

AMENDMENT TO FIRST AMENDED DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF THE TOWNES, A CONDOMINIUM PROJECT

This Amendment to the First Amended Declaration of Covenants, Conditions and Restrictions of the Townes, a condominium project, is made and executed this _____ day of August, 1997, upon the approval and consent of three-fourths of the votes of unit owners, hereinafter referred to as the "owners".

RECITALS: Whereas the First Amended Declaration of Covenants, Conditions and Restrictions of the Townes, a condominium project, (the "Amended Declaration") was recorded on April 17, 1989, in the office of the Salt Lake County Recorder in Salt Lake County, Utah, in Book 6118 at pages 1183 - 1216; and

WHEREAS, the legal description of the Townes Condominium project in Salt Lake County, Utah, is as follows:

See attached Exhibit "A"

WHEREAS, the condominium owners, under Article 15 of the Amended Declaration, have the right to amend the Declaration upon the approval and consent of 3/4 of the votes of unit owners, which consent and approval shall be duly executed and recorded instruments and

WHEREAS, pursuant to Section 15 of the Amended Declaration and pursuant to Utah Code Ann. S 16-6-33, the undersigned unit owners, being three-fourths or more of the unit owners of the Townes, hereby amend the Amended Declaration as follows: Section 29 is amended by inserting in Section 29, Administrative Rules and Regulations,

6721118
811529

-POOR COPY-
CO. RECORDER

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(Cont. Amendment to the First Amended Declaration of The Townes CCRs)

the following additional paragraph at the end of that section:

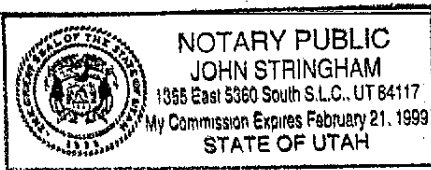
If any unit owner or such owners' guests or tenants are determined by the Management Committee to be in violation of any such rules, or in violation of Section 31, Limitation on Use of Units and Common Area, or Section 32, Maintenance of Units, of this Declaration, the Management Committee may, in its discretion, give written notice of the violation to the unit owner. If the unit owner or its guests or tenants do not come into compliance and cure the violation within ten days after delivery of such a notice, the owners of at least Fifty-One Percent (51%) of the units may in their discretion impose a fine of either a single amount not exceeding \$50.00 or an amount not exceeding \$10 for each additional day the violation continues after the date that written notice of the fine's imposition is delivered to the unit owner. Fines shall be collectible by the Management Committee in the same manner as monthly and special assessments as provided in Section 38, Payment of Expenses, of this Declaration, and shall be liens on units, with interest and attorney's fees, as provided in that Section. Notices under this section may be delivered as provided in Section 20, Notices.

IN WITNESS WHEREOF, the undersigned have executed this Amendment to the Amended Declaration.

Anne D. Tripp
PRINT OWNERS NAMES

Anne D. Tripp 2082
OWNERS SIGNATURES AND UNIT #

The foregoing instrument was acknowledged before me this 16 day of AUGUST, 1997, by ANNE D. TRIPP



[Signature]
Notary Public

My Commission Expires: FEBRUARY 21, 1999

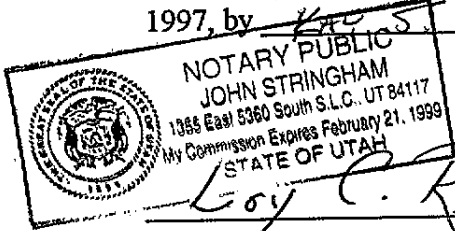
POOR COPY - CO. RECORDER

3K7739PG2403

Ray S. Kelly
JOHN H. KELLY
PRINT OWNERS NAMES

Ray S. Kelly
John H. Kelly
OWNERS SIGNATURES AND UNIT # 2072

The foregoing instrument was acknowledged before me this 16 day of AUGUST 1997, by RAY S. KELLY AND JOHN H. KELLY

