay Assessments. Anything to the contrary notwithstanding, any first mortgagee who obtains title to a Unit pursuant to the remedies in the mortgage or trust deed or through foreclosure will not be liable for more than six (6) months of the unpaid regularly budgeted assessments, dues or charges accrued before acquisition of the title to the property by the mortgage, although the first mortgagee will also be liable for any reasonable attorney's fees or costs related to the collection of the unpaid dues; and that other mortgagee who obtains title to a Unit pursuant to the remedies in the mortgage or through foreclosure will be liable for all of the unpaid regularly budgeted Assessments, dues or charges accrued before acquisition of the title to the property by the mortgage, including any reasonable attorney's fees or costs related to the collection of the unpaid dues.

6. The effective date of this Amendment is the date it is recorded in the office of the County Recorder of Summit County, Utah.

IN WITNESS WHEREOF, the Association has executed this instrument the ___ day of May, 2009.

THE PINEBROOK COTTAGES HOMEOWNERS ASSOCIATION, INC.

By: [Signature]
Name: Hubie Rosch
Title: President

STATE OF UTAH)
)ss:
COUNTY OF SUMMIT)

On the 8th day of May, 2009, personally appeared before me _____, who by me being duly sworn, did say that s/he is the President of The Pinebrook Cottages Homeowners Association, Inc., and that the within and foregoing instrument was signed in behalf of said Association by authority of a resolution of its Board of Directors, and said Hubie Rosch, president duly acknowledged to me that said Association executed the same.

Teresa K. Wharton
NOTARY PUBLIC
Residing At: Wasatch County
Commission Expires: 2/21/11

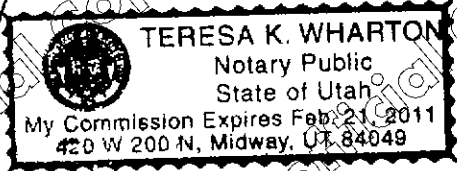


EXHIBIT "A"

**LEGAL DESCRIPTION
THE PINEBROOK COTTAGES CONDOMINIUM**

The land described in the foregoing document is located in Summit County, Utah and is described more particularly as follows:

PBC-1-27

UNIT 27, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC- 1-28

UNIT 28, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-29

UNIT 29, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-30

UNIT 30, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-31

UNIT 31, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-32

UNIT 32, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-33

UNIT 338, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-34

UNIT 34, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-35

UNIT 35, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-36

UNIT 36, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-37

UNIT 37, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-38

UNIT 38, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-39

UNIT 39, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-40

UNIT 40, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-41

UNIT 41, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-42

UNIT 42, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-43

UNIT 43, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-44

UNIT 44, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-45

UNIT 45, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-46

UNIT 46, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-47

UNIT 47, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-48

UNIT 48, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-49

UNIT 49, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-50

UNIT 50, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-51

UNIT 51, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-52

UNIT 52, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-53

UNIT 53, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-54

UNIT 54, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-55

UNIT 55, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-56

UNIT 56, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-57

UNIT 57, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-58

UNIT 58, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-59

UNIT 59, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-60

UNIT 60, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-61

UNIT 61, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-62

UNIT 62, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-63

UNIT 63, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-64

UNIT 64, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-85

UNIT 85, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-86

UNIT 86, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-87

UNIT 87, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-88

UNIT 88, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-1-89

UNIT 89, PINEBROOK COTTAGES, PHASE 1, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-2-13

UNIT 13, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-2-14

UNIT 14, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-2-15

UNIT 15, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-2-16

UNIT 16, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-2-17

UNIT 17, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-2-18

UNIT 18, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-2-19

UNIT 19, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-2-20

UNIT 20, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-2-21

UNIT 21, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-2-22

UNIT 22, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-2-23

UNIT 23, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-2-24

UNIT 24, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-2-25

UNIT 25, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-2-26

UNIT 26, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-2-65

UNIT 65, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-2-66

UNIT 66, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-2-67

UNIT 67, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-2-68

UNIT 68, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-2-69

UNIT 69, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-2-70

UNIT 70, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-2-71

UNIT 71, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-2-72

UNIT 72, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-2-73

UNIT 73, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-2-74

UNIT 74, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-2-75

UNIT 75, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-2-76

UNIT 76, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-3-1

UNIT 1, PINEBROOK COTTAGES, PHASE 3, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-3-2

UNIT 2, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-3-3

UNIT 3, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-3-4

UNIT 4, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-3-5

UNIT 5, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-3-6

UNIT 6, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-3-7

UNIT 7, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-3-8

UNIT 8, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-3-9

UNIT 9, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-3-10

UNIT 10, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-3-11

UNIT 11, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-3-12

UNIT 12, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-3-77

UNIT 77, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-3-78

UNIT 78, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-3-79

UNIT 79, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-3-80

UNIT 80, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-3-81

UNIT 81, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-3-82

UNIT 82, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-3-83

UNIT 83, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

PBC-3-84

UNIT 84, PINEBROOK COTTAGES, PHASE 2, A CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the County Recorder of Summit County, Utah, together with an undivided ownership interest in the common areas and facilities appurtenant thereto.

