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AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TIME PERIOD UNIT OWNERSHIP WITHIN THE PARK STATION CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT

This Amendment to Declaration of Covenants, Conditions and Restrictions for Time Period Unit Ownership Within the Park Station Condominiums, a Utah Condominium Project (the "Amendment") is made this 29th day of 1982, by A. BLAINE HUNTSMAN, JR. and LADD E. CHRISTENSEN (collectively "Declarant"), and is made with reference to the following Recitals and is as follows:

## RECITALS

- A. On the 12th day of April, 1982, Declarant made and executed a certain declaration of covenants, conditions and restrictions entitled "Declaration of Covenants, Conditions and Restrictions for Time Period Unit Ownership Within the Park Station Condominiums, a Utah Condominium Project" (hereinafter referred to as the "Declaration"), thereby subjecting certain of the Time Period Units in the Park Station Condominiums, a Utah Condominium Project (hereinafter referred to as the "Project"), to the provisions of the Declaration, which Declaration was recorded in the Office of the County Recorder of Summit County, State of Utah, on the 12th day of April, 1982, in Book M-217 at Page 1, et sec., as Entry No. 190314.
- B. On the 2nd day of July, 1982, Declarant made and executed an amendment to Declaration pursuant to which Section 9.1 of said Declaration was amended to provide for additional amendments to said Declaration by the Declarant for the purposes of complying with requests for amendments as such may be made by any State regulatory agency having jurisdiction over the offer and sale of Time Period Estates.
- The Department of Real Estate of the State of California has required certain amendments to Declaration to comply with certain regulations of said agency.

NOW, THEREFORE, in consideration of the above Recitals and of the mutual covenants and conditions set forth herein, the Declaration is hereby amended as follows:

- 1. The phrase "or any proceeding in lieu of foreclosure thereof" appearing in lines 15 and 16 of Section 6.3 of the Declaration is hereby deleted.
- Section 9.1 of the Declaration, as amended, is hereby further amended to add the following:

"An amendment of the Articles of Incorporation may not be enacted without the vote or written assent of at least a bare majority of the Board and a bare majority of the voting power of the Association residing in Owners other than the Declarant."

Exhibit "C" to the Declaration is hereby amended as follows:

(a) The reference to "ten percent (10%)" appearing in the third line of Section 3.02 of Exhibit "C" to the Declaration is hereby amended to read "five percent (5%)".

(b) Section 3.03 of Exhibit "C" to the Declaration is hereby amended to declarate the region of the declaration is hereby amended to declarate the region of the declaration is

hereby amended to delete the period immediately after the word "meeting" appearing in line five of said section and to add thereafter the following:

"; provided, however, that meetings of the Association shall be held at a suitable location that is readily accessible at reasonable cost to the largest possible number of Owners.

- (c) The phrase "fifteen (15)" appearing in line 4 of Section 3.04 of Exhibit "C" to the Declaration is hereby amended to read "thirty (30)".
- Section 3.06 of Exhibit "C" to the Declaration is hereby amended to add the following: "In the absence of such a quorum, no business shall be conducted and the presiding officers shall adjourn the meeting."
- (e) There is hereby added after the word "shall" appearing in line 6 of Section 4.04 of Exhibit "C" to the Declaration the phrase "specify the time and place of the meeting and the nature of any special business to be considered thereat and shall" and the phrase "five (5)" appearing in such line 6 is hereby amended to read "fifteen (15)".
- There is hereby added a new Section 4.10 to Exhibit "C" to the Declaration as follows:
  - "4.10 Meetings Open To Members. Regular and special meetings of the Board shall be open to all Members of the Association provided that Members who are not on the Board may not participate in any deliberation or discussion unless expressly so authorized by the Board. The Board may, with the approval of a majority of a quorum of Trustees, adjourn a meeting and reconvene in executive session to discuss and vote upon personnel matters, litigation in which the Association is or may become involved and orders of business of a similar nature. The nature of any and all business to be considered in executive session shall first be announced in an open session."
- (g) The semi-colon appearing after the word "Association" in line 5 of Section 10.01 of Exhibit "C" to the Declaration is hereby deleted and there is added immediately thereafter the following:

"and at least twenty-five percent (25%) of the voting power of the Association residing in Members other than the Declarant;".

the undersigned have executed this In witness whereof, instrument on the date first written above.

LADD E. BLAINE HUNTSMAN, STATE OF UTAH ) :ss. COUNTY OF SALT LAKE

On this 29th day of \_\_\_\_\_\_, 1982, personally appeared before me A. Blaine Huntsman, Fr. and Ladd E. Christensen, signers of the foregoing instrument, who duly acknowledged to me that they executed the same. (A Blain, Huntsman, Jr. by Ladd E. Christensen, Attorney in Fact)

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Notary Public

My Contact of Experies:

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