

First Amendment to Condo Decl. #348024, Ab. 627, P. 468-471
Second Amendment to Condo Decl. #348024, Ab. 627, P. 463-67
Third Amendment to Condo Declaration #350134 Ab. 553 P. 512-17

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SECOND AMENDMENT TO CONDOMINIUM DECLARATION **HIGH COUNTRY TITLE**
OF **90 JAN 22 PM 2:26**
THE RESORT CENTER CONDOMINIUMS

ALAN SPRIGGS
SUMMIT COUNTY RECORDER ⁸⁰

This Second Amendment to the Condominium Declaration 79
of The Resort Center Condominiums is made and executed REC'D BY
this 12th day of January, 1990, by Greater Park City Company,
a Utah Corporation (hereinafter "GPCC") as owner of the fee
title of the real property on which the Condominium Project is
located, and by Olympus Development Company, a Utah
corporation, fka Prudential Development Company, a Utah
corporation, (hereinafter "Declarant"), as the owner of the
convertible spaces here affected.

R E C I T A L S

A. The Condominium Declaration for Park City Village
Condominiums was recorded in the Office of the Recorder of
Summit County, Utah on February 25, 1983, as Entry No. 202648
in Book M252 at pages 73-188. The First Amendment to
Condominium Declaration for The Resort Center Condominiums
(formerly the Park City Village Condominiums) was recorded in
the Office of the Recorder of Summit County, Utah, on December
16, 1983 as Entry No. 214205 in Book 281 at page 729. The
Condominium Declaration as amended was supplemented by the
First Supplement to Condominium Declaration of The Resort
Center Condominiums recorded as Entry No. 238028 in Book 352
beginning at page 638 of the Official Records of Summit County,
State of Utah. All of the foregoing is hereinafter referred to
as the "Declaration".

B. Utah Code Ann. 57-8-1 et seq., cited as the
Condominium Ownership Act, allows the conversion of convertible
spaces located in condominium projects pursuant to requirements
of UCA § 57-8-13(3) and § 57-8-13.4.

C. Declarant is the owner of convertible spaces
known as CS-3 and CS-4 and CS-12, all located and described on
the Record of Survey Map for The Resort Center Condominiums.
Declarant, by this document, converts a portion of CS-3 and a
portion of CS-4 and the entirety of CS-12, to common area in
case of the conversion of portions of CS-3 and CS-4, and
private residential units known as B-323 and B-325 in the case
of convertible space CS-12, all in the manner hereinafter set
forth and specifically as follows:

BOOK 551 PAGE 626-632

1. There is recorded concurrently herewith a First Supplement to the Record of Survey Map for The Resort Center Condominiums consisting of four pages, and the title page, which First Supplement shows the conversion hereinafter set forth (the First Supplemental Record of Survey Map).

2. Page one of the First Supplemental Record of Survey Map shows the replacement page for sheet 5 of 15 Floor Plan Level 45 of The Resort Center Condominiums, and shows thereon the conversion of the portion of CS-3 to common area, specifically: That portion of CS-3 that contains the bottom of the swimming pool, the locker rooms, the massage rooms and the sauna rooms, is hereby converted to Common Area to the extent shown on page one of the First Supplemental Record of Survey Map to the area approximately near the stairway, but not to include the Primrose Room meeting room which will remain as CS-3, all as shown on such first page of the First Supplemental Record of Survey Map. The conversion of this portion of CS-3 herein recited results in a change in the Common Area percentages of the Condominium Project as hereinafter shown by replacement of Exhibit C to the Condominium Declaration as amended and supplemented by Exhibit C attached to this Second Amendment.