EXHIBIT "B"

COPY OF BALLOTS APPROVING AMENDMENTS

UNIT #	PROPOSAL YES	AMEND ARTICLE V			2. AMEND ARTICLE II IV FINES		
		NO	ABSTAIN		YES	NO	ABSTAIN
2640		X			X		
2698	X					X	
2692		X				X	
2702		X			X		
2646	X				X		
2610	X				X		
2606	X				X		
2638		X				X	
2658			X		X		
2628		X				X	
2671	X				X		
2612	X				X		
2626		X			X		
2687	X				X		
2642	X				X		
2604	X				X		
2622	X				X		
2621		X			X		
2644	X					X	
2664	X					X	
2695	X				X		
2602	X				X		
2708	X					X	
2641	X					X	
2620	X					X	
2653		X			X		
2650	X				X		
2603	X				X		
2697		X			X		
2618			X		X		
2710		X			X		
2625	X				X		
2635	X				X		
2605		X			X		
2684	X				X		
2712	X					X	
2685	X				X		
2631	X				X		
2654			X		X		
2689	X				X		
2607	X						X
2666	X				X		
2677		X			X		
2706	X				X		
2634		X				X	
2619		X				X	
2636	X				X		
2639	X				X		
2662		X				X	
2651		X				X	

2617		X			X		
2672		X			X		
2613		X			X		
2630	X				X		
2615		X			X		
2690	X					X	

TOTALS

33

20

3

40

15

1

X			X		
X			X		
X			X		
	X		X		
	X		X		
X			X		

27

27

2

49

6

1

EXHIBIT "C"
HOME OCCUPATION GUIDELINES

Home Business Performance Standards and Revocation Provisions

The following performance standards and revocation provisions are amended to the Home Business Proposal (Exhibit "A"):

- A. Performance Standards: All home businesses must comply with the following performance standards:
- a. The use of the dwelling unit for a home business shall be clearly incidental and subordinate to its use for residential purposes. Any activity that results from a home business shall be conducted within the enclosed portion of the principal building.
 - b. No person, other than members of the immediate family residing on the premises, shall be engaged in the activities of the home business.
 - c. There shall be no exterior displays, no exterior storage of equipment, including unlicensed equipment and materials, and no exterior indication of the home business which may change the outside appearance of the principal residential character of the building.
 - d. No advertising for the home business on the premises is allowed. No advertisement of the address of the property to attract customers, clients or the public to the premises is allowed. Window areas must not be used as display areas to offer merchandise for sale.
 - e. Retail sales or rentals conducted on the premises in connection with home businesses are prohibited.
 - f. Home businesses shall not require internal or external structural alterations of the principal residence or the installation of equipment or machinery not customary in a residential area.
 - g. No pedestrian, vehicular or delivery traffic shall be generated by the home business in significantly greater volume than would normally be expected in a residential area. Specifically, no more than 5 client visits by vehicle per day, associated with business operation, shall be permitted. This does not include trips to and from the residence by the owner or the owner's immediate family.
 - h. No home business requiring any equipment or processing which creates noise, vibration, glare, fumes, smoke and dust which disturbs neighbors and alters the residential character of the premises shall be permitted.
 - i. No electrical devices may be used in any home business that may cause

electrical interference or that creates visual and audible interference in any radio or TV receivers or cause fluctuations in the line voltage off the premises.

- j. Delivery trucks shall not operate out of a residential area.
- k. Offices of certain occupations, professions and business activities may be permitted as home businesses; provided, however, they shall adhere to the general provisions of this Section and shall not violate any performance standard prescribed herein.
- l. Subsequent to obtaining a county issued business license a business owner shall inform the Home Owners Association in writing of the date they intend to start operation of a business from their home.
- m. Prohibited home businesses include, but are not limited to, the following occupations, professions and business activities and those of similar nature:
 - 1. Clinics, hospitals;
 - 2. Animals/veterinary clinics;
 - 3. Restaurants;
 - 4. Auto, truck, recreation vehicle repair services;
 - 5. Child daycare;
 - 6. Construction activities;
 - 7. Ambulance services;
 - 8. Taxi services;
 - 9. Vehicle sales, part sales, and
 - 10. Barber Shops/Hair Salons

B. Revocation:

- a. A home business owner is subject to imposition of fines and/or business

license revocation by the county if it is determined that continued operation of a home business is contrary to public health, safety and welfare, or violates the provisions of the performance standards in this Section. A business license can be revoked upon thirty (30) days written notification from the County. The notice shall be sent via certified mail to the owner's address as written on the application for the home business permit.

- b. A petition signed by over half (1/2) of the property owners residing within three hundred feet (300') of the home business may be submitted to the County Code Enforcement Officer stating the alleged violation of one or more specified performance standards in this Section. Fines can be imposed and/or the business license can be revoked if an alleged violation is confirmed by the County.

EXHIBIT "D"
FINE SCHEDULE

First Violation	Warning
Second Violation	\$50.00 Fine
Third Violation	\$100.00 Fine
Additional Violations	\$150.00 Fine