

**THE COVE @ SUN PEAK HOA**  
PO Box 980845  
Park City, UT 84098  
435-649-5351 Fax 435-649-8454  
[hoa@greaterparkcityproperties.com](mailto:hoa@greaterparkcityproperties.com)

July 10, 2007

To: Summit County Recorder

Please record the attached document as an amendment to The Cove at Sun Peak CC&Rs,  
as approved by the membership at the February 2007 Annual Meeting.

Thank You,



John R. Michael

**ENTRY NO. 00821372**

08/06/2007 11:26:51 AM B: 1881 P: 0517

Amendment PAGE 1/9

ALAN SPRIGGS, SUMMIT COUNTY RECORDER

FEE 114.00 BY COVE AT SUN PEAK HOA

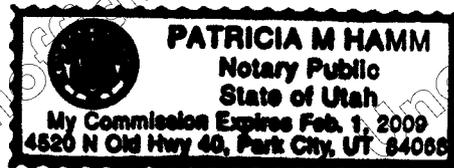


County of Summit  
State of Utah

Subscribed and sworn to me on this 10<sup>th</sup> day of July, 2007 by John R. Michael.



My commission expires on February 1, 2009



**Amendment to CC&R 4.1 (Approved February 7, 2007)**

4.1 Trustees. The Board of Trustees will govern the Association. There shall be five (5) Trustees of the Association. In the event of unusual circumstance, the Association can operate with as few as three (3) Trustees. The trustees will be elected by majority vote of the Owners as called for in the Declaration and By-Laws. Each Trustee will serve a 2-year term, provided that Trustees will continue to serve until their successors have been elected or replacements appointed. Terms will be staggered. To be considered a candidate for election to The Cove (aka, Winter Park) @ Sun Peak Board of Trustees, or to remain a member of the Board of Trustees after election, a person must own at least one unit in The Cove (aka, Winter Park) @ Sun Peak and must have paid his or her share of the Common Expenses and may not be in Arrears.

- One Trustee shall be an owner of The Cove @ Sun Peak Lillehammer Lodges
- One Trustee shall be an owner of The Cove @ Sun Peak Estates
- The remaining Three Trustees shall be owners of The Cove @ Sun Peak Twin Homes.

Owners of The Cove @ Sun Peak Lillehammer Lodges and/or owners of The Cove @ Sun Peak Twin Homes may serve as Trustees representing either the Lillehammer Lodges and/or Twin Homes if sufficient owners of that particular owners group do not come forward since the needs and interests of those groups are closely equivalent

**Amendment to Bylaw 3.2 (Approved February 7, 2007)**

3.2 Numbers and Tenure. There shall be five (5) Trustees of the Association. In the event of unusual circumstance, the Association can operate with as few as three (3) Trustees. They shall serve until the next annual meeting in which Trustees are elected, and shall continue to serve until their successors have been elected and assumed office. All Trustees must be Owners of Units in the subdivision. Members in good standing may nominate other members in good standing to serve on the Board. A member in good standing may also self nominate for a position on the Board.

- One Trustee shall be an owner of The Cove @ Sun Peak Lillehammer Lodges
- One Trustee shall be an owner of The Cove @ Sun Peak Estates
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**Amendment to Bylaw 3.2 (Approved February 7, 2007)**

3.2 Numbers and Tenure. There shall be five (5) Trustees of the Association. In the event of unusual circumstance, the Association can operate with as few as three (3) Trustees. They shall serve until the next annual meeting in which Trustees are elected, and shall continue to serve until their successors have been elected and assumed office. All Trustees must be Owners of Units in the subdivision. Members in good standing may nominate other members in good standing to serve on the Board. A member in good standing may also self nominate for a position on the Board.

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- One Trustee shall be an owner of The Cove @ Sun Peak Estates
- The remaining Three Trustees shall be owners of The Cove @ Sun Peak Twin Homes.

Owners of The Cove @ Sun Peak Lillehammer Lodges and/or owners of The Cove @ Sun Peak Twin Homes may serve as Trustees representing either the Lillehammer Lodges and/or Twin Homes if sufficient owners of that particular owners group do not come forward since the needs and interests of those groups are closely equivalent.