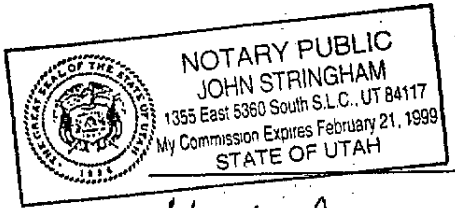


Notary Public - My Commission Expires: FEBRUARY 21, 1999

Loy C. Rasmuson
Ray S. Kelly
PRINT OWNERS NAMES

Loy C. Rasmuson 2068
OWNERS SIGNATURES AND UNIT #

The foregoing instrument was acknowledged before me this 16 day of AUGUST 1997, by LOY C. RASMUSON

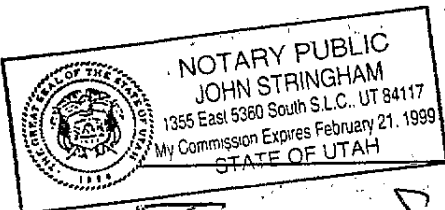


Notary Public - My Commission Expires: FEBRUARY 21, 1999

Neil Astle
PRINT OWNERS NAMES

Neil Astle 2064
OWNERS SIGNATURES AND UNIT #

The foregoing instrument was acknowledged before me this 16 day of AUGUST 1997, by NEIL ASTLE

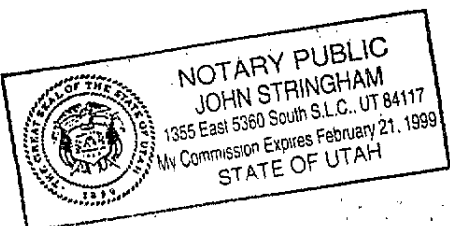


Notary Public - My Commission Expires: FEBRUARY 21, 1999

Joyce Safford
PRINT OWNERS NAMES

Joyce Safford 2066
OWNERS SIGNATURES AND UNIT #

The foregoing instrument was acknowledged before me this 16 day of AUGUST 1997, by JOYCE SAFFORD



Notary Public - My Commission Expires: FEBRUARY 21, 1999

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BK 7739PG2404

BRUCE H. JENSEN
JOANN JENSEN
PRINT OWNERS NAMES

[Signature]
[Signature]
OWNERS SIGNATURES AND UNIT # 2062

The foregoing instrument was acknowledged before me this 16 day of AUGUST

1997, by BRUCE H. JENSEN
NOTARY PUBLIC
JOHN STRINGHAM
1355 East 5360 South S.L.C., UT 84117
My Commission Expires February 21, 1999
STATE OF UTAH

[Signature]
Notary Public - My Commission Expires: FEBRUARY 21, 1999

Kent S Oviatt
Geraldine K Oviatt
PRINT OWNERS NAMES

[Signature]
[Signature] 2076
OWNERS SIGNATURES AND UNIT #

The foregoing instrument was acknowledged before me this 16 day of AUGUST

1997, by Kent S. Oviatt + Geraldine K. Oviatt

NOTARY PUBLIC
JOHN STRINGHAM
1355 East 5360 South S.L.C., UT 84117
My Commission Expires February 21, 1999
STATE OF UTAH

[Signature]
Notary Public - My Commission Expires: FEBRUARY 21, 1999

George LaVern Albright
Barbara C Albright
PRINT OWNERS NAMES

[Signature]
[Signature] 2090
OWNERS SIGNATURES AND UNIT #

The foregoing instrument was acknowledged before me this 16 day of AUGUST

1997, by GEORGE LA VERN ALBRIGHT + BARBARA C. ALBRIGHT

NOTARY PUBLIC
JOHN STRINGHAM
1355 East 5360 South S.L.C., UT 84117
My Commission Expires February 21, 1999
STATE OF UTAH

[Signature]
Notary Public - My Commission Expires: FEBRUARY 21, 1999

Casa Secura LLC
[Signature]
PRINT OWNERS NAMES

[Signature]
[Signature] 2078
OWNERS SIGNATURES AND UNIT #

The foregoing instrument was acknowledged before me this 16 day of AUGUST

1997, by GEORGE L. ALBRIGHT AND BARBARA C. ALBRIGHT

NOTARY PUBLIC
JOHN STRINGHAM
1355 East 5360 South S.L.C., UT 84117
My Commission Expires February 21, 1999
STATE OF UTAH

