

When recorded mail to:
Prospector Square
P.O. Box 1698
Park City, Utah 84060

ATT: Sue Wagner

R/b

Entry No.	231190
REQUEST OF	ASSOCIATED TITLE CO.
FEE	ALAN SPRIGGS, SUMMIT, UT RECORDS
\$ 66.00	By Susan Johnson
RECORDED	2-28-85 at 2:33

FIRST AMENDMENT
TO THE BYLAWS OF
PROSPECTOR SQUARE CONDOMINIUMS

THIS FIRST AMENDMENT TO THE BYLAWS OF PROSPECTOR SQUARE CONDOMINIUMS (hereinafter "FIRST AMENDMENT TO BYLAWS") is made and executed this 10 day of November, 1984, by Prospector Square Condominiums Association of Unit Owners, acting by and through the Management Committee of Prospector Square Condominiums Association of Unit Owners.

RECITALS:

A. Article XIV of the Bylaws of Prospector Square Condominiums Association of Unit Owners provides that the Bylaws may be amended by an instrument in writing signed by the record Unit Owners holding 75% of the total voting power of the Unit Owners.

B. The Management Committee, by written instrument signed by Unit Owners of Prospector Square Condominiums holding 75% or more of the voting power of the Unit Owners, has been authorized to execute and record this First Amendment to Bylaws.

1. ARTICLE II, SECTION A, AND ARTICLE II, SECTION B, OF THE BYLAWS SHALL BE AMENDED TO READ, IN THEIR ENTIRETY, AS FOLLOWS:

II. Management Committee.

The affairs of the Association of Unit Owners shall be conducted by a Management Committee composed of five (5) members.

A. Election

At each annual meeting, the Unit Owners shall elect members of the Management Committee for the forthcoming year. Provided, however, at the 1984 annual meeting two additional members shall be added to the Management Committee, bringing the total number of members on the Management Committee to five (5). Said two new members of the Management Committee shall serve for a two (2) year term; the vacancy created on the Management Committee by release of one member

of the Management Committee whose term expires at the time of the 1984 annual meeting shall be replaced with one member who shall serve for a three (3) year term. Nominations for the Management Committee may be made by either: (1) a petition filed with the Secretary at least seven (7) days prior to the annual meeting, which petition shall be signed by a Unit Owner and include a letter signed by the nominee(s) named therein indicating his (their) willingness to serve as a member of the Management Committee if elected; or (2) a nomination made by a Unit Owner at the annual meeting during which members of the Management Committee are being elected (said nomination shall be made from the floor of the annual meeting to the officer presiding at said meeting and the nominating Unit Owner shall present to the officer presiding at said meeting a letter signed by the nominee(s) nominated by said Unit Owner, indicating each nominee's willingness to serve as a member of the Management Committee if elected, or said nominee(s) shall be present to indicate his (their) willingness to serve as a member of the Management Committee if elected). All members of the Management Committee shall be required to be Unit Owners, or the employees, officers, or other authorized agents of Unit Owners.

B. Term

Members of the Management Committee shall serve for a term of three (3) years; provided, however, that members of the Management Committee elected to serve for terms of less than three (3) years, prior to the 1984 annual meeting, shall serve only for the remaining term for which they were elected, and the two members elected for two (2) year terms at the 1984 annual meeting shall serve only for said two (2) year terms. Thereafter, all members elected each year shall serve for a three (3) year term. The members of the Management Committee shall serve until their respective successors are elected, or until their death, resignation or removal.

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2. ARTICLE II, SECTION G, OF THE BYLAWS SHALL BE AMENDED TO READ, IN ITS ENTIRETY, AS FOLLOWS:

G. Regular Meetings of the Management Committee

Three (3) of the five (5) members of the Management Committee shall constitute a quorum and, if a quorum is present, the decision of a majority of those present shall be the act of the Management Committee. The Management Committee shall annually elect all of the officers of the Association of Unit Owners as set forth in Article IV of these Bylaws. The officers shall be elected at a meeting of the Management Committee to be called immediately following the annual meeting of the Association of Unit Owners.

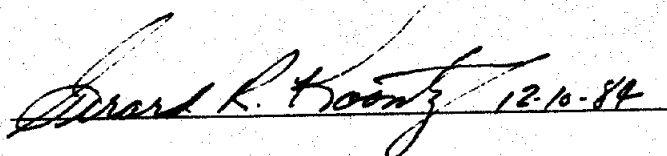
3. ARTICLE III, SECTION A, OF THE BYLAWS SHALL BE AMENDED TO READ, IN ITS ENTIRETY, AS FOLLOWS:

A. Annual Meeting

There shall be a meeting of the Association of Unit Owners at such time and place as may be designated by written notice of the Management Committee delivered to the Unit Owners not less than thirty (30) days prior to the date fixed for said meeting. At or prior to such meeting, the Management Committee shall furnish to the Unit Owners a budget for the current fiscal year that shall itemize the estimated Common Expenses of the fiscal year with the estimated allocation thereof to each Unit Owner, and a statement of the Common Expenses, itemizing receipts and disbursements, for the preceding fiscal year, together with the allocation thereof to each Unit Owner.