The Cove at Sun Peak  
Parcel Description

## Parcel 1:

A parcel of land within the East half of Section 25, Township 1 South, Range 3 East and the West half of Section 30, Township 1 South, Range 4 East, Salt Lake Base and Meridian, County of Summit, State of Utah, more particularly described as follows:

Commence at the Northwest Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian; said Corner being a brass cap set by the County Surveyor in 1958; thence North 00°04'26" West 53.76 feet along the East line of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian, to the Northeast Corner of said Section 36; thence North 00°04'26" West 2065.68 feet along the East line of Section 25, Township 1 South, Range 3 East, Salt Lake Base and Meridian to the point of beginning; said point being on the Northerly boundary of the Mahogany Hills II Subdivision (basis of bearing is North 00°00'06" West between the West Quarter Corner and Northwest Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian); thence leaving said Northerly boundary West 1529.94 feet to the Easterly boundary of the Cedar Draw Estates II Subdivision and following said Easterly line the following two calls: 1) North 02°58'33" West 317.95 feet; 2) North 20°08'22" West 312.76 feet; thence North 700.00 feet; thence East 1652.50 feet to the East line of said Section 25, Township 1 South, Range 3 East, Salt Lake Base and Meridian; thence Section line East 870.47 feet to the Westerly right-of-way line of State Highway U-224 and following said right-of-way line the following six calls: 1) South 28°04'25" West 96.50 feet; 2) South 14°54'41" West 157.11 feet to the beginning of a non-tangent curve concave Easterly, having a radius of 2949.79 feet and a central angle of 12°51'34"; 3) thence continuing along said curve to the left from which the radial line bears South 73°15'54" East 2949.79 feet, a distance of 662.05 feet; 4) South 04°38'59" West 206.48 feet to the beginning of a non-tangent curve concave Easterly, having a radius of 2959.79 feet and a central angle of 12°00'00"; 5) thence continuing along said curve to the left from which the radial line bears North 89°52'32" East 2959.79 feet, a distance of 619.90 feet; 6) thence South 09°59'04" East 207.66 feet to the Northerly boundary of the Mahogany Hills II Subdivision; thence along said Northerly boundary West 749.32 feet to the point of beginning.

## Parcel 2:

A parcel of land within the East half of Section 25, Township 1 South, Range 3 East, Salt Lake Base and Meridian, County of Summit, State of Utah, more particularly described as follows:

Commence at the Northwest Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian; said Corner being a brass cap set by the County Surveyor in 1958; thence North 00°04'26" West 53.76 feet along the East line of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian, to the Northeast Corner of said Section 36; thence North 00°04'26" West 2065.68 feet along the East line of Section 25, Township 1 South, Range 3 East, Salt Lake Base and Meridian; to the point of beginning; said point being on the Northerly boundary of the Mahogany Hills II Subdivision (basis of bearing is North 00°00'06" West between the West Quarter Corner and Northwest Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian); thence along said boundary the following two calls: 1) South 71°29'19" West 599.49 feet; 2) South 31°11'25" West 1130.08 feet to the Northerly boundary of the Cedar Draw Estates Subdivision; thence continuing along said Northerly boundary North 58°48'34" West 381.55 feet to the Easterly boundary of the Cedar Draw Estates II Subdivision; thence continuing along said boundary North 02°58'33" West 960.76 feet; thence leaving said boundary East 1529.99 feet to the point of beginning.

## RECORDER'S NOTE

18

LEGIBILITY OF WRITING, TYPING OR  
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DOCUMENT WHEN RECEIVED.

