

WHEN RECORDED RETURN TO:
James C. Ziter, Attorney at Law
4188 South 900 East, Suite 104
Salt Lake City, Utah 84117

01188566 B: 2739 P: 0134
Page 1 of 26
Rhonda Francis Summit County Recorder
05/05/2022 02:47:28 PM Fee \$128.00
By R. BROOKE WILLIAMSEN, P. C.
Electronically Recorded

AMENDMENT TO THE
SNOWCREST CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS AND BYLAWS (as amended)
ADDING A UTAH CODE 57-1-46 REINVESTMENT FEE COVENANT

THIS AMENDMENT TO THE SNOWCREST CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS as amended (hereinafter referred to as the "Amendment") is made this 29 day of APRIL, 2022 by the Snowcrest Condominium Owners Association (hereinafter referred to as the "Association") and covers the property located in Summit County, Utah, more particularly identified by legal description and parcel number in Exhibit "A" attached hereto.

WITNESSETH:

WHEREAS, on February 22, 1980, a document entitled "Snowcrest Hotel Condominium Declaration of Covenants, Conditions and Restrictions, and Bylaws" (hereinafter referred to as the "Declaration"), was originally recorded as Entry No. 164033 in Book 152, beginning at Page 108, in the official records of the Summit County Recorder; and

WHEREAS, the Declaration has been amended from time to time, specifically, but not exclusively on March 27, 1992, that certain "First Amendment to the Snowcrest Hotel Condominium Declaration of Covenants, Conditions and Restrictions and Bylaws" (hereafter the "First Amendment") was recorded as entry number 356289 beginning at book 653 at page 388, and that certain "Amendment to the Snowcrest Condominium Declaration of Covenants, Conditions and Restrictions and Bylaws (as amended)" recorded on April 25, 2012 as entry number 00943904 in book 2125 beginning at page 1078; and

WHEREAS, the foregoing documents shall be referred to collectively as "The Declaration"; and

WHEREAS, the members of the Association wish to amend the Declaration (as amended) to incorporate a REINVESTMENT COVENANT pursuant to Utah Code 57-1-46; and

WHEREAS, the Declaration allows for Amendment of the Declaration by a vote of 75% vote of the membership and the Association is also able to amend the Declaration by a 67% voting majority pursuant to Utah Code 57-8(a)104(1); and

WHEREAS, on or about the 20th day of April, 2022, in a vote of the membership of the Association, members holding at least 75% of the total votes in the Association, or the majority vote specified in Utah Code 57-8(a)104(1), authorized and directed the amendment referenced below to be signed on behalf of the Association and recorded;

NOW, THEREFORE, the Declaration is hereby amended as follows by adopting the following REINVESTMENT FEE COVENANT which is to be included by reference in the Declaration, and each iteration thereof as if fully set forth therein:

REINVESTMENT FEE COVENANT

This REINVESTMENT FEE COVENANT ("Covenant") pursuant to Utah Code 57-1-46 obligates a future buyer or seller of the real property described herein to pay to the Snowcrest Condominium Owners Association with address c/o Park City Lodging, 1897 Prospector Ave., P.O. Box 827, Park City, Utah 84060, upon and as a result of a transfer of the real property and/or any non-exempt interest therein, a fee (the "Reinvestment Fee") that is required to benefit the burdened property, including but not limited to payment for:

- (A) common planning, facilities, and infrastructure;
- (B) obligations arising from an environmental covenant;
- (C) community programming;
- (D) association facilities;
- (E) open space;
- (F) recreation amenities;
- (G) charitable purposes; or
- (H) association expenses.

The Reinvestment Fee Covenant obligates the payment of a Reinvestment Fee of .5% of the value of the burdened property whenever a non-exempt sale or transfer of the burdened property, or any interest related thereto is closed. Such Reinvestment Fee shall be in addition to any pro rata share of assessments due and adjusted at settlement of such sale or transfer. This Reinvestment Fee Covenant is intended to run with the land and to bind successors in interest and assigns. The existence of the Reinvestment Fee Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property.

This Reinvestment Fee Covenant shall remain in full force and effect until there is recorded an instrument directing the termination or modification of such Reinvestment

This Reinvestment Fee Covenant shall remain in full force and effect until there is recorded an instrument directing the termination or modification of such Reinvestment Fee Covenant after the vote and approval of the same in accordance with the Declaration.

The reinvestment fee may not be enforced upon:

- (A) an involuntary transfer;
- (B) a transfer that results from a court order;
- (C) a bona fide transfer to a family member of the seller within three degrees of consanguinity who, before the transfer, provides adequate proof of consanguinity;
- (D) a transfer or change of interest due to death, whether provided in a will, trust, or decree of distribution; or
- (E) the transfer of burdened property by a financial institution, except to the extent that the reinvestment fee covenant requires the payment of a common interest association's costs directly related to the transfer of the burdened property, not to exceed \$250.00.

