

WHEN RECORDED RETURN TO:

James C. Ziter, Attorney at Law  
2231 E. Murray Holladay Road, Suite 200  
Salt Lake City, Utah 84117

**ENTRY NO. 00943904**

04/25/2012 04:25:39 PM B: 2125 P: 1078

Declaration PAGE 1/9

ALAN SPRIGGS, SUMMIT COUNTY RECORDER

FEE 79.00 BY PARK CITY LODGING INC



AMENDMENT  
TO THE

SNOWCREST CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS AND BYLAWS (as amended)

THIS AMENDMENT TO THE SNOWCREST CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS as amended (hereinafter referred to as the "Amendment") is made this 25<sup>th</sup> day of April, 2012 by the Snowcrest Homeowners Association (hereinafter referred to as the "Association") and covers the property located in Summit County, Utah, more particularly identified by legal description and parcel number in Exhibit "3" attached hereto.

WITNESSETH:

WHEREAS, on February 22, 1980, a document entitled "Snowcrest Hotel Condominium Declaration of Covenants, Conditions and Restrictions, and Bylaws" (hereinafter referred to as the "Declaration"), was originally recorded as Entry No. 164033 in Book 152, beginning at Page 108, in the official records of the Summit County Recorder; and

WHEREAS, the Declaration has been amended from time to time, specifically on March 27, 1992, that certain "First Amendment to the Snowcrest Hotel Condominium Declaration of Covenants, Conditions and Restrictions and Bylaws" (hereafter the "First Amendment") was recorded as entry number 356289 beginning at book 653 at page 388; and

WHEREAS, the Declaration contained an exhibit entitled "Appendix "A" (hereafter the "1980 Appendix "A"), recorded in Book 152, at pages 133 and 134 in the official records of the Summit County Recorder, which indicated, among other things, approximate square footage and fractional interest. A copy of the 1980 Appendix "A" is attached hereto as Exhibit "1" and

WHEREAS, the members of the Association wish to amend and replace the 1980 Appendix "A" as that appendix is referenced in the Declaration and/or any subsequent amendment of the Declaration with a more accurate and complete document; and

WHEREAS, Section 29, of the Declaration allows for Amendment of the Declaration by a vote of 75% vote of the membership; and  
Amendment to Snowcrest CC&R's

WHEREAS, on or about the 25 day of April, 2012, in a vote of the membership of the Association, members holding at least 80% of the total votes in the Association authorized and directed the amendment referenced below to be signed on behalf of the Association and recorded;

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. The existing 1980 APPENDIX "A" in the Declaration is hereby replaced by a new and revised APPENDIX "A" (the "2012 Appendix "A") which is attached hereto as Exhibit "2".

IN WITNESS WHEREOF, the undersigned Association hereby consents to this Amendment as evidenced by its signature below as of the date first above written.

By: Glen Boline

STATE OF UTAH            )  
  ss.  
COUNTY OF SUMMIT    )

On the 25 day of April, 2012, before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Glen Boline, who executed the within instrument on behalf of the Association and acknowledged to me that he/she executed the same.

Trudy W. Stump  
Notary Public

Residing at: 2305 S Casperville Rd Heber UT 84032  
Commission Expires: 9-30-2012



EXHIBIT 1  
1980 APPENDIX "A"

APPENDIX "A"

<u>Unit #</u>	<u>Location</u>	<u>Approximate Square Footage</u>	<u>Fractional Interest</u>
100 - missing			
101	First Floor	518	1.57255%
102	First Floor	518	1.57255%
103	First Floor	518	1.57255%
104	First Floor	518	1.57255%
105	First Floor	518	1.57255%
106	First Floor	518	1.57255%
107	First Floor	518	1.57255%
108	First Floor	518	1.57255%
109	First Floor	518	1.57255%
110	First Floor	518	1.57255%
111	First Floor	518	1.57255%
112	First Floor	518	1.57255%
113	First Floor	518	1.57255%
114	First Floor	518	1.57255%
115	First Floor	518	1.57255%
116	First Floor	518	1.57255%
117	First Floor	518	1.57255%
200	Second Floor	529	1.60660%
201	Second Floor	529	1.60660%
202	Second Floor	529	1.60660%
203	Second Floor	529	1.60660%
204	Second Floor	529	1.60660%
205	Second Floor	529	1.60660%
206	Second Floor	529	1.60660%
207	Second Floor	529	1.60660%
208	Second Floor	529	1.60660%
209	Second Floor	529	1.60660%
210	Second Floor	529	1.60660%
211	Second Floor	529	1.60660%
212	Second Floor	529	1.60660%
213	Second Floor	529	1.60660%
214	Second Floor	529	1.60660%
215	Second Floor	529	1.60660%
216	Second Floor	529	1.60660%
217	Second Floor	529	1.60660%

BOOK #152 PAGE 133

APPENDIX

-2-

<u>Unit #</u>	<u>Location</u>	<u>Approximate Square Footage</u>	<u>Fractional Interest</u>
300	Third Floor	783	2.37700%
301	Third Floor	783	2.37700%
302	Third Floor	783	2.37700%
303	Third Floor	783	2.37700%
304	Third Floor	783	2.37700%
305	Third Floor	783	2.37700%
306	Third Floor	783	2.37710%
307	Third Floor	783	2.37700%
308	Third Floor	783	2.37700%
309	Third Floor	783	2.37700%
310	Third Floor	783	2.37700%
311	Third Floor	783	2.37700%
312	Third Floor	783	2.37700%
313	Third Floor	783	2.37700%
314	Third Floor	783	2.37700%
415	Third Floor	783	2.37700%
316	Third Floor	783	2.37700%
317	Third Floor	783	2.37700%