BK1602 PG1700

0318174 CSP-1  
PACK JEREMY  
4045 HILLTOP CT  
PARK CITY, UT 84098

0318265 CSP-1A-A  
STOWELL NORA H  
5090 COVE CANYON DR #A  
PARK CITY, UT 84098

0318273 CSP-1A-B  
BRENNER CHARLES J TRUSTEE  
730 RIVER STRAND  
CHESAPEAKE, VA 23320

0318406 CSP-1B-A  
SCHAFFER CLIFFORD L CO-  
TRUSTEE  
10488 TROON AVE  
LOS ANGELES, CA 90064

0318414 CSP-1B-B  
HEIDER NED W  
11225 KINGS CROSSING  
FT WAYNE, IN 46845

0318703 CSP-1C-A  
ANDERSON JAMAL & STREBEL  
SHANTEL M  
10540 MONTECLAIR WAY  
DULUTH, GA 30097

0318711 CSP-1C-B  
GRAF ANTON & FEDERICA  
TRUSTEES  
5171 COVE CANYON DR UNIT B  
PARK CITY, UT 84098

0318182 CSP-2  
KUANG SONNY S & MEI N H/W (JT)  
PO BOX 680195  
PARK CITY, UT 84068-0195

0318281 CSP-2A-A  
ALLEN MICHAEL S & CHRISTINE J  
H/W (JT)  
31622 VIA COYOTE  
COTO DE CAZA, CA 92679

0318299 CSP-2A-B  
PETERSON GARY  
2700 WOODLANDS VILLAGE  
#300417  
FLAGSTAFF, AZ 86001

0318422 CSP-2B-A  
BLACKWELL ANN  
142 ST ANDREWS DR  
JACKSON, MS 39211

0318430 CSP-2B-B  
SCOTT MICHAEL & PRESUTTI ANNA  
MARIE  
211 26TH ST #202  
SAN FRANCISCO, CA 94107

0318729 CSP-2C-A  
BRUSA FRANK J & JUDITH A H/W  
(JT)  
PO BOX 3437  
CARSON CITY, NV 89702-3437

0318737 CSP-2C-B  
SCHNAKENBURG KARL & SANDRA  
L H/W (JT)  
70 LAURELHURST CIR  
THE WOODLANDS, TX 77382

0318190 CSP-3  
PETERSON THAD & LAWSON DAVIE  
J T/C  
PO BOX 770-435  
PARK CITY, UT 84060

0318307 CSP-3A-A  
EHRICH PETER S  
PO BOX 4183  
PARK CITY, UT 84060-4183

0318315 CSP-3A-B  
MCKEE LOUISE & BRUDE (JT)  
5110 COVE CANYON DR #B  
PARK CITY, UT 84098

0318448 CSP-3B-A  
RITCHIE NORMAN & CATHERINE  
H/W (JT)  
PO BOX 982888  
PARK CITY, UT 84098-2888

0318455 CSP-3B-B  
PADAN FRANK LYNN  
PO BOX 1937  
PARK CITY, UT 84060-1937

0318745 CSP-3C-A  
PERRY JOHN WILLIAM JR (JT) ETAL  
PO BOX 2568  
MONROE, LA 71207-2568

0318752 CSP-3C-B  
OHR NORMAN T & JANE A H/W (JT)  
5191 COVE CANYON DR #B  
PARK CITY, UT 84098

0318208 CSP-4  
BARENBRUGGE MICHAEL R  
PO BOX 681613  
PARK CITY, UT 84098-1613

0318323 CSP-4A-A  
SUTLIFF STUART A & CANDY S H/W  
(JT)  
10170 TWINGATE DR  
ALPHARETTA, GA 30022

0318331 CSP-4A-B  
DALEY JOHN S & KATHLEEN K  
TRUSTEES  
11776 STRATFORD HOUSE PL #503  
RESTON, VA 20190-3382

0318463 CSP-4B-A  
TUCK RENEE  
5151 COVE CANYON DR UNIT A  
PARK CITY, UT 84098

0318471 CSP-4B-B  
ZEIDNER ANDREA  
PO BOX 2670  
PARK CITY, UT 84060-2670

0318760 CSP-4C-A  
HIGGINS CINDY L (JT)  
56 SIDRA COVE  
NEWPORT COAST, CA 92657

0318778 CSP-4C-B  
ACREE RUSSELL H/W (JT)  
PO BOX 68  
ADEL, GA 31620

0318216 CSP-5-AM  
PIDWELL WILLIAM B  
5380 COVE HOLLOW LN  
PARK CITY, UT 84098

0318349 CSP-5A-A  
PEAKE DOUGLAS C  
4214 ARCH DR #5  
STUDIO CITY, CA 91604-3273

