

**Amendment to the Declaration of Protective Covenants, Agreements, Conditions and
Restrictions
For
THE COVE AT SUN PEAK
(aka, Winter Park at Sun Peak)**

Pursuant to a majority vote of the current members of The Cove At Sun Peak ("The Association") taken at its Annual Meeting held on February 27, 2012 in Park City, UT, the CC&Rs of The Association are hereby amended as follows:

4.4(d) Owner Maintenance Obligations. The following items are the responsibility of the Owner for his or her Unit including by way of illustration but not limitation the landscaping, and will not be paid for as a Common Expense:

(3) Casualty, property or homeowners insurance on Owner's contents, personal property, possessions, belongings and effects within the Unit, and betterments, improvements, or upgrades to interior finishes, cabinetry, or other fixtures, and liability insurance on the Owner's Unit and Limited Common Area appurtenant thereto. Owners are required to carry a minimum of personal building coverage equal to the HOA Master Policy Deductible amount. Owners are required to submit proof of such coverage, if requested by the HOA.

5.30 Satellite/Wireless/Antennas/Dish. All Satellite/Wireless/Antennas/Dish installations must be in accordance with current FCC regulations. Two exterior installations, per unit, are allowed. Lodge Installations are not allowed on Common Property (roofs, exterior walls, railings, poles) without prior written Board approval.

9.9 Fines. Each Owner and Resident is responsible for adhering to the Project Documents governing the Project. Pursuant to U.C.A., Section 57-8-37 (2001), a breach of these restrictive covenants and rules is subject to enforcement pursuant to the declaration and may include the imposition of a fine. Each Owner is also accountable and responsible for the behavior of his or her residents, tenants and/or guests. Fines levied against residents, tenants, and guests are the responsibility of the Owner. The Board of Trustees shall react to each material violation in the following manner:

(c) (2) Be in the amount specifically provided for in the declaration, bylaws, or association rules for that specific type of violation, not to exceed \$500.00, per day; and

(d) Cumulative fines for a continuing violation may not exceed \$500.00 per month, unless said violation(s) fall under the following designation:

(1) Violation(s) that result in a loss incurred by the HOA/Owners and/or are considered to have a severe negative impact on the community; including, but not limited to, are:

- Failure to properly heat a unit,
- Open burning,
- Hazardous materials,
- Noxious/dangerous Activities,
- Short term and /or nightly rentals,
- Activities resulting in increased Master Insurance premiums and/or the cancelation of the HOA Master Policy

Cumulative fines for such violations may not exceed the total cost of the loss incurred by other Owners/HOA.

ENTRY NO. 00942512

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Declaration PAGE 1/3

ALAN SPRIGGS SUMMIT COUNTY RECORDER
FEE 102.00 BY PARK CITY TITLE

There are no additional changes to the recorded CC&Rs of The Association.

This Amendment applies to each of the 89 Units of The Cove at Sun Peak.

I, the undersigned, the duly appointed and acting Secretary of The Cove at Sun Peak do hereby certify the above statement to be true.

Executed by the undersigned on 1 April 2012, 2012

Laurie Garland

Laurie Garland,
President

Individual Acknowledgement

State of Utah
County of Summit

On the 26 day of March, 2012 personally appeared before me the signer Laurie Garland, of the above instrument who duly acknowledged to me that she executed same.

K. Khaleel

Notary Public in Utah, Katherine Khaleel



EXHIBIT A

Lots 1, 2, 3, 4, 6, 7 and 9, The Cove Estates, contained within "The Cove at Sun Peak", according to the official plat thereof on file and of record in the Summit County Recorder's Office.

Tax ID Numbers: CSP-1, CSP-2, CSP-3, CSP-4, CSP-6, CSP-7, CSP-9

Lot 5, The Cove at Sun Peak Subdivision Amended Lot 5, according to the official plat thereof on file and of record in the Summit County Recorder's Office.

Tax ID Number: CSP-5-AM

Lot 8, The Cove at Sun Peak Lot 8 Amended, according to the official plat thereof on file and of record in the Summit County Recorder's Office.

Tax ID Number: CSP-8-AM

Units A and B, in each of Buildings 1A through 13A, Buildings 1B through 9B, and Buildings 1C through 9C, The Cove at Sun Peak Subdivision, according to the official plat thereof on file and of record in the Summit County Recorder's Office.

Tax ID Numbers: CSP-1A-A through CSP-13A-A, CSP-1A-B through CSP-13A-B, CSP-1B-A through CSP-9B-A, CSP-1B-B through CSP-9B-B, CSP-1C-A through CSP-9C-A, and CSP-1C-B through CSP-9C-B

Units 100, 101, 102, 200, 201, 202, 300, 301 and 302, in Building A (South), Bear Lodge Condominiums, according to the official plat thereof on file and of record in the Summit County Recorder's Office.

Tax ID Numbers: BL-100-A, BL-101-A, BL-102-A, BL-200-A, BL-201-A, BL-202-A, BL-300-A, BL-301-A, and BL-302-A

Units 103, 104, 105, 203, 204, 205, 303, 304 and 305, in Building B (North), Bear Lodge Condominiums, according to the official plat thereof on file and of record in the Summit County Recorder's Office.

Tax ID Numbers: BL-103-B, BL-104-B, BL-105-B, BL-203-B, BL-204-B, BL-205-B, BL-303-B, BL-304-B, and BL-305-B