SNOWCREST CONDOMINIUM OWNERS ASSOCIATION

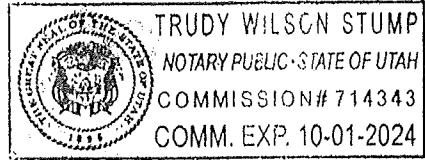
By: Glen M. Boline
Its: HOA PRESIDENT

STATE OF UTAH)
 ss.
COUNTY OF SUMMIT)

On the 29 day of April, 2022, before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Glen Boline, who represented to me that he/she is an officer and authorized representative of the Snowcrest Condominium Owners Association who executed the within instrument on behalf of the Association and acknowledged to me that he/she executed the same.

Judy Wilson Stump
Notary Public

Residing at: 2305 S Casperville Heber UT
Commission Expires: 10-1-2024



Amendment to Snowcrest CC&R's
Reinvestment Covenant

EXHIBIT "A"

PROPERTY DESCRIPTION

UNITS 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317 SNOWCREST CONDOMINIUMS, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

Parcel Numbers:

SCT-100-AM
SCT-101-AM
SCT-102-AM
SCT-103-AM
SCT-104-AM
SCT-105-AM
SCT-106-AM
SCT-107-AM
SCT-108-AM
SCT-109-AM
SCT-110-AM
SCT-111-AM
SCT-112-AM
SCT-113-AM
SCT-114-AM
SCT-115-AM
SCT-116-AM
SCT-117-AM

SCT-200-AM
SCT-201-AM
SCT-202-AM
SCT-203-AM
SCT-204-AM
SCT-205-AM
SCT-206-AM
SCT-207-AM
SCT-208-AM
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SCT-211-AM
SCT-212-AM
SCT-213-AM
SCT-214-AM
SCT-215-AM
SCT-216-AM
SCT-217-AM

SCT-300-AM
SCT-301-AM
SCT-302-AM
SCT-303-AM
SCT-304-AM
SCT-305-AM
SCT-306-AM
SCT-307-AM
SCT-308-AM
SCT-309-AM
SCT-310-AM
SCT-311-AM
SCT-312-AM
SCT-313-AM
SCT-314-AM
SCT-315-AM
SCT-316-AM
SCT-317-AM

EXHIBIT "B"
VOTING RECORDS

SNOWCREST HOA VOTING TALLY - ADOPTION OF REINVESTMENT FEE

Date of Vote: EMAIL SENT 03/25/22

Name	Unit #	Ownership %	FOR	AGAINST
Robert Kulasenski	SC100	1.56%	1.56	
Sean Hackett	SC101	1.56%		
Alyssa Li	SC102	1.56%		
Nancy Erni	SC103	1.56%	1.56	
Kendall Church	SC104	1.56%		
Jennifer Ward	SC105	1.56%	1.56	
Hugh & Stefanie Wilson	SC106	1.56%		
Christopher Wright	SC107	1.56%		1.56
Ethan Fischer/Jillian Ritter	SC108	1.56%	1.56	
Michael & Jacqui Gerondis	SC109	1.56%	1.56	
Connie Magee	SC110	1.56%	1.56	
Robin Wright	SC111	1.56%	1.56	
Daniel Bradshaw	SC112	1.56%		1.56
Michael & Joelle Massari	SC113	1.56%	1.56	
Zoe Reese	SC114	1.56%	1.56	
Francois & Fabienne Mortier	SC115	1.56%	1.56	
John Mclean/J. McLean Holdings	SC116	1.56%	1.56	
Adam Robertson	SC117	1.56%	1.56	
E.Rodriguez/Karen Avellino	SC200	1.59%	1.59	
Erik Jensen	SC201	1.59%		1.59
Matthew Speers	SC202	1.59%	1.59	
Dustin & Bethany Flaum	SC203	1.59%	1.59	
Jeffrey Numark	SC204	1.59%	1.59	
Charles Bethke	SC205	1.59%		
Charles Bethke	SC206	1.59%		
Larry Dagley	SC207	1.59%	1.59	
Tom Tippetts	SC208	1.59%	1.59	

Tom Tippetts	SC209	1.59%	1.59	
Ken & Sherril Thomas	SC210	1.59%	1.59	
Glen & Kathryn Boline	SC211	1.59%	1.59	
Glen & Kathryn Boline	SC212	1.59%	1.59	
Glen & Kathryn Boline	SC213	1.59%	1.59	
Philip Sheinbein	SC214	1.59%	1.59	
Richard Maclaurin	SC215	1.59%	1.59	
Ross Reichenbach	SC216	1.59%		
Sandra Olson-Davis	SC217	1.59%		
Larry Schmida	SC300	2.36%	2.36	
Patti Kivel	SC301	2.36%	2.36	
Karey Hobbs	SC302	2.36%		2.36
Gary & Kathleen Novotny	SC303	2.36%	2.36	
Michael & Autumn Jennings	SC304	2.36%	2.36	
Patti Kivel	SC305	2.71%	2.71	
Neal Malugade & Amy Powell	SC306	2.71%	2.71	
Dean & Lauren Kobza	SC307	2.36%	2.36	
Kristian Colvin	SC308	2.36%	2.36	
Jacqueline Ferrer	SC309	2.36%	2.36	
Jacqueline Ferrer	SC310	2.36%	2.36	
Sanford Mann	SC311	2.36%		
Andrew & Elizajane (Broder)Nicolas	SC312	2.36%	2.36	
Patrick Johnson/Samantha Slark	SC313	2.36%	2.36	
James & Mary Jean Nicolas	SC314	2.36%	2.36	
Jeff Smith (Trail End Estates)	SC315	2.36%	2.36	
Adam & Melissa Shaw	SC316	1.59%		
Jay & Janice Jung	SC317	3.16%	3.16	