0318356 CSP-5A-B  
COMRAD GROUP LLC  
48 CARDINAL RIDGE RD  
MEDFORD, NJ 08055

0318786 CSP-5C-A  
PLOOF MARK J  
PO BOX 981627  
PARK CITY, UT 84098-1627

0318364 CSP-6A-A  
VICKERS P AUSTIN TRUSTEE  
149 W CAROLINE LN  
TEMPE, AZ 85284

0318513 CSP-6B-B  
TARVER EARL LESTER SR  
5180 BEAR RIDGE RD #B  
PARK CITY, UT 84098

0318232 CSP-7  
BADIU BOGDAN & TERRY JOCELYN  
(JT)  
3250 DOUGLAS DR 201  
NAPLES, FL 34105

0318521 CSP-7B-A  
THORP DANIEL T  
5190 BEAR RIDGE RD UNIT A  
PARK CITY, UT 84098

0318836 CSP-7C-B  
RUSSELL JEFFREY URBIN JR  
1209 TROTWOOD BLVD  
WINTER SPRINGS, FL 32708-3732

0318596 CSP-8A-B  
EDELSTEIN PHILIP D & DEBORAH J  
H/W (JT)  
9 HUNTLEY CIR  
PALM BEACH GARDENS, FL 33418

0318844 CSP-8C-A  
HERNANDEZ BLANCA  
PO BOX 2670  
PARK CITY, UT 84060-2670

0318604 CSP-9A-A  
HOWELLS GAIL A  
5205 BEAR RIDGE RD #A  
PARK CITY, UT 84098

0318489 CSP-5B-A  
WOODFORD JAMES A & DONNA L  
TRUSTEES  
21642 MONTBURY DR  
LAKE FOREST, CA 92630

0318794 CSP-5C-B  
NORRIS DANA R  
129 E 82ND ST #3B  
NEW YORK, NY 10028-0836

0318372 CSP-6A-B  
DEANNA RAE HARE DECLARATION  
OF TRUST  
PO BOX 6393  
ORANGE, CA 92865-6393

0318802 CSP-6C-A  
HARDESTY KARL & MARILYN H/W  
(JT)  
2611 POINT DEL MAR  
CORONA DEL MAR, CA 92625

0318380 CSP-7A-A  
SPENCER FRED & BROOKS KAREN  
H/W (JT)  
5150 COVE CANYON DR #A  
PARK CITY, UT 84098

0318539 CSP-7B-B  
COOMBE DANIEL R & DEBRA L H/W  
(JT)  
5190 BEAR RIDGE RD #B  
PARK CITY, UT 84098

0318240 CSP-8-AM  
BAUER GREGORY J & HOLLY H/W  
(JT)  
5140 COVE CANYON DR #B  
PARK CITY, UT 84098

0318547 CSP-8B-A  
KELLEY KEITH R  
5200 BEAR RIDGE RD UNIT A  
PARK CITY, UT 84098

0318851 CSP-8C-B  
NEMEROFF YING  
PO BOX 980475  
PARK CITY, UT 84098-0475

0318612 CSP-9A-B  
HYLANDER BARBARA E TRUSTEE  
PO BOX 973  
JESSUP, MD 20794-0973

0318497 CSP-5B-B  
LAUCK JOHN D  
214 TEAL LN  
SUGAR LAND, TX 77478

0318224 CSP-6  
SIMPSON DANIEL P  
PO BOX 901495  
SANDY, UT 84090-1495

0318505 CSP-6B-A  
BILLY J MARTIN FAMILY LP  
1241 GULF OF MEXICO DR #1003  
LONGBOAT KEY, FL 34228

0318810 CSP-6C-B  
ESLINGER PHILIP D TRUSTEE  
5221 B COVE CANYON DR  
PARK CITY, UT 84098

0318398 CSP-7A-B  
SCOTT STEVE  
2735 FRANKLIN  
LA CRESCENTA, CA 91214

0318828 CSP-7C-A  
SHAFFER ALLAN H & ANNE E H/W  
(JT)  
5231 COVE CANYON DR UNIT A  
PARK CITY, UT 84098

0318588 CSP-8A-A  
RASCHDORF RICHARD A JR  
2211 NE 34TH ST  
LIGHTHOUSE POINT, FL 33064

0318554 CSP-8B-B  
CARREY IAN Z  
3218 LIENSTER CIR  
ORMAND BEACH, FL 32174

0318257 CSP-9  
PACK JAMES G & PENNY H/W (JT)  
5460 COVE HOLLOW LN  
PARK CITY, UT 84098

0318562 CSP-9B-A  
WILLIAMS DEWORTH  
5210 BEAR RIDGE RD #A  
PARK CITY, UT 84098

0318570 CSP-9B-B  
