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 <u>Utah</u>

<u>Code Ann. S 16-6-33</u>, 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,

(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.

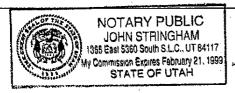
Anne D. Tripp
PRINT OWNERS NAMES

Line D. Joseph 2082

OWNERS SIGNATURES AND UNIT #

The foregoing instrument was acknowledged before me this 6 day

OFAVOUST: 1997, by LOVE D. LIP



Notary Public .

My Commission Expires: FEREU ARY 21, 199

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JOHN H. KELLY	OWNERS SIGNATURES AND UNIT # 2072
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1997, by LOY C. RASMUSON	
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		Geraldine K Oviatt	Leraldine K Omiette 2076
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Notary Public - My Commission Expires:

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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:

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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 Limitation on Use of Units and Common Area, or Section 32, Section 31. 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.

Amy N. PHELIS	
PRINT OWNERS NAMES	
any Mak	2060
OWNERS SIGNATURES	AND UNIT#
The foregoing	instrument was acknowledged before me this 2/ day
of May 1997, by	Amy N. Phelps
	Jee Halet
	Notary/Public
My Commission Expires:	
10-13-9	NOTARY PUBLIC JILL HATCH

October 13, 1998 STATE OF UTAH

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.

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8/22/97 2:09 PM 44-00
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ECORDER, SALT LAKE COUNTY, UTAH
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076 MICHIGAN AVE
LC UT 84108
EC BY:P ANDERSON , DEPUTY - WI