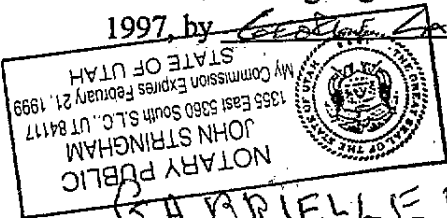
[Signature]
Notary Public - My Commission Expires: FEBRUARY 21, 1999

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CO. RECORDER

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East Tunnell by Barbara C Albright
Gary & Vern Albright G. La Vern Albright 2086
PRINT OWNERS NAMES OWNERS SIGNATURES AND UNIT #

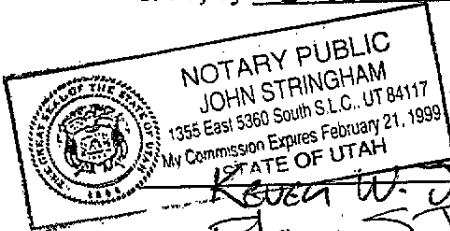
The foregoing instrument was acknowledged before me this 16 day of August
1997, by GARY & VERN ALBRIGHT + BARBARA C. ALBRIGHT



[Signature]
Notary Public - My Commission Expires: FEBRUARY 21, 1999

GABRIELLE M FRANZ Gabrielle M. Franz
HENRY W. FRANZ Henry W. Franz 2052
PRINT OWNERS NAMES OWNERS SIGNATURES AND UNIT #

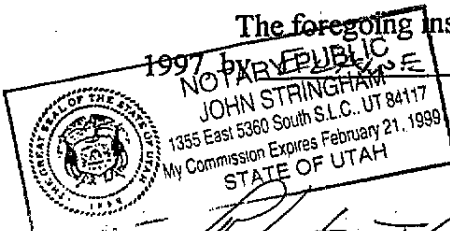
The foregoing instrument was acknowledged before me this 16 day of August
1997, by GABRIELLE M FRANZ + HENRY W. FRANZ



[Signature]
Notary Public - My Commission Expires: FEBRUARY 21, 1999

Kevin W. Johansen Kevin W. Johansen
Clare S. Johansen Clare S. Johansen 2014
PRINT OWNERS NAMES OWNERS SIGNATURES AND UNIT #

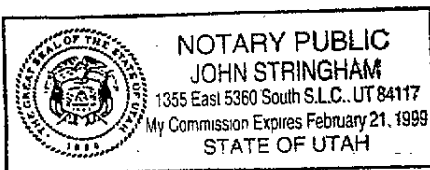
The foregoing instrument was acknowledged before me this 18 day of August
1997, by KEVIN W. JOHANSEN + CLARE S. JOHANSEN



[Signature]
Notary Public - My Commission Expires: FEBRUARY 21, 1999

Robert J. Reese Robert J. Reese 2070
PRINT OWNERS NAMES OWNERS SIGNATURES AND UNIT #

The foregoing instrument was acknowledged before me this 18 day of August
1997, by ROBERT J. REESE



[Signature]
Notary Public - My Commission Expires:

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CO. RECORDER

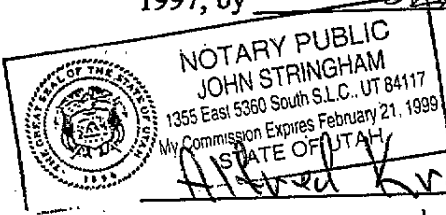
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Sean McNabb Sean Wall #2056

PRINT OWNERS NAMES

OWNERS SIGNATURES AND UNIT #

The foregoing instrument was acknowledged before me this 18 day of AUGUST, 1997, by SEAN McNABB

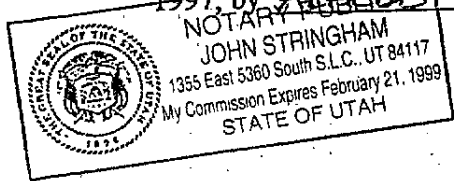


[Signature]
Notary Public - My Commission Expires: FEBRUARY 21, 1999

Alfred Krahenbuhl
Nancy K. Adams
PRINT OWNERS NAMES

[Signature] # 2054
[Signature]
OWNERS SIGNATURES AND UNIT #

The foregoing instrument was acknowledged before me this 18 day of AUGUST, 1997, by ALFRED KRAHENBUHL + NANCY K. ADAMS