76.29%

7.07%

Sent via email 3/25/22

I/We, Robert Kulasevski owner(s) of Unit 102 in the Snowcrest Condominium development and as a member of the Snowcrest Homeowners Association hereby vote in favor of the "AMENDMENT TO THE SNOWCREST CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS (as amended) ADDING A UTAH CODE 57-1-46 REINVESTMENT FEE COVENANT, and the related NOTICE OF REINVESTMENT FEE COVENANT.

Date: 4/21/2022

Printed Name(s) Robert Kulasevski

Signature(s) Robert Kulasevski

PLEASE RETURN BY MONDAY APRIL 4, 2022

scan to: leanne@partekvoter.com

Or mail to:
Snowcrest HOA
PO Box 827
Park City, UT 84060

100.

Do not open Envelope ID: 01E587F0-0A8B-47CA-A5C0-F81A0283A33E

Sent via email 3/25/22

I/We, Nancy Ermi owner(s) of Unit 103 in the Snowcrest Condominium development and as a member of the Snowcrest Homeowners Association hereby vote in favor of the "AMENDMENT TO THE SNOWCREST CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS (as amended) ADDING A UTAH CODE 57-1-46 REINVESTMENT FEE COVENANT, and the related NOTICE OF REINVESTMENT FEE COVENANT.

Date: April 7, 2024

Printed Name(s) Nancy Ermi

Signature(s) Nancy Ermi

PLEASE RETURN BY MONDAY APRIL 4, 2022

scan to: leanne@partekvoter.com

Or mail to:
Snowcrest HOA
PO Box 827
Park City, UT 84060

103

105

Sent via email 3/25/22

Owner(s) of
 Unit 105 Jennifer Ward
 In the Snowcrest Condominium development and as a member of the Snowcrest Homeowners Association hereby vote in favor of the "AMENDMENT TO THE SNOWCREST CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS (as amended) ADDING A UTAH CODE 57-1-46 REINVESTMENT FEE COVENANT, and the related NOTICE OF REINVESTMENT FEE COVENANT."

Date: 07-407-2022

Printed Name(s) Jennifer Ward

Signature(s) Jennifer Ward

PLEASE RETURN BY MONDAY April 4, 2022
scan to: jeanne@parkcitydeltar.com

Or mail to:
Snowcrest HOA
PO Box 827
Park City, UT 84060

Design Receipt ID: SNOWCREST-RESO-2021-002-65521-03102

108

Sent via email 3/25/22

Owner(s) of
 Unit 108 Milan Ritter
 In the Snowcrest Condominium development and as a member of the Snowcrest Homeowners Association hereby vote in favor of the "AMENDMENT TO THE SNOWCREST CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS (as amended) ADDING A UTAH CODE 57-1-46 REINVESTMENT FEE COVENANT, and the related NOTICE OF REINVESTMENT FEE COVENANT."

Date: April 7, 2021

Printed Name(s) Milan Ritter

Signature(s) Milan Ritter

PLEASE RETURN BY MONDAY April 4, 2022
scan to: jeanne@parkcitydeltar.com

Or mail to:
Snowcrest HOA
PO Box 827
Park City, UT 84060

Scan via email 3/25/22

109

Mr. Michael & Heidi Petersons
Unit 109
owner(s) of
in the Snowcrest Condominium development and as a member of the Snowcrest Homeowners Association hereby vote in favor of the "AMENDMENT TO THE SNOWCREST CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS (as amended) ADDING A UTAH CODE 57-1-45 REINVESTMENT FEE COVENANT, and the related NOTICE OF REINVESTMENT FEE COVENANT.

Date: 28 March 2022

Printed Name(s) M. Peterson Heidi
Signature(s) [Handwritten signatures]

PLEASE RETURN BY MONDAY APRIL 4, 2022

Or mail to:
Snowcrest HOA
PO Box 827
Park City, UT 84060

Scan via email 3/25/22

110

Mrs. Corrie, Matt & Lynn Magee
Unit 110
owner(s) of
in the Snowcrest Condominium development and as a member of the Snowcrest Homeowners Association hereby vote in favor of the "AMENDMENT TO THE SNOWCREST CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS (as amended) ADDING A UTAH CODE 57-1-45 REINVESTMENT FEE COVENANT, and the related NOTICE OF REINVESTMENT FEE COVENANT.

