

WHEN RECORDED, RETURN TO:

PARK SHADOWS, L.C.
Stanley M. Smoot
200 West 400 North
Centerville, Utah 84014

RETURNED
JUL 27 1997

E 1336171 B 2154 P 288
JAMES ASHAUER, DAVIS CNTY RECORDER
1997 JUL 22 10:23 AM FEE 67.00 DEF 0.00
REC'D FOR PARK SHADOWS LC

This Space For Recorder's Uses Only

**AMENDED DECLARATION OF COVENANTS CONDITIONS
AND RESTRICTIONS AND RESERVATIONS OF EASEMENTS
OF PARK SHADOWS CONDOMINIUMS**

*Park Shadows Condo
Phases 1+2*

This Amended Declaration of Covenants and Restrictions of Easements, Conditions and Restrictions of Park Shadows Condominiums is executed this 18th day of July, 1997 by Park Shadows, L.C., Utah limited liability company.

RECITALS

WHEREAS, on or about September 24, 1996, the original Declaration of Covenants, Conditions and Restrictions and Reservation of Easements of Park Shadows Condominiums ("Declaration") was recorded as Entry No. 1275913, Book 2046, Pages 918-959, in the office of the Davis County Recorder; and

WHEREAS, the Declarant now desires to record the plat for Phase 2 of the Park Shadows Condominiums; and

WHEREAS, the Declarant desires that the terms and provisions of the Declaration benefit and bind the lots in Phase 2.

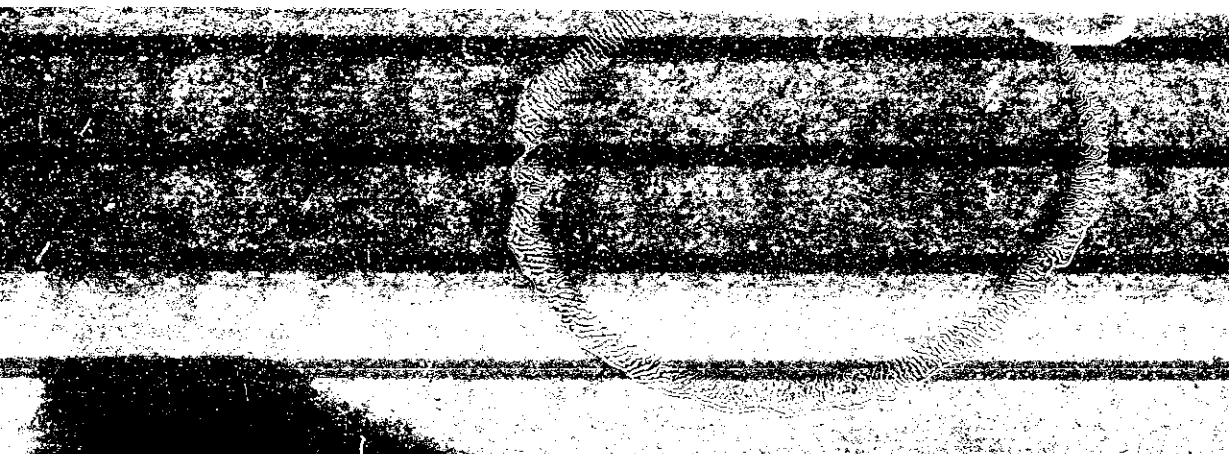
NOW THEREFORE, it is hereby declared that the property shall be held, sold, conveyed, leased, rented, encumbered and used subject to the following amended Declarations and its covenants, restrictions, limitations and conditions of which shall constitute covenants which run with the land and shall be binding on and be for the benefit of the Declarant, its successors and assigns and all owners of all or any part of the Property, together with their grantees, successors, heirs, executors, administrators, devisees and assigns, all as set forth herein.

1. All capitalized words used herein shall have the same meaning as set forth in the Declaration.
2. The Property initially associated with the project which is, and shall be held, transferred, sold, conveyed and occupied subject to the provisions of this amended Declaration consist of the following described real property situated in Davis County, State of Utah.