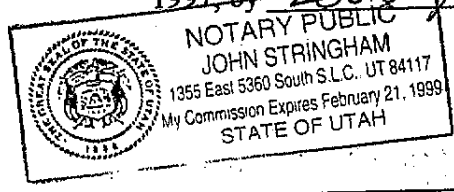


[Signature]
Notary Public - My Commission Expires: FEBRUARY 21, 1999

Louis Horowitz
PRINT OWNERS NAMES

[Signature] # 2084
OWNERS SIGNATURES AND UNIT #

The foregoing instrument was acknowledged before me this 18 day of AUGUST, 1997, by LOUIS HOROWITZ



[Signature]
Notary Public - My Commission Expires: FEBRUARY 21, 1999

PRINT OWNERS NAMES

OWNERS SIGNATURES AND UNIT #

The foregoing instrument was acknowledged before me this ___ day of _____, 1997, by _____

Notary Public - My Commission Expires: _____

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BK 7739 PG 2407

(Cont. Amendment to the First Amended Declaration of The Townes CCRs)

the following additional paragraph at the end of that section:

If any unit owner or such owners' guests or tenants are determined by the Management Committee to be in violation of any such rules, or in violation of Section 31, Limitation on Use of Units and Common Area, or Section 32, Maintenance of Units, of this Declaration, the Management Committee may, in its discretion, give written notice of the violation to the unit owner. If the unit owner or its guests or tenants do not come into compliance and cure the violation within ten days after delivery of such a notice, the owners of at least Fifty-One Percent (51%) of the units may in their discretion impose a fine of either a single amount not exceeding \$50.00 or an amount not exceeding \$10 for each additional day the violation continues after the date that written notice of the fine's imposition is delivered to the unit owner. Fines shall be collectible by the Management Committee in the same manner as monthly and special assessments as provided in Section 38, Payment of Expenses, of this Declaration, and shall be liens on units, with interest and attorney's fees, as provided in that Section. Notices under this section may be delivered as provided in Section 20, Notices.

-POOR COPY-
CO. RECORDER

IN WITNESS WHEREOF, the undersigned have executed this Amendment to the Amended Declaration.

Amy N. Phelps
PRINT OWNERS NAMES

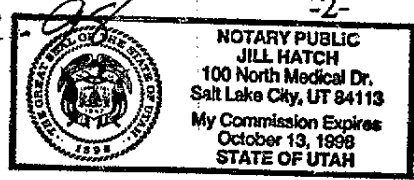
[Signature] 2060
OWNERS SIGNATURES AND UNIT #

The foregoing instrument was acknowledged before me this 21st day of Aug. 1997, by Amy N. Phelps

[Signature]
Notary Public

My Commission Expires:

10-13-98



3K7739P62408

EXHIBIT "A"

Parcel No. 1

Beginning at point 66.0 feet south from the southeast corner of Block 9, Sunnyside Park, according to the plat thereof, as recorded in the office of the County Recorder of said County and running thence south 351.39 feet; thence west 165.98 feet to Foothill Drive, thence north 33°15' west, along said drive, 252.33 feet; thence north 56°45'; east 80 feet; thence north 24°28'40" west 106.16 feet; thence east 281.34 feet to the point of beginning.

TOGETHER WITH the north 33 feet of the vacated street abutting said property on the south.

PARCEL NO. 2

Beginning at a point 28.72 feet north from the southeast corner of Lot 15, Block 27, five acre plat "C", Big Field Survey, Salt Lake County, Utah, and running thence north 57 feet, thence west 165.98 feet to the State highway, thence south 33°15' east along said highway to a point due west of the point of commencement, thence east to the point of beginning.

TOGETHER WITH the south 33 feet of the vacated street abutting said property on the north.

-POOR COPY-
CO. RECORDER

08/22/97 2:09 PM 6721118 44.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
THE TOWNES
2076 MICHIGAN AVE
SLC UT 84108
REC BY: P ANDERSON , DEPUTY - WI

8K7739P62409