

When Recorded, Mail To:

Paul W. Hess
STRONG & HANNI
Sixth Floor Boston Bldg.
Salt Lake City, Utah 84111

FIRST AMENDMENT TO AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR SCHNEITTER'S SWISS OAKS

An Expandable Condominium Project

THIS FIRST AMENDMENT is made and entered into as of the
2 day of October, 1990, by SCHNEITTER'S SWISS
OAKS, LTD., a Utah limited partnership (hereinafter referred to as
the "Declarant").

RECITALS:

A. The Declaration. The Declarant previously executed
a Declaration of Covenants, Conditions, and Restrictions for
Schneitter's Swiss Oaks, An Expandable Condominium Project, dated
September 24, 1985 and recorded September 26, 1985, Entry No.
136583, Book 175, Pages 418-482, at the Wasatch County Recorder's
Office, submitting the Land and Buildings as described and defined
therein to the provisions of the Utah Condominium Ownership Act
(Title 57, Chapter 8, Utah Code Annotated).

B. Amendment and Restatement. The Declaration was
amended in part and restated in its entirety by an Amended and
Restated Declaration of Covenants, Conditions and Restrictions for
Schneitter's Swiss Oaks, an expandable condominium project (here-
inafter referred to as the "Restated Declaration"), dated July 2,
1990, and recorded July 27, 1990, Entry No. 152843, Book 220,
Page 316, at the Wasatch County Recorder's Office.

C. Expansion. Declarant now desires to expand the
project and to reallocate undivided interests in accordance with
the provisions of Article IV of the Restated Declaration in
Section 57-8-13.6 of the Condominium Act.

NOW, THEREFORE, the Restated Declaration is hereby
amended and supplemented as follows:

ENTRY NO. 153528 DATE 10-2-90 TIME 1312 FEE 14.50
RECORDED FOR ROBERT FULLER BOOK 222 PAGE 337-
RECORDER JOE DEAN HUBER BY JOE DEAN HUBER 341

S10

PAGE (X) INDEX () ABSTRACT (X) PLAT () CHECK ()

1. Additional Land. The land described in Exhibit B attached hereto and incorporated herein by reference, constituting part of the Additional Land under the Restated Declaration, located in Wasatch County, State of Utah, is hereby added to the Project, as defined in the Restated Declaration. Building P is to be constructed on said property being added.

2. Reallocation of Undivided Interest. The undivided interests in Common Areas and votes appurtenant to the Units are hereby reallocated among all of the Units in the Project (62 Units), as follows:

- 1.43% per Unit undivided interest in Common Areas
- 1.43 votes per Unit.

Exhibit A to the Restated Declaration is hereby amended to reflect said reallocation of undivided interests in Common Areas and votes appurtenant to the Units, as set forth above. In addition, Exhibit A is supplemented by the Exhibit A - Annex 1 attached hereto and incorporated herein by reference, setting forth the Building P undivided interests and votes.

3. Definitions and Confirmation. All terms used in this First Amendment shall have the same meaning and import as given in the Restated Declaration. Except as expressly and specifically amended herein, the Restated Declaration is hereby confirmed as originally executed and recorded.

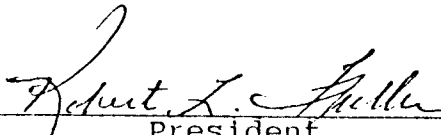
IN WITNESS WHEREOF, this First Amendment was executed as of the day and year first above written.

Attest:

SWISS OAKS DEVELOPMENT, INC., a
Utah corporation, General Partner,
for and in behalf of SCHNEITTER'S
SWISS OAKS, LTD., a Utah limited
partnership

Secretary

By



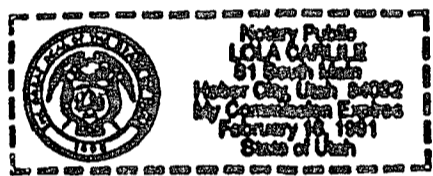
President

STATE OF UTAH)
) : SS
COUNTY OF Wasatch)

On the 2nd day of October, 1990, personally appeared before me Robert L. Fuller, who being by me duly sworn did say that he is the President of Swiss Oaks Development, Inc., a Utah corporation, and that the within and foregoing First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Schneitter's Swiss Oaks, an Expandable Condominium Project, was signed in behalf of said corporation by authority of its bylaws or a resolution of its board of directors; said person duly acknowledged to me that said corporation executed the same for and in behalf of Schneitter's Swiss Oaks, Ltd., a Utah limited partnership.

Lola Carlisle
NOTARY PUBLIC
Residing at: Heber, Ut.

My Commission Expires:
2/16/91



S10/FAnh

EXHIBIT A - ANNEX 1

(Attached to and forming part of the First Amendment to Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Schmitter's Swiss Oaks, an Expandable Condominium Project.)

<u>Building</u>	<u>Unit Number</u>	<u>Undivided Interest in Common Areas</u>	<u>Number of Votes</u>	<u>Parking Stall or Garage</u>
P	1	1.43%	1.43	P-1
P	2	1.43%	1.43	P-2
P	3	1.43%	1.43	P-3
P	4	1.43%	1.43	P-4
P	5	1.43%	1.43	P-5
P	6	1.43%	1.43	P-6
P	7	1.43%	1.43	P-7
P	8	1.43%	1.43	P-8

EXHIBIT B

Building P, Plat K

COMMENCING at a point West 531.05 feet and South 1169.81 feet from the West Quarter Corner of Section 27, Township 3 South, Range 4 East, Salt Lake Base and Meridian, thence as follows, South 14°05'00" East 179.02 feet along Swiss Oaks, Plat G; thence North 89°59'18" West 152.72 feet; thence North 04°15'00" East 173.43 feet; thence along a 62.00 foot radius curve 54.97 feet to the left (delta curve - 50°47'53"), along Swiss Oaks, Plat E; thence North 75°55'00" East 45.53 feet along Swiss Oaks, Plat E to the point of beginning.