BEGINNING AT THE NORTHWEST CORNER OF CHAPEL SUBDIVISION, PLAT "A" IN BOUNTIFUL CITY, DAVIS COUNTY, UTAH, WHICH POINT IS NORTH 89°33'29" WEST 1,141.76 FEET ALONG THE SOUTH LINE OF 1000 NORTH STREET (A 66 FT. WIDE ROAD) FROM THE NORTHEAST CORNER OF BLOCK

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*03-159-0001 to 0017
03-164-0019 to 0017
Park Shadows Condo Phase 1
Park Shadows Condo Phase 2*



9, NORTH MILL CREEK PLAT, BOUNTIFUL TOWNSITE SURVEY, SAID POINT OF BEGINNING BEING ALSO SOUTH 89°33'29" EAST 620.33 FEET ALONG SAID SOUTH LINE OF 1000 NORTH STREET FROM THE NORTHWEST CORNER OF LOT 2 OF SAID BLOCK 9 AND RUNNING THENCE SOUTH 15°01'31" WEST 1,093.17 FEET ALONG THE EXTENDED WEST BOUNDARY OF SAID CHAPEL SUBDIVISION PLAT "A" AND THE HOLBROOK SUBDIVISION SAID LINE BEING ALSO THE EAST LINE OF THE OLD BAMBERGER RAILROAD RIGHT-OF-WAY; THENCE NORTH 89°33'29" WEST 183.50 FEET; THENCE NORTH 0°07'52" WEST 596.00 FEET; THENCE NORTH 89°33'29" WEST 151.00 FEET; THENCE NORTH 0°07'52" WEST 175.00 FEET ALONG THE EAST LINE OF 200 WEST STREET (A 66 FT. WIDE ROAD) TO A POINT WHICH IS SOUTH 0°07'52" EAST 287.00 FEET ALONG SAID EAST LINE OF 200 WEST STREET FROM SAID NORTHWEST CORNER OF LOT 2; THENCE SOUTH 89°33'29" EAST 474.59 FEET; THENCE NORTH 15°01'31" EAST 296.54 FEET ALONG THE WEST LINE OF SAID OLD BAMBERGER RAILROAD RIGHT-OF-WAY; THENCE SOUTH 89°33'29" EAST 68.20 FEET ALONG SAID SOUTH LINE OF 1000 NORTH STREET TO THE POINT OF BEGINNING. CONTAINING 6.1469 ACRES.

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3. Exhibit "A" to the Declaration is hereby amended and replaced with Exhibit "A" attached hereto.

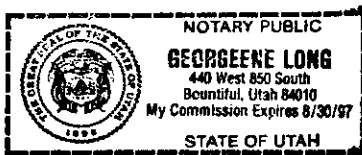
4. Except as specifically set forth herein, the terms of the Declaration shall remain unchanged.

PARK SHADOWS, L.C., a Utah limited liability company

By: Stanley M. Smoot
Its: Manager

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On this 18th day of July, 19 97, personally appeared before me Stanley M. Smoot, who being by me duly sworn, did say that he is the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in his authorized capacity as Manager of PARK SHADOWS, L.C.



Georgeene Long
NOTARY PUBLIC

[SEAL]

EXHIBIT "A"

List of Units, Votes and Assessment Percentages (After Sale of Unit by Developer)

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<u>Units</u>	<u>Votes</u>	<u>Assessment Percentages</u>
1	1	2.0408%
2	1	2.0408%
3	1	2.0408%
4	1	2.0408%
5	1	2.0408%
6	1	2.0408%
7	1	2.0408%
8	1	2.0408%
9	1	2.0408%
10	1	2.0408%
11	1	2.0408%
12	1	2.0408%
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41	1	2.0408%
42	1	2.0408%
43	1	2.0408%
44	1	2.0408%
45	1	2.0408%
46	1	2.0408%
47	1	2.0408%
48	1	2.0408%
49	1	2.0408%

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