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Gregory R. Wolbach, PLS

Summit County Recorder-Surveyor

05/23/2025 12:40:53 PM Fee \$162.00

By MILLER HARRISON LLC

Electronically Recorded

**FIRST AMENDMENT
TO THE
AMENDED AND RESTATED DECLARATION OF CONDOMINIUM
FOR
SNOW COUNTRY CONDOMINIUMS**

This FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR SNOW COUNTRY CONDOMINIUMS ("First Amendment") is effective when recorded with the Summit County Recorder's Office by Snow Country Condominium Owners Association ("Association").

RECITALS

- A. The Amended and Restated Declaration of Condominium for Snow Country Condominiums was recorded in the Summit County Recorder's Office on April 19, 2018 as Entry No. 01089984 (the "Declaration").
- B. This First Amendment affects the real property situated in Park City, Summit County, Utah, described with particularity on Exhibit A, which exhibit is attached hereto and incorporated in this Amendment by reference (the "Project") and shall be binding on all parties having or acquiring any right, title, or interest to the Project or any part thereof.
- C. Pursuant to 15.1 of the Declaration, the undersigned hereby certifies that this First Amendment was approved by at least sixty percent (67%) of the Allocated Interests of the Association.
- D. Unless specifically modified herein, all remaining provisions of the Declaration shall remain in full force and effect.
- E. In case of any conflict between the terms of this First Amendment and the terms of the Declaration, the provisions of this First Amendment shall control.
- F. Unless otherwise provided in this First Amendment, capitalized terms used herein shall have the same meaning and effect as used in the Declaration.

FIRST AMENDMENT

NOW, THEREFORE, the Declaration is amended as follows:

1. Section 4.6 (Unit Windows) is hereby added to the Declaration and shall read as follows:

4.6 **Unit Windows.** Notwithstanding anything to the contrary contained in this Article IV, Owners shall be responsible to maintain, repair, and replace the windows in their Units, including the glass, window frames, window screens, and all other window elements. Pursuant to Section 4.2, Owners shall obtain approval of the Management Committee before making any alterations to windows. The Management Committee shall also have the authority to take corrective action, as outlined in Section 4.4, if an Owner or Occupant fails to maintain the Unit windows as required herein.

[SIGNATURE ON NEXT PAGE]

IN WITNESS WHEREOF, the Association has caused this First Amendment to be executed by its President.

DATED as of the 22nd day of May, 2024, 5

**SNOW COUNTRY CONDOMINIUM OWNERS
ASSOCIATION**

Signature: 

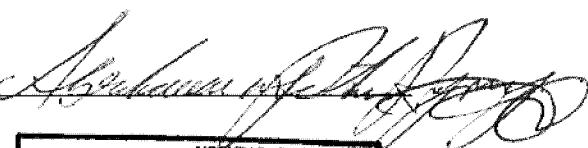
Printed Name: Andrew Roy Morphett

Its: President

State of Utah)
) ss.

County of Summit)

On 22nd the 22nd day of May, 2024,
Andrew Roy Morphett [Name] personally appeared before me who by me
being duly sworn, did say that she/he is the President of Snow Country Condominium
Owners Association and that the foregoing instrument is signed on behalf of said
corporation and executed with all necessary authority.

Notary Public 

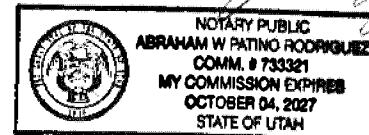


EXHIBIT A
Legal Description and Parcel Numbers

All of Snow Country Condominiums Plat as recorded in the Office of the Summit County Recorder, including Units 1001 – 1069, 1071- 1072 and Common Area.

Parcel Numbers: **SNC-1001 through SNC-1069**
 SNC-1071 through SNC-1072

(71 Total Parcels)

