ROBERT P SUCHYTA REGISTERED AGENT 1405 W-RIO GRANDE PO PARK CITY UT 84095

ASSIGNMENT OF DECLARANT'S RIGHTS

JUNIATA LIMITED PARTNERSHIP, a Utah partnership, having an address of

481 Woodside Drive in Park City, Utah 84060 ("Juniata"), executes this Assignment of

Declarant's Rights this 26th day of June, 1998

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ALAN SPRIGGS, SUMMIT COUNTY RECORDER 1998 JUL 29 17:00 PM FEE \$12.00 BY DMG REQUEST: RUBERT P SUCHYTA

Recitals:

WHEREAS, Juniata was the owner and developer of certain property located in Snyderville, Summit County, Utah (the "Property"); and

WHEREAS, Juniata was the Declarant under the Declaration of Covenants,

Conditions and Restrictions for Snyder's Mill, recorded in the official records of the Summit

County Recorder on April 1, 1992 (the "Restrictive Covenants"); and

WHEREAS, the Snyder's Mill Homeowners Association (the "HOA") is a Utah nonprofit corporation formed to enforce the Restrictive Covenants and to manage and maintain the common areas of the Property; and

WHEREAS, on September 6, 1997, the members of the HOA held a special election and elected William Graves, Irvin Kahn, and Robert Suchyta, as Trustees, having the responsibility from and after September 6, 1997, for the management of the HOA; and

WHEREAS, the HOA has requested this assignment from Juniata.

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, Juniata hereby acknowledges that effective as of September 6, 1997, this HOA has been and shall thereafter remain as the

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Declarant for purposes of the Restrictive Covenants, and, to the effect Juniata has any rights to transfer and assign its position as Declarant under the Restrictive Covenants, in said capacity, effective as of September 6, 1997, Juniata hereby assigns to the then current board of trustees of the HOA the rights to be the "Declarant" under the Restrictive Covenants and as defined in Article I, Section 6 thereof, Juniata hereby acknowledging that the HOA is and has since September 6, 1997, been the "Declarant" under the Restrictive Covenants.

JUNIATA LIMITED PARTNERSHIP

By: PITCHFORK DEVELOPMENT, INC., a

Utah corporation

Its: Manager

Mont L. Millerberg

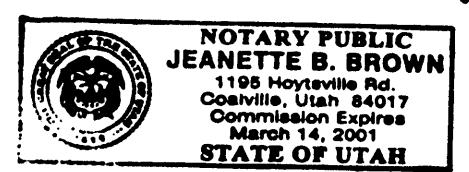
Its: Chief Financial Officer

STATE OF UTAH

COUNTY OF SUMMIT

On this day of June, 1998, personally appeared before me Mont L. Millerberg, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is is signed on the preceding document, and acknowledged to me that he is the Chief Financial Officer of Pitchfork Development, Inc., and that he signed it voluntarily for its stated purpose on behalf of said corporation and that said corporation executed the same as the Manager of Juniata Limited Partnership.

SS.



NOTARY PUBLIC

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