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Recorded DEC 26 1973 at 4:39 PM
Request of Guardian Title Company
Fees Paid JEROME AM BLATTEN
Recorder, Salt Lake County, Utah
By [Signature] Deputy
[Signature]

2590399

SECOND AMENDMENT TO THE
DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF MONTE CRISTO
A CONDOMINIUM PROJECT

THIS SECOND AMENDMENT is made by ARTISTIC HOMES CORPORATION, a Utah corporation, to the Declaration of Covenants, Conditions and Restrictions of Monte Cristo, a Condominium Project, as amended, and is referred to in this Second Amendment and in said Declaration as the "DECLARANT", as follows:

W I T N E S S E T H:

WHEREAS, the Declarant previously recorded its Declaration of Covenants, Conditions and Restrictions of Monte Cristo, a Condominium Project, recorded in the office of the County Recorder of Salt Lake County, Utah, on August 7, 1973, as Entry No. 2559806, in Book 3389, at pages 144-182, including a Record of Survey Map covering Phase I and Exhibit "B" stating the initial percentage of ownership of the Common Area, and

WHEREAS, the Declarant, Unit Owners and financial institutions previously executed a First Amendment to said Declaration clarifying the ownership of the Common Areas and Facilities, the future development of the project and other matters, and

WHEREAS, the Declarant has determined not to develop and construct the apartment house project as referred to in the Declaration and in lieu of the apartment house project desires to construct condominium units which will be sold or rented as the Declarant shall determine, such changes being in accordance with the provisions of Articles IV and VI and other authority as contained

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in the Declaration, and

WHEREAS, the Declarant is ready to proceed with the recording of Phase II of said Condominium Project as referred to and authorized in the preamble, definitions and Articles IV and VI of the Declaration, as amended,

NOW THEREFORE, the Declarant does hereby make the following Second Amendment to said Declaration, as amended:

1. The next phase of this Condominium Project shall be known as Phase II and shall be in accordance with Exhibit "A", attached hereto and incorporated herein by reference, being the Record of Survey Map of Monte Cristo - Phase II, a Condominium Project.

2. The real property included within Phase II is situated in Salt Lake County, State of Utah, and is particularly described as follows:

Beginning at a point which is West 665.08 ft. and South 787.64 ft. from the NE corner of Section 21, T2S, R1E, S.L.B.&M., running thence South 222.16 ft.; thence West 528.50 ft.; thence N 0°29'15" E, 233.0 ft.; thence East 271.18 ft.; thence South 10.83 ft.; thence East 255.33 ft. to the point of beginning. Contains: 2.76 acres.

3. The Declarant hereby submits the above described tract of land, buildings and other improvements constructed thereon or hereafter to be constructed, together with all appurtenances, to the provisions of the Utah Condominium Ownership Act, which shall be known as Monte Cristo - Phase II.

4. The development of Phase II will change the initial percentages of ownership of the Common Areas and Facilities and the new percentages for all condominium units now authorized are as set forth in the First Amended Exhibit "B", attached hereto and

incorporated herein by reference.

5. The Declarant, having determined not to develop and construct the apartment house project as referred to in the Declaration, does hereby eliminate the first "WHEREAS" paragraph on page 2 and Article VIII of the Declaration, together with all other references in the Declaration to the apartment house project which are in conflict with the provisions of this Second Amendment, the same being amended to the extent necessary to achieve conformity. Although the Declarant has the right and power to construct condominium units on the land originally contemplated for the apartment house project, it is under no obligation or duty to do so.

IN WITNESS WHEREOF, the Declarant has executed the foregoing amendment this 26th day of December, 1973.

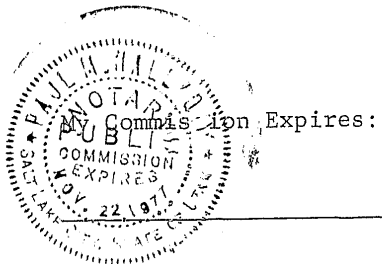
ARTISTIC HOMES CORPORATION

By: *Gary M. Nagle* President

STATE OF UTAH)
 : ss.
County of Salt Lake)

On the 26th day of December, 1973, personally appeared before me GARY M. NAGLE, who being by me duly sworn did say, that he, the said Gary M. Nagle, is the president of ARTISTIC HOMES CORPORATION, a Utah corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said Gary M. Nagle duly acknowledged to me that said corporation executed the same.

Paul M. Hendon
Notary Public
Residing in Salt Lake City, Utah



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FIRST AMENDED EXHIBIT "B"

MONTE CRISTO

A CONDOMINIUM PROJECT

PERCENTAGE (%) OF OWNERSHIP
OF COMMON AREA
(Will be reduced by future
amendment.)

UNIT NUMBER

1	2.404
2	2.3157
3	2.3157
4	2.3157
5	2.3157
6	2.3157
7	2.4039
8	2.4039
9	2.3157
10	2.3157
11	2.3157
12	2.3157
13	2.4039
14	2.3598
15	2.2716
16	2.2716
17	2.3598
18	2.3598
19	2.2716
20	2.2716
21	2.3598
34	2.3598
35	2.2716
36	2.2716
37	2.3598
38	2.3598
39	2.2716

(continued)

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(continued)

FIRST AMENDED EXHIBIT "B"

MONTE CRISTO
A CONDOMINIUM PROJECT

PERCENTAGE (%) OF OWNERSHIP
OF COMMON AREA

(Will be reduced by future
amendment.)

UNIT NUMBER

40	2.2716
41	2.3598
48	1.8394
49	1.7953
50	1.7953
51	1.7953
52	1.7953
53	1.7953
54	1.7953
55	1.7953
56	1.7953
57	1.8394
58	1.8394
59	1.7953
60	1.7953
61	1.7953
62	1.7953
63	1.7953
64	1.7953
65	1.8394