Date: 04/01/22

Printed Name(s) Corrie Magee Matt Magee Lynn Magee
Signature(s) [Handwritten signatures]

PLEASE RETURN BY MONDAY APRIL 4, 2022

Or mail to:
Snowcrest HOA
PO Box 827
Park City, UT 84060


Sent via email 3/25/22

111

I/We, Bobbi P Wehr owner(s) of Unit 111 in the Snowcrest Condominium development and as a member of the Snowcrest Homeowners Association hereby vote in favor of the "AMENDMENT TO THE SNOWCREST CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS (as amended) ADDING A UTAH CODE 57-1-45 REINVESTMENT FEE COVENANT, and the related NOTICE OF REINVESTMENT FEE COVENANT.

Date: March 25, 2022

Printed Name(s) Bobbi P Wehr

Signature(s) 

PLEASE RETURN BY MONDAY APRIL 4, 2022

scan to: leanne@parkcitycondo.com

Or mail to:
Snowcrest HOA
PO Box 827
Park City, UT 84060

Sent via email 3/25/22

113

I/We, Michelle Morrison owner(s) of Unit 113 in the Snowcrest Condominium development and as a member of the Snowcrest Homeowners Association hereby vote in favor of the "AMENDMENT TO THE SNOWCREST CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS (as amended) ADDING A UTAH CODE 57-1-45 REINVESTMENT FEE COVENANT, and the related NOTICE OF REINVESTMENT FEE COVENANT.

Date: 3/25

Printed Name(s) Michelle Morrison

Signature(s) 

PLEASE RETURN BY MONDAY APRIL 4, 2022

scan to: leanne@parkcitycondo.com

Or mail to:
Snowcrest HOA
PO Box 827
Park City, UT 84060

Sent via email 3/25/22

Unit 116 Francis Rocco (aka 200) owner(s) of
in the Snowcrest Condominium development and as a member of the Snowcrest
Homeowners Association hereby vote in favor of the "AMENDMENT TO THE SNOWCREST
CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS (as
amended) ADDING A UTAH CODE 57-1-46 REINVESTMENT FEE COVENANT, and the related NOTICE OF
REINVESTMENT FEE COVENANT.

Date: 3/28/22

Printed Name(s) Francis Rocco

Signature(s) *Francis Rocco*

PLEASE RETURN BY MONDAY APRIL 4, 2022

scan to: lesanne@parkcityvoldeline.com

Or mail to:
Snowcrest HOA
PO Box 827
Park City, UT 84060

114

Deegan Envelopes, Inc. 04781736-8837-4302-8030-45A18383C17Z

Sent via email 3/25/22

Unit 115 Francis Rocco owner(s) of
in the Snowcrest Condominium development and as a member of the Snowcrest
Homeowners Association hereby vote in favor of the "AMENDMENT TO THE SNOWCREST
CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS (as
amended) ADDING A UTAH CODE 57-1-46 REINVESTMENT FEE COVENANT, and the related NOTICE OF
REINVESTMENT FEE COVENANT.

Date: April 4, 2021

Printed Name(s) Francis Rocco

Signature(s) *Francis Rocco*

PLEASE RETURN BY MONDAY APRIL 4, 2022

scan to: lesanne@parkcityvoldeline.com

Or mail to:
Snowcrest HOA
PO Box 827
Park City, UT 84060

115

116

Sent via email 3/25/22

I/We, John McLean (J McLean Holdings) owner(s) of Unit 116 in the Snowcrest Condominium development and as a member of the Homeowners Association hereby vote in favor of the AMENDMENT TO THE SNOWCREST CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BY AMENDED) ADDING A UTAH CODE 57-1-46 REINVESTMENT FEE COVENANT, and the related REINVESTMENT FEE COVENANT.

Date: 3/31/22

Printed Name(s) JOHN McLEAN

Signature(s) [Handwritten Signature]

PLEASE RETURN BY MONDAY APRIL 4, 2022

scan to: leanne@parkcitylodging.com

Or mail to:
Snowcrest HOA
PO Box 827
Park City, UT 84060

117

Sent via email 3/25/22

I/We, Adam C. Robertson owner(s) of Unit 117 in the Snowcrest Condominium development and as a member of the Snowcrest Homeowners Association hereby vote in favor of the AMENDMENT TO THE SNOWCREST CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BY AMENDED) ADDING A UTAH CODE 57-1-46 REINVESTMENT FEE COVENANT, and the related NOTICE OF REINVESTMENT FEE COVENANT.

