

FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR CROWN  
POINTE, A PLANNED RESIDENTIAL UNIT DEVELOPMENT

This First Amendment to The Declaration of Covenants Conditions and Restrictions and Reservations of Easements for Crown Pointe A Planned Residential Unit Development ("Declaration") having been approved by the members of the Crown Pointe Owners' Association, Inc. ("Association") at a duly called and noticed meeting of the Association held on September 18, 2003 is dated this 18th day of September, 2003.

WHEREAS, it is the desire of the members of the Association to remove from the Duties and Powers of the Association any responsibility for maintenance and/or repair of air conditioning systems and equipment whether or not located on the Common Area; and

WHEREAS, control of the Association is vested in the members of the Association.

NOW THEREFORE, the members of the Association amend the Declaration as follows:

1. Article I Definitions Section 18 is deleted and replaced by the following:

Section 18. "Improvement" shall mean all structures and appurtenances of every type and kind, including but not limited to buildings, out buildings, walkways, sprinkler pipes, carports, roads, driveways, parking areas, fences, screening walls, retaining walls, stairs, decks, landscaping, hedges, windbreaks, plantings, planting trees and shrubs, poles, signs, and water softener fixtures or equipment.

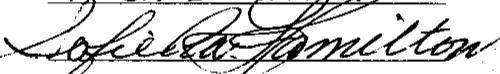
2. Article V Duties and Powers of the Association Paragraph (a) is deleted and replaced by the following:

(a) Maintain, repair and otherwise manage the Common Area and all facilities, improvements (excluding air conditioning equipment) and landscaping thereon in accordance with Article VI of this Declaration.

Witnesses:

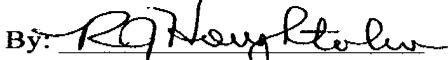


PARLA B. KELLER



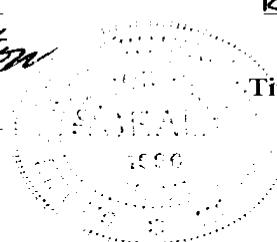
SOFIE A. HAMILTON

CROWN POINTE OWNERS' ASSOCIATION, INC.

By: 

R.J. HOUGHTALEN

Title: PRESIDENT



STATE OF UTAH  
COUNTY OF WEBER

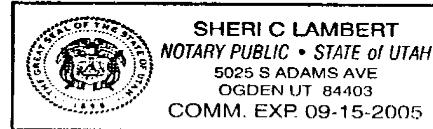
Robert J. Houghtalen being first duly sworn says that he is a Trustee and President of the Crown Pointe Owners' Association and has read said notice and knows the contents thereof and that the same is true of his own knowledge

RJ Houghtalen

R.J. HOUGHTALEN

Subscribed and sworn before me this 25 day of Sept, 2003

Sheri C. Lambert



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