Dated the day and year first above written.

PROSPECTOR SQUARE CONDOMINIUMS
ASSOCIATION OF UNIT OWNERS
MANAGEMENT COMMITTEE

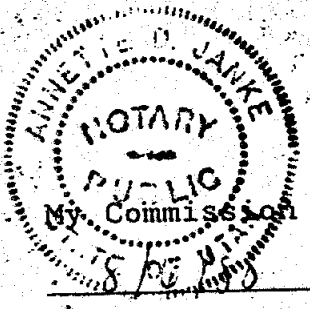
 12.10.84

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Jack R. Carlton
Gerard K. Koutz
Duane A. Lee

STATE OF UTAH)
) : ss.
COUNTY OF SALT LAKE ;

On the 11th day of December, 1984, personally appeared before me Gerard Koutz, Jack R. Carlton, and Duane A. Lee, who being by me duly sworn did say that they are all members of the Management Committee of Prospector Square Condominiums Association of Unit Owners and as such are fully authorized to execute the foregoing Amendment to Bylaws, and they each duly acknowledged to me that they executed the same.



Annette Janke
Notary Public
Residing at: Salt Lake City, UT

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5725H

EXHIBIT "A"

Beginning at the Northwest corner of Lot 44 of the amended plat of Prospector Square Subdivision, a subdivision located in the Northeast quarter of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence North $64^{\circ} 24'$ East 79.00 feet along the Northerly boundary of said Lot 44, to a point of a 367.00 foot radius curve to the right, the radius point of which is South $25^{\circ} 36'$ East 367.00 feet; thence Northeasterly along the arc of said curve and Northerly boundary of Lot 44, 163.98 feet to a point of tangency; thence East 174.47 feet along said Northerly boundary of Lot 44 to a point of a 66.00 foot radius curve to the left, the radius point of which is North 66.00 feet; thence Northeasterly along the arc of said curve 103.67 feet; thence East 25.00 feet; thence South $16^{\circ} 50' 12''$ East 143.38 feet to the Northerly right-of-way line of the Union Pacific Railroad; thence South $73^{\circ} 09' 48''$ West 193.05 feet along said Northerly right-of-way line to a point of a 1482.40 foot radius curve to the left, the radius point of which is South $16^{\circ} 50' 12''$ East 1482.40 feet; thence Southwesterly along the arc of said curve and Northerly right-of-way line 226.39 feet to a point of tangency; thence South $64^{\circ} 24' 48''$ West along said Northerly right-of-way line 67.36 feet; thence North $25^{\circ} 36'$ West 186.19 feet to the point of beginning. Contains 1.743 acres.

EXHIBIT "B"

APPENDIX A

PROSPECTOR SQUARE CONDOMINIUMS

<u>UNIT NUMBERS</u>	<u>AREA OF EACH UNIT</u>	<u>107 UNIT PROJECT PERCENTAGE INTEREST OF EACH UNIT</u>	<u>(ESTIMATED 311 UNIT PROJECT PERCENTAGE INTEREST OF EACH UNIT)</u>
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141	295 sq.ft.	.915%	(.2626%)
150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194	295 sq.ft.	.915%	(.2626%)
200, 202, 203, 204, 205, 206, 207, 208, 209, 210, 212, 213, 214, 215, 216, 217, 218, 219,	315 sq.ft.	.976%	(.2803%)
201, 211	444 sq.ft.	1.4135%	(.3950%)
TOTAL AREA, 107 UNIT PROJECT:		32,223 sq.ft.	
TOTAL PERCENTAGE INTEREST, 107 UNIT PROJECT:		100%	

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Parcel 1: Beginning at a point South ~~101.55~~ feet and West ~~149.66~~ feet from the Northeast corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being on the Northerly right-of-way line of the Union Pacific Railroad and running thence North ~~130.55~~ West ~~160.45~~ feet, thence South $73^{\circ} 09' 48''$ West 130.55 feet, thence North $16^{\circ} 29'$ West 250.80 feet to a point on a 1766.00 foot radius curve and Southerly right-of-way line of Sidewinder Drive 246.20 feet to a point of tangency, thence North $73^{\circ} 00'$ East along the said Southerly right-of-way line 375.07 feet, thence South $17^{\circ} 00'$ East 345.91 feet to the Northerly right-of-way line of the Union Pacific Railroad, thence South $73^{\circ} 09' 48''$ West along said Northerly right-of-way line 325.84 feet, thence South $0^{\circ} 04' 58''$ West along said

Northerly right-of-way line 52.26 feet, thence
South $73^{\circ} 09' 48''$ West along said Northerly right-
of-way line 151.45 feet to the point of beginning.
~~Contains 4.83 acres~~ < 4.83 >

Parcel 2: Lot 43, Prospector Square Subdivision,
according to the official plat thereof filed in the
office of the Summit County Recorder.