Date: March 25, 2022

Printed Name(s) Adam C. Robertson

Signature(s) [Handwritten Signature]

PLEASE RETURN BY MONDAY APRIL 4, 2022

scan to: leanne@parkcitylodging.com

Or mail to:
Snowcrest HOA
PO Box 827
Park City, UT 84060


Sent via email 3/25/22

200

Unit: 100 owner(s) of
Name: Edgar Rodriguez
in the Snowcrest Condominium development and as a member of the Snowcrest Homeowners Association hereby vote in favor of the "AMENDMENT TO THE SNOWCREST CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS (as amended) ADDING A UTAH CODE 57-3-45 REINVESTMENT FEE COVENANT, and the related NOTICE OF REINVESTMENT FEE COVENANT."

Date: 04/04/2022

Printed Name(s): Edgar Rodriguez

Signature(s): 

PLEASE RETURN BY MONDAY APRIL 4, 2022
scan to: jeanne@parishhondos.com

Or mail to:
Snowcrest HOA
PO Box 627
Park City, UT 84060

Sent via email 3/25/22

202

Unit: 201 owner(s) of
Name: MATTHEW W. SOEERS
in the Snowcrest Condominium development and as a member of the Snowcrest Homeowners Association hereby vote in favor of the "AMENDMENT TO THE SNOWCREST CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS (as amended) ADDING A UTAH CODE 57-3-45 REINVESTMENT FEE COVENANT, and the related NOTICE OF REINVESTMENT FEE COVENANT."

Date: 4/4/2022

Printed Name(s): MATTHEW W. SOEERS

Signature(s): 

PLEASE RETURN BY MONDAY APRIL 4, 2022
scan to: jeanne@parishhondos.com

Or mail to:
Snowcrest HOA
PO Box 627
Park City, UT 84060

203

Sent via email 3/25/22

②

② /N/A, Dustin Paum (owner(s) of

Unit 203 In the Snowcrest Condominium development and as a member of the Snowcrest Homeowners Association hereby vote in favor of the "AMENDMENT TO THE SNOWCREST CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS (as amended) ADDING A UTAN CODE 57-1-46 REINVESTMENT FEE COVENANT, and the related NOTICE OF r eliverst ment (overnant)

② Date: April 7, 2021

② Printed Name(s) Dustin Paum

② Signature(s) Dustin Paum

PLEASE RETURN BY MONDAY APRIL 4, 2022

scan to: legume@parkcitydof.com

Or mail to:
Snowcrest HOA
PO Box 827
Park City, UT 84060

204

Sent via email 3/25/22

②

② /N/A, Jeffrey Mumark (owner(s) of

Unit 204 In the Snowcrest Condominium development and as a member of the Snowcrest Homeowners Association hereby vote in favor of the "AMENDMENT TO THE SNOWCREST CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS (as amended) ADDING A UTAN CODE 57-1-46 REINVESTMENT FEE COVENANT, and the related NOTICE OF r eliverst ment (overnant)

② Date: April 8, 2021

② Printed Name(s) Jeffrey Mumark

② Signature(s) Jeffrey Mumark

PLEASE RETURN BY MONDAY APRIL 4, 2022

scan to: legume@parkcitydof.com

Or mail to:
Snowcrest HOA
PO Box 827
Park City, UT 84060

Sent via email 3/25/22

I/We LARRY K. DOLBY owner(s) of Unit 507 in the Snowcrest Condominium development and as a member of the Snowcrest Homeowners Association hereby vote in favor of the "AMENDMENT TO THE SNOWCREST CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS (as amended) ADDING A UTAH CODE 57-1-46 REINVESTMENT FEE COVENANT, and the related NOTICE OF REINVESTMENT FEE COVENANT."

Date: 3/25/22

Printed Name(s) LARRY K. DOLBY

Signature(s) 

PLEASE RETURN BY MONDAY April 4, 2022

Scan to: jeanne@parkcitylodging.com

Or mail to:
Snowcrest HOA
PO Box 827
Park City, UT 84060

207

Sent via email 3/25/22

I/We THOMAS AND LISA TIPPETH owner(s) of Unit 108 in the Snowcrest Condominium development and as a member of the Snowcrest Homeowners Association hereby vote in favor of the "AMENDMENT TO THE SNOWCREST CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS (as amended) ADDING A UTAH CODE 57-1-46 REINVESTMENT FEE COVENANT, and the related NOTICE OF REINVESTMENT FEE COVENANT."

Date: 4-4-2022

Printed Name(s) THOMAS N. TIPPETH, LISA K. TIPPETH

Signature(s) THOMAS N. TIPPETH, LISA K. TIPPETH

PLEASE RETURN BY MONDAY April 4, 2022

Scan to: jeanne@parkcitylodging.com

Or mail to:
Snowcrest HOA
PO Box 827
Park City, UT 84050

208
209

210

Sent via email 3/25/22

We, Ken Thomas and Sherill Thomas owner(s) of Unit 210 in the Snowcrest Condominium development and as a member of the Snowcrest Homeowners Association hereby vote in favor of the AMENDMENT TO THE SNOWCREST CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS (as amended) ADDING A UTAH CODE 57-1-46 REINVESTMENT FEE COVENANT, and the related NOTICE OF REINVESTMENT FEE COVENANT.

