

SEVENTH AMENDMENT  
OF :

Declaration of Covenants, Conditions and Restrictions of the Park Place  
Subdivision, a planned residential development (Recorded in Salt Lake County,  
Utah on April 30, 1974, as Entry 2617472 to Book 3572, page 320.

This instrument is executed by Park Place Homeowners Association in accordance  
with Article X, Section 3, of said Declaration, to wit:

Article VI, Section 2, Operation and Maintenance -- Remedies is changed  
to read:

3. Operation and Maintenance by Association. The Association shall  
provide for such maintenance and operation of the Common Areas as may be  
necessary or desirable to make them appropriately usable in conjunction with  
the lots and to keep them clean, functional, attractive and generally in good  
condition and repair. The Association shall also provide for maintenance and  
upkeep of any portion of a lot which lies between the extremities of the  
Living Unit situated thereon and the boundaries of the lot. In addition, the  
Association shall provide for such maintenance and repair of the exteriors of  
Living Units (including resurfacing of roofs and repainting, but not including  
replacement of glass and ~~not including sealing, repairing or otherwise fixing~~  
~~foundational~~ as may be necessary or desirable to keep them attractive and  
generally in good condition and repair. Since architectural styles, building  
materials and landscaping standards, as well as market demands and trends, may  
change from time to time, in performing its obligations concerning maintenance  
of Living Units exteriors of the Association may change the materials and  
colors employed by the original Developer, but shall maintain the integrity of  
uniformity of appearance and quality of the Project, consider the original  
design, materials available, harmony of external design with existing  
structures, the location in relation to surrounding structures, topography,  
finish grade, elevation and market conditions, among other things. Decisions  
may be made based on purely aesthetic considerations although the quality of  
materials and workmanship shall be at least as good as those which were used  
in connection with original construction of the item concerned. The provisions  
of Article VIII (Architectural Control) shall not apply to any maintenance or  
repair of Living Unit exteriors which is accomplished by the Association.



AND:

Article X, Section 4, paragraph g correction of typographical error:

From. g) To amend provisions of this section 5.

To read: g) To amend provisions of this section 4.

In witness whereof, the undersigned President and Secretary of the Park Place  
Homeowners Association attest that at a mail balloting of 100 percent of all  
members, and at which a quorum of Class A members did approve by written  
mailed ballot, the foregoing Seventh Amendment to the Park Place Declaration  
of Covenants, Conditions and Restrictions was passed by the required number of  
votes, and it is further attested that there is no longer a Class B member of  
the Association.

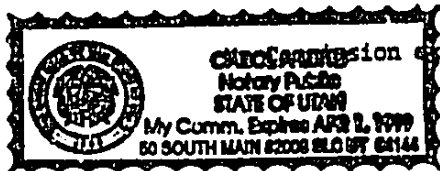
ATTEST:  SECRETARY  
 PRESIDENT  
PARK PLACE HOMEOWNERS ASSOCIATION

STATE OF UTAH)  
COUNTY OF SALT LAKE) ss.

On this 17 Day of December, 1996, personally appeared before me

Robert Ramsdell and John C. Ashmead  
being duly sworn, did say they are the President and Secretary respectively of  
the Park Place Homeowners Association, a Utah Non-Profit Corporation, and  
that the foregoing instrument was signed on behalf of said Corporation by an  
authority cited hereinabove.

Carol A. Lund  
Notary Public



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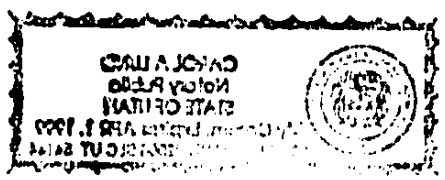
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12/20/96

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12/20/96 09:18 AM 153.00  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
PARK PLACE HOMEOWNERS ASSOC  
1574 PARK PLACE NORTH  
SLC UT 84121  
REC BY: P ANDERSON DEPUTY - WI



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