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 38 is amended by inserting in Section 38, Payment of Expenses, the following

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

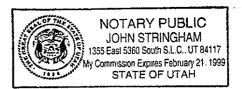
text in the fourth paragraph thereof, after the first sentence thereof:

However, the Management Committee shall not impose any increase in the amount of the annual assessment of more than five percent (5%) of the previous annual assessment, and shall not impose any special assessment or assessments exceeding Three Hundred (\$300) Dollars in any calendar year, until it has first given notice to each unit owner in writing, as provided in Section 20, of the amount and general purpose or purposes of the proposed new assessment or increase, and has obtained approval for the increase from the owners of at least fifty-one percent (51%) of the units. Such approval may be given either in writing without a meeting or by a vote at an Annual Meeting or Special Meeting of the units owners. In the case of a vote at an Annual or Special Meeting, the amount approved may vary from the amount set out in the notice.

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

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My Commission Expires: FELEUALY 21, 1999



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	Notary Public - My Commission Expires:

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

text in the fourth paragraph thereof, after the first sentence thereof:

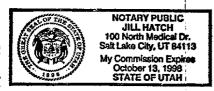
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IN WITNESS WHEREOF, the undersigned have executed this Amendment to the Amended Declaration.

OWNERS/SIGNATURES AND UNIT#

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My Commission Expires: 10-13-98



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The foregoing instrument was acl	knowledged before me this day of,
1557, 09	Notary Public - My Commission Expires:
PRINT OWNERS NAMES	OWNERS SIGNATURES AND UNIT #
The foregoing instrument was ac	knowledged before me this day of

Notary Public - My Commission Expires:

BK7739862417

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 2:10 PM 46.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
THE TOWNES
2076 MICHIGAN AVE
SLC UT 84108
REC BY:P ANDERSON , DEPUTY - WI