Date: March 28, 2022

Printed Name(s) Ken Thomas

Signature(s) *Ken Thomas*

PLEASE RETURN BY MONDAY April 4, 2022

Or mail to:
Snowcrest HOA
PO Box 827
Park City, UT 84060

211
212
213

Sent via email 3/25/22

We, STEVEN MICHAEL BOURNE, KATHRYN HELENA BOURNE owner(s) of Unit 212, 213 in the Snowcrest Condominium development and as a member of the Snowcrest Homeowners Association hereby vote in favor of the AMENDMENT TO THE SNOWCREST CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS (as amended) ADDING A UTAH CODE 57-1-46 REINVESTMENT FEE COVENANT, and the related NOTICE OF REINVESTMENT FEE COVENANT.

Date: 3/25/2022

Printed Name(s) STEVEN MICHAEL BOURNE, KATHRYN HELENA BOURNE

Signature(s) *Steven Michael Bourne, Kathryn Helena Bourne*

PLEASE RETURN BY MONDAY April 4, 2022

Or mail to:
Snowcrest HOA
PO Box 827
Park City, UT 84060

214

Sent via email 3/25/22

I/We, Mr. Shepard (owner(s) of Unit 219) in the Snowcrest Condominium development and as a member of the Snowcrest Homeowners Association hereby vote in favor of the "AMENDMENT TO THE SNOWCREST CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS (as amended) ADDING A UTAH CODE 57-1-45 REINVESTMENT FEE COVENANT, and the related NOTICE OF REINVESTMENT FEE COVENANT.

Date: 3/26/2022

Printed Name(s) Patricie Scialber

Signature(s) 

PLEASE RETURN BY MONDAY APRIL 4, 2022

scan to: learnings@parkcityhomes.com

Or mail to:
Snowcrest HOA
PO Box 827
Park City, UT 84050

Document Envelope ID: 67886A45-5E71-44E0-9C25-0A965554507

Sent via email 3/25/22

I/We, Richard MacLaurin (owner(s) of Unit 215) in the Snowcrest Condominium development and as a member of the Snowcrest Homeowners Association hereby vote in favor of the "AMENDMENT TO THE SNOWCREST CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS (as amended) ADDING A UTAH CODE 57-1-45 REINVESTMENT FEE COVENANT, and the related NOTICE OF REINVESTMENT FEE COVENANT.

Date: April 6, 2022

Printed Name(s) Richard MacLaurin

Signature(s) 

PLEASE RETURN BY MONDAY APRIL 6, 2022

scan to: learnings@parkcityhomes.com

Or mail to:
Snowcrest HOA
PO Box 827
Park City, UT 84050

215

300

Sent via email 3/25/22

1/16, Leanne e.g. Schick owner(s) of Unit 300 in the Snowcrest Condominium development and as a member of the Snowcrest Homeowners Association hereby vote in favor of the "AMENDMENT TO THE SNOWCREST CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS (as amended) ADDING A UTAH CODE 57-1-48 REINVESTMENT FEE COVENANT, and the related NOTICE OF REINVESTMENT FEE COVENANT.

Date: 3/28/22

Printed Name(s) Leanne e.g. Schick

Signature(s) Leanne Schick

PLEASE RETURN BY MONDAY APRIL 4, 2022
scan to: jeanne@parkcitylodging.com

Or mail to:
Snowcrest HOA
PO Box 827
Park City, UT 84080

301/305

Jeanna Lehan
From: APCR <snowcrest1@gmail.com>
Sent: Friday, March 25, 2022 2:05 PM
To: Jeanna Lehan
Subject: Re: Snowcrest HOA Reinvestment Fee Vote - PLEASE RESPOND BY 4/4/22

Hi Jeanna - I completed this before but here it is again:

1/16, Patricia Kral owner(s) of unit 301 & 305 in the Snowcrest Condominium development and as a member of the Snowcrest Homeowners Association hereby vote in favor of the "AMENDMENT TO THE SNOWCREST CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS (as amended) ADDING A UTAH CODE 57-1-48 REINVESTMENT FEE COVENANT, and the related NOTICE OF REINVESTMENT FEE COVENANT.

Date: 3/28/22

Printed Name(s) Patricia L Kral

Signature(s) Patricia L Kral

PLEASE RETURN BY MONDAY APRIL 4, 2022

scan to: jeanne@parkcitylodging.com

Or mail to:
Snowcrest HOA
PO Box 827
Park City, UT 84080
Patricia
435-200-5597
snowcrest1@gmail.com
www.parkcitylodging.com

On Mar 25, 2022, at 1:50 PM, Jeanna Lehan <jeanne@parkcitylodging.com> wrote:

ACTION REQUIRED - PLEASE REVIEW AND RESPOND BY APRIL 4, 2022

Dear Snowcrest Homeowners,

I hope this letter finds all of you healthy in this new year. Ski season is ending a little early due to a lack of much snow. Still, skiing has been good, as has the real estate market here in Park City.

