

**THIRD AMENDMENT TO
DECLARATION OF CONDOMINIUM
FOR
LIFT CONDOMINIUMS**

This third amendment to Declaration of Condominium for Lift Condominium (the "**Amendment**") is executed on January 15, 2021 by LIFT CONDOMINIUM ASSOCIATION, INC., a Utah nonprofit corporation with an address of 2431 W High Mountain Road, Park City, Utah 84098 (the "**Association**").

RECITALS

- A. The Declaration of Condominium for Lift Condominiums was recorded with the Summit County Recorder's Office on April 17, 2017 as Entry No. 01067406, Book 2405, Page 654 (the "**Declaration**").
- B. The First Supplement to the Declaration of Condominium for Lift Condominiums was recorded with the Summit County Recorder's Office on May 15, 2017 as Entry No. 01067406, Book 2409, Page 1908 (the "**First Supplement**").
- C. The First Amendment to the Declaration of Condominium for Lift Condominiums was recorded with the Summit County Recorder's Office on June 13, 2017 as Entry No. 01071435, Book 2413, Page 1755 (the "**First Amendment**").
- D. The Second Amendment to the Declaration of Condominium for Lift Condominiums was recorded with the Summit County Recorder's Office on April 27, 2018 as Entry No. 01090477, Book 2459, Page 1199 (the "**Second Amendment**").
- E. The Association now desires to adopt this Third Amendment to the Declaration of Condominium for Lift Condominiums.
- F. As evidenced by this instrument, the Association has obtained the vote and consent of at least sixty-seven percent (67%) of the allocated voting interest of the Association.

NOW, THEREFORE, pursuant to the foregoing, the Association, through its Management Committee, hereby makes and executes the following amendment to the Declaration, which shall be effective as of its recording date:

AMENDMENT

1. Amendment. The following subsection (a) is hereby added to § 10.06 of the Declaration.

(a) Any Residential Unit Owner who makes any part of his/her/their Residential Unit available for nightly rental, including as a Hotel/Lodging Unit, shall collect from his/her/their Guest(s) and pay to the Association a nightly fee for access and use of the General Common Elements by the nightly rental Guest(s) (the “Resort Fee”). The Resort Fee shall be calculated based on the number of bedrooms the Residential Unit Owner makes available for nightly rental. The Resort Fee shall initially be \$10 per night for a lockout Unit, \$15 per night for a one-bedroom Unit, \$20 per night for a two-bedroom Unit, \$25 per night for a three-bedroom Unit, and \$30 per night for a four-bedroom Unit. The Management Committee may, at its sole discretion, modify the amount or the method of calculating the Resort Fee by Rule or resolution. The Management Committee may also limit the number of nightly rental Guests permitted to use the General Common Elements at a time by Rule or resolution.

2. Remaining Provisions. All remaining provisions of the Declaration not specifically amended in this Amendment shall remain in full force and effect.

3. Effective Date. This Amendment shall be effective once recorded.

Signature page follows

IN WITNESS THEREOF, the undersigned officer of the Association hereby certifies that the Management Committee has obtained the affirmative written vote or consent of the Owners of Units holding at least 67% of the total votes in the Association cast in person or by proxy at a special meeting duly called for that purpose and consistent with the requirements of the Declaration, Bylaws, and the Utah Condominium Ownership Act.

LIFT CONDOMINIUM ASSOCIATION, INC.

By: 

Name: Peter Bowen

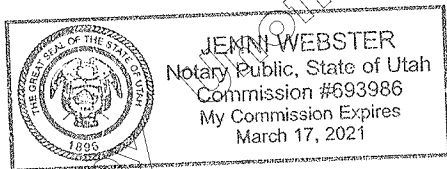
Its: President

STATE OF UTAH)

) ss.

COUNTY OF SUMMIT)

The foregoing instrument was subscribed and sworn before me, a notary public, on this 15th day of January, 2021, by Peter Bowen, who by me being duly sworn, did state that he is the of the Lift Condominium Association, Inc. and executed the foregoing instrument in such capacity on behalf of the corporation.



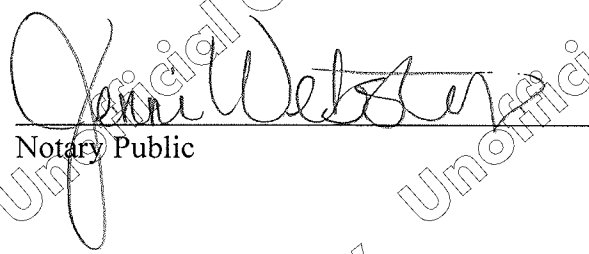

Notary Public

EXHIBIT A
LEGAL DESCRIPTION

The real property referred to in the foregoing instrument is located in Summit County, Utah and is described more particularly as follows:

Lift Condominiums Plat, all Lots, inclusive, as shown on the official subdivision plat on file and of record in the Office of Recorder for Summit County, Utah and recorded on April 17, 2017 as Entry No. 1067405.

Parcel Nos.:

LIFT-102, LIFT-104, LIFT-106, LIFT-108, LIFT-110, LIFT-112, LIFT-114,
LIFT-202, LIFT-204, LIFT-206, LIFT-208, LIFT-210, LIFT-212, LIFT-214, LIFT-301, LIFT-
302, LIFT-303, LIFT-304, LIFT-305, LIFT-306, LIFT-307, LIFT-308, LIFT-309, LIFT-310,
LIFT-312, LIFT-314, LIFT-316, LIFT-401, LIFT-402, LIFT-403, LIFT-404, LIFT-405, LIFT-
406, LIFT-407, LIFT-408, LIFT-409, LIFT-410, LIFT-411, LIFT-412, LIFT-414, LIFT-416,
LIFT-501, LIFT-502, LIFT-503, LIFT-504, LIFT-505, LIFT-506, LIFT-507, LIFT-508, LIFT-
509, LIFT-510, LIFT-511, LIFT-512, LIFT-514, LIFT-516, LIFT-PH-1, LIFT-PH-2, LIFT-PH-3,
LIFT-PH-4, LIFT-PH-5, LIFT-PH-6, LIFT-PH-7