DOOD VAL L & MICHELLE E CO-  
TRUSTEES  
28631 PASEO ZORRO  
SAN JUAN CAPISTRANO, CA 92675

0318869 CSP-9C-A  
BLISS KAPPIE K  
5251 COVE CANYON DR UNIT A  
PARK CITY, UT 84098

0318877 CSP-9C-B  
DAY RICHARD W H/W (JT)  
2225 N 9TH AVE  
PHOENIX, AZ 85007

0318620 CSP-10A-A  
KYLE SCOTT G  
6226 WAVERLY AVE  
LA JOLLA, CA 92037

0318638 CSP-10A-B  
HICKEY WILLIAM P & CAROLYN G  
TRUSTEES  
40 PINZON  
RANCHO SANTA MARGARI, CA  
92688-2984

0318646 CSP-11A-A  
MICHAEL JOHN R & FRANCES C  
H/W (JT)  
5252A COVE CANYON DR  
PARK CITY, UT 84098-8542

0318653 CSP-11A-B  
ST MARIE JAMES J & LAURIE G H/W  
(JT)  
5654 W WINDSOR AVE  
CHICAGO, IL 60630

0318661 CSP-12A-A  
TAYLOR JAMES  
PO BOX 681956  
PARK CITY, UT 84068-1956

0318679 CSP-12A-B  
TAYLOR DAVID JENKINS H/W (JT)  
7308 PINE RIDGE DR  
PARK CITY, UT 84098

0318687 CSP-13A-A  
KARACADAG CEM  
106 CENTRAL PARK S #11F  
NEW YORK, NY 10019

0318695 CSP-13A-B  
DILLOWAY CHRISTIANNE D  
5256 COVE CANYON RD #B  
PARK CITY, UT 84098

0318976 BL-103-B  
MOYNAHAN STEVEN D & KELLY A  
H/W (JT)  
5135 COVE CANYON DR #103  
PARK CITY, UT 84098

0319008 BL-104-B  
MARSHALL JESSE (JT) ETAL  
1271 CUTTER LN  
PARK CITY, UT 84098

0319057 BL-105-B  
DINGER DAVID ALAN  
5135 COVE CANYON DR #105  
PARK CITY, UT 84098

0318984 BL-203-B  
JOHNSON DIANE M  
5135 COVE CANYON DR #203  
PARK CITY, UT 84098

0319016 BL-204-B  
VOLMRICH FIONA & JEFF (JT)  
5135 COVE CANYON DR #204  
PARK CITY, UT 84098

0319040 BL-205-B  
TOWNE JAMES CAMERON H/W (JT)  
7225 204TH DR NE  
REDMOND, WA 98053

0318992 BL-303-B  
ALBAN ERIC R  
5135 COVE CANYON DR #303  
PARK CITY, UT 84098

0319024 BL-304-B  
PERALTA BRATISLAVA  
5135 COVE CANYON DR #304  
PARK CITY, UT 84098

0319032 BL-305-B  
WILLIAMS ERIN J  
5135 COVE CANYON DR #305  
PARK CITY, UT 84098

~~0197966 OT-30-SA-2-8  
BOWTHORPE TODD A & ANNETTE S  
H/W (JT)  
3486 N STATE ROAD 32  
KAMAS, UT 84036~~

0318885 BL-100-A  
MASKE STEPHEN  
5133 COVE CANYON DR #100  
PARK CITY, UT 84098

0318919 BL-101-A  
CHATCH INC  
429 ROYAL ST  
NEW ORLEANS, LA 70130

0318968 BL-102-A  
SPIN JEANNETTE E TRUSTEE  
5135 COVE CANYON DR #102  
PARK CITY, UT 84098

0318893 BL-200-A  
NICKEL TAMI  
5133 COVE CANYON DR #200  
PARK CITY, UT 84098-8533

0318927 BL-201-A  
MULLIN KATHRYN A & KOSON  
MARY ANN  
5133 COVE CANYON DR #201  
PARK CITY, UT 84098

0318950 BL-202-A  
REYNOLDS PATRICIA A TRUSTEE  
5133 COVE CANYON DR #202  
PARK CITY, UT 84098-8519

0318901 BL-300-A  
DOLLAR KENLYN J  
2174 NORTHUMBRIA DR  
SANFORD, FL 32771-6476

0318935 BL-301-A  
KAJAN JUDY M  
605 N MAPLE DR  
BEVERLY HILLS, CA 90210

0318943 BL-302-A  
WOMER BLAINE A & SHARON L  
TRUSTEES  
27409 TIERRA VERDE DR  
HEMET, CA 92544-8480