At the 2020 Snowcrest Annual Meeting, there was discussion about adopting a "transfer fee" with each sale/purchase of a Snowcrest unit. That proposal was sent to all 54 owners as it requires an amendment to the CCRs. Seventy-five percent (75%) of the owners needed to approve the change. We had only sixty-eight (68%) voting for the change. Several owners did not vote which could have made the difference. That same discussion occurred again at the January 2022 annual meeting. I believe it is worth revisiting.

This "transfer fee" is now referred to as a "Reinvestment Fee Covenant". A copy of the amendment that will be filed if approved is attached and a summary follows:

The Utah Code Statute that controls Transfer fee and reinvestment fee is 57-1-48. The maximum is one half of one percent (0.5%) of the purchase price. This may be negotiated between buyer and seller as to who pays the fee. There are specific items that the collected funds may be used for:
(A) common planning, facilities, and infrastructure;

303

Sent via email 5/25/22

I/We, Kay Novotny owner(s) of Unit 303 in the Snowcrest Condominium development and as a member of the Snowcrest Homeowners Association hereby vote in favor of the "AMENDMENT TO THE SNOWCREST CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS (as amended) ADDING A UTAH CODE 57-1-46 REINVESTMENT FEE COVENANT, and the related NOTICE OF REINVESTMENT FEE COVENANT."

Date: April 6, 2021

Printed Name(s) Kay Novotny

Signature Kay Novotny

PLEASE RETURN BY MONDAY APRIL 4, 2022
scan to: jeanne@perfectlyvalleydms.com

Or mail to:
Snowcrest HOA
PO Box 827
Park City, UT 84080

304

Sent via email 3/25/22

I/We, Richard and Andrea Jennings owner(s) of Unit 304 in the Snowcrest Condominium development and as a member of the Snowcrest Homeowners Association hereby vote in favor of the "AMENDMENT TO THE SNOWCREST CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS (as amended) ADDING A UTAH CODE 57-1-46 REINVESTMENT FEE COVENANT, and the related NOTICE OF REINVESTMENT FEE COVENANT."

Date: March 2nd, 2022

Printed Name(s) Richard Jennings, Andrea Jennings

Signature(s) Richard Jennings Andrea Jennings

PLEASE RETURN BY MONDAY APRIL 4, 2022
scan to: jeanne@perfectlyvalleydms.com

Or mail to:
Snowcrest HOA
PO Box 827
Park City, UT 84080

306

Sent via email 3/25/22

1/No. Neal Malyska
Unit 3118 In the Snowcrest Condominium development and as a member of the Snowcrest Homeowners Association hereby vote in favor of the "AMENDMENT TO THE SNOWCREST CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS (as amended) ADDING A UTAH CODE 57-1-46 REINVESTMENT FEE COVENANT, and the related NOTICE OF REINVESTMENT FEE COVENANT"
Date: April 7, 2021

Printed Name(s) Neal Malyska
Signature(s) Neal Malyska

PLEASE RETURN BY MONDAY April 4, 2022
scan to: keanne@parkcityvillage.com

Or mail to:
Snowcrest HOA
PO Box 827
Park City, UT 84060

Sent via email 3/25/22

1/No. Debra and Lawrence Kobza
Unit 307 In the Snowcrest Condominium development and as a member of the Snowcrest Homeowners Association hereby vote in favor of the "AMENDMENT TO THE SNOWCREST CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS (as amended) ADDING A UTAH CODE 57-1-46 REINVESTMENT FEE COVENANT, and the related NOTICE OF REINVESTMENT FEE COVENANT."
Date: April 1, 2022

Printed Name(s) Debra Kobza Lawrence Kobza
Signature(s) Debra Kobza Lawrence Kobza

PLEASE RETURN BY MONDAY April 4, 2022
scan to: keanne@parkcityvillage.com

Or mail to:
Snowcrest HOA
PO Box 827
Park City, UT 84060

307

308

Sent via email 3/25/22

Unit: 308 Kristina Colvin owner(s) of
Homeswest Association hereby vote in favor of the "AMENDMENT TO THE SNOWCREST
CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS (as
amended) ADDING A UTAH CODE 57-2-45 REINVESTMENT FEE COVENANT, and the related NOTICE OF
REINVESTMENT FEE COVENANT."

Date: 3. 25. 22

Printed Name(s): Kristina Colvin

Signature(s): [Handwritten Signature]

PLEASE RETURN BY MONDAY April 4, 2022
scan to: leanne@partstakeholders.com

Or mail to:
Secretary HOA
PO Box 827
Park City, UT 84360

309
310

Sent via email 3/25/22

Unit: 310 Maxwell Ferris owner(s) of
Homeswest Association hereby vote in favor of the "AMENDMENT TO THE SNOWCREST
CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS (as
amended) ADDING A UTAH CODE 57-2-45 REINVESTMENT FEE COVENANT, and the related NOTICE OF
REINVESTMENT FEE COVENANT."