2. Page two of the First Supplemental Record of Survey Map shows the replacement for Sheet 6 of 15 of The Resort Center Condominiums Floor Plan - Level 55, which shows thereon convertible space CS-4 and the conversion which is to take place therein, specifically: That portion of convertible space CS-4 which contains the swimming pool and the deck surrounding the swimming pool, both inside and outside, and existing to approximately the stairway area but not to include the area known as the Downstairs Lounge, (which will remain as CS-4) is converted to Common Area as shown on the second page of the First Supplemental Record of Survey Map to Common Area. The conversion of this space does result in a change in the Common Area percentages for The Resort Center Condominiums, replacing Exhibit C to the Condominium Declaration as amended and supplemented by Exhibit C attached to this Second Amendment.

3. Convertible Space CS-12 is located on two levels, that is Level 75 on sheet 8 of 15 of The Resort Center Condominiums and Level 84 on sheet 9 of 15 of The Resort Center Condominiums. Convertible Space CS-12 has actually been constructed as two residential condominium units, specifically Unit B-323, a three-bedroom condominium unit and Unit B-325, a four-bedroom condominium unit. Heretofore, convertible space CS-12 has been assigned a Common Area percentage in The Resort

Center Condominiums which Common Area percentage will not change as a result of the conversion of CS-12 as hereinafter set forth, but will be allocated between Unit B-323 and Unit B-325, specifically: Convertible space CS-12, located on Level 75 on sheet 8 of 15 of The Resort Center Condominiums (see page 3 of the First Supplemental Record of Survey Map) and located on Level 84 on sheet 9 of 15 of The Resort Center Condominiums (see page 4 of the First Supplemental Record of Survey Map) is hereby converted to private residential ownership as Unit B-323 and Unit B-325 as set out and specifically shown on the said pages 3 and 4 of the First Supplemental Record of Survey Map. With the conversion contained in this subparagraph, CS-12 is converted in its entirety and remains no longer a part of The Resort Center Condominium Project.

4. As a result of the conversion of the portions of CS-3 and CS-4, the Common Area percentages of The Resort Center Condominiums are adjusted and Exhibit C to the Condominium Declaration as amended and supplemented is deleted in its entirety and replaced and superceded by Exhibit C attached to this Second Amendment, which Exhibit C correctly shows the Common Area percentages for the remaining portions of CS-3 (4,181 sq. ft.) and CS-4 (4,418 sq. ft.) and allocates the Common Area percentages heretofore assigned to CS-12 to Unit B-323 and Unit B-325.

As specifically amended, the Condominium Declaration for The Resort Center Condominiums remains in full force and effect and binding upon the project.

DATED as of the day and year first set forth above.

OLYMPUS DEVELOPMENT COMPANY, a
Utah corporation, fka Prudential
Development Company, a Utah
corporation,

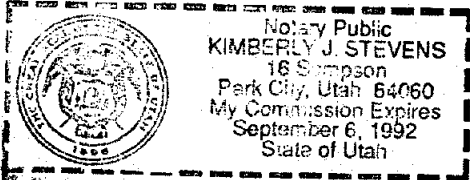
By K. John Jones
Its Vice President

GREATER PARK CITY COMPANY, a Utah
Corporation

By Wayne Matthews
Its P.

STATE OF UTAH)
COUNTY OF Summit) SS.

On the 12th day of January, 1990, personally appeared before me Wayne Matthews, who being by me duly sworn, did say that he is the Vice President of Greater Park City Company, a corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of its Bylaws or a resolution of its Board of Directors, and said Wayne Matthews acknowledged to me that said corporation executed the same.



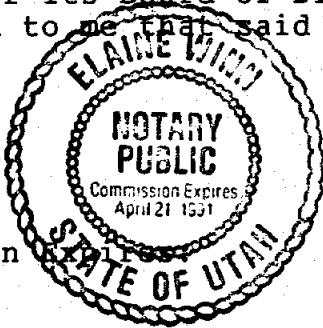
Kimberly J. Stevens
NOTARY PUBLIC
Residing at: Summit County, Utah

My Commission Expires:

9/6/92

STATE OF UTAH)
COUNTY OF Salt Lake) SS.

On the 8th day of January, 1990, personally appeared before me K. John Jones, who being by me duly sworn, did say that he is the Vice President of Olympus Development Company, a Utah corporation, fka Prudential Development Company, a Utah corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of its Bylaws or a resolution of its Board of Directors, and said K. John Jones acknowledged to me that said corporation executed the same.



Elaine Winn
NOTARY PUBLIC
Residing at: Salt Lake City, Utah

My Commission Expires:

4-21-91

Reviewed as to Form:

PARK CITY CORPORATION

By [Signature]
James Carter
Park City Attorney

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010390

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EXHIBIT C

PARK CITY VILLAGE
HOMEOWNERS ASSOCIATION

Common Area Ownership and Interest

	Unit No.	% Ownership in Common Area
PHASE 1A		
Commercial	COM 1	2.1171%
	COM 2	0.5755%
	COM 3	2.0450%
	COM 4	1.0368%
	COM 5	1.9221%
	COM 6	1.9221%
	COM 7	1.8426%
	Storage Unit	1.3932%
Residential	A101	0.4501%
	A102	0.4545%
	A103	0.4501%
	A104	0.4495%
	A105	0.4545%
	A106	0.4545%
	A107	0.4545%
	A108	0.4545%
	A109	0.4545%
	A110	0.4501%
	A201	0.6208%
	A202	0.6270%
	A203	0.6308%
	A204	0.6295%
	A205	0.6270%
	A206	0.6270%
	A207	0.6270%
	A208	0.6270%
	A209	0.6270%
	A210	0.6208%
	A211	0.4501%
	A212	0.4545%
	A213	0.2216%
	A214	0.2216%
	A215	0.2216%
	A216	0.2216%
	A217	0.2216%
	A218	0.2216%
	A219	0.2216%

A220	0.2216%
A221	0.2216%
A222	0.2167%
A223	0.2173%
A224	0.2216%
A225	0.2216%
A226	0.2216%
A227	0.4501%
A301	0.5209%
A302	0.5172%
A303	0.5172%
A304	0.5252%
A305	0.5209%
A306	0.5252%
A307	0.5122%
A308	0.5172%
A309	0.5209%
A310	0.5165%

PHASE 1B
Commercial

C1	0.5258%
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Residential

BP206	0.6587%
BP208	0.6593%
BP210	0.6587%
BP212	0.6587%
BP214	0.6593%
BP218	0.6593%
BP220	0.6587%
BP222	0.6587%
BP224	0.6593%
BP226	0.6593%
B100	0.3179%
B102	0.3204%
B104	0.3204%
B106	0.3204%
B108	0.3204%
B110	0.3191%
B112	0.3191%
B114	0.3204%
B116	0.3204%
B118	0.3204%
B120	0.3204%
B122	0.3204%
B124	0.3204%
B126	0.3191%
B128	0.3191%
B130	0.3204%
B132	0.3204%
B134	0.3204%
B136	0.3204%
B138	0.3204%
B200	0.9083%

B202	0.9083%
B204	0.9083%
B205	0.7872%
B206	0.9083%
B207	0.5985%
B208	0.9083%
B209	0.5985%
B210	0.9083%
B211	0.5985%
B212	0.9083%
B213	0.5985%
B214	0.9083%
B215	0.5985%
B216	0.7872%
B217	0.7872%
B219	0.5985%
B221	0.5985%
B222	0.9083%
B223	0.7872%
B224	0.9083%
B225	0.5985%
B226	0.9083%
B305	1.1895%
B307	0.9070%
B309	0.8822%
B311	0.8822%
B313	1.0368%
B315	0.5066%
B316	1.0548%
B317	1.0548%
B318	0.7711%
B319	0.7711%
B320	0.7723%
B321	0.8108%
B323	1.0225%
B325	1.6843%

Convertible Space

CS1	4.0851%
CS2	0.8543%
CS3	2.5957%
CS4	2.7429%
CS5	0.6115%
CS6	3.5698%
CS7	2.7789%
CS8	2.2127%
CS9	1.2690%
CS10	0.3936%
CS11	0.3936%
CS12	0.4166%

TOTAL	100.00%
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