Date: April 11, 2022

Printed Name(s): Maxwell Ferris

Signature(s): [Handwritten Signature]

PLEASE RETURN BY MONDAY April 4, 2022
scan to: leanne@partstakeholders.com

Or mail to:
Secretary HOA
PO Box 827
Park City, UT 84360

Sent via email 3/25/22

312

I/We, Zhen Jane Nicolas & Andrew Nicolas owner(s) of Unit 312 in the Snowcrest Condominium development and as a member of the Snowcrest Homeowners Association hereby vote in favor of the AMENDMENT TO THE SNOWCREST CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS (as amended) ADDING A UTAH CODE 57-1-46 REINVESTMENT FEE COVENANT, and the related NOTICE OF REINVESTMENT FEE COVENANT.

DATE:

Printed Name(s) Zhen Nicolas & Andrew Nicolas

Signature(s) Zhen Nicolas

2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030	2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030
--	--

PLEASE RETURN BY MONDAY APRIL 4, 2022

scan to: leanne@parkviewdhd.com

Or mail to:
Snowcrest HOA
PO Box 827
Park City, UT 84060

Sent via email 3/25/22

313

I/We, Patricia M. Johnson & Gwynetha Stark owner(s) of Unit 313 in the Snowcrest Condominium development and as a member of the Snowcrest Homeowners Association hereby vote in favor of the AMENDMENT TO THE SNOWCREST CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS (as amended) ADDING A UTAH CODE 57-1-46 REINVESTMENT FEE COVENANT, and the related NOTICE OF REINVESTMENT FEE COVENANT.

DATE: APRIL 4, 2022

Printed Name(s) PATRICIA JOHNSON

Signature(s) Patricia Johnson

2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030	2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030
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PLEASE RETURN BY MONDAY APRIL 4, 2022

scan to: leanne@parkviewdhd.com

Or mail to:
Snowcrest HOA
PO Box 827
Park City, UT 84060

3/14

Sent via email 3/25/22

Wife, Mary Jean Nicholas owner(s) of
Unit 314 In the Snowcrest Condominium development and as a member of the Snowcrest
Homeowners Association hereby vote in favor of the "AMENDMENT TO THE SNOWCREST
CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS (as
amended) ADDING A UTAH CODE 57-1-45 REINVESTMENT FEE COVENANT, and the related NOTICE OF
REINVESTMENT FEE COVENANT."

Date: _____

Printed Name(s) Mary Jean Nicholas

Signature(s) Mary Jean Nicholas

DO NOT WRITE IN THESE SPACES

PLEASE RETURN BY MONDAY APRIL 4, 2022
scan to: jeanne@parkcitydelina.com

Or mail to:
Snowcrest HOA
PO Box 827
Park City, UT 84060

3/15

Sent via email 3/25/22

Wife, Suzanne & Jeffrey Spivey owner(s) of
Unit 315 In the Snowcrest Condominium development and as a member of the Snowcrest
Homeowners Association hereby vote in favor of the "AMENDMENT TO THE SNOWCREST
CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS (as
amended) ADDING A UTAH CODE 57-1-45 REINVESTMENT FEE COVENANT, and the related NOTICE OF
REINVESTMENT FEE COVENANT."

Date: 3/27/22

Printed Name(s) Suzanne & Jeffrey Spivey

Signature(s) Suzanne & Jeffrey Spivey

PLEASE RETURN BY MONDAY APRIL 4, 2022
scan to: jeanne@parkcitydelina.com

Or mail to:
Snowcrest HOA
PO Box 827
Park City, UT 84060

317

Sent via email 3/25/22

I/We, Janice Jung owner(s) of Unit 809 517 in the Snowcrest Condominium development and as a member of the Snowcrest Homeowners Association hereby vote in favor of the "AMENDMENT TO THE SNOWCREST CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS (as amended) ADDING A UTAH CODE 57-1-46 REINVESTMENT FEE COVENANT, and the related NOTICE OF reinvestment (see Attachment B)

Date: April 7, 2021

Printed Name(s) Janice Jung

Signature(s) 

PLEASE RETURN BY MONDAY APRIL 4, 2022

scan to: jeanne@datatvcdirector.com

Or mail to:
Snowcrest HOA
PO Box 827
Park City, UT 84050

317

Sent via email 3/25/22

I/We, Jay Jung owner(s) of Unit 809 517 in the Snowcrest Condominium development and as a member of the Snowcrest Homeowners Association hereby vote in favor of the "AMENDMENT TO THE SNOWCREST CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS (as amended) ADDING A UTAH CODE 57-1-46 REINVESTMENT FEE COVENANT, and the related NOTICE OF reinvestment (see Attachment B)

Date: April 7, 2021

Printed Name(s) Jay Jung

Signature(s) 

PLEASE RETURN BY MONDAY APRIL 4, 2022

scan to: jeanne@datatvcdirector.com

Or mail to:
Snowcrest HOA
PO Box 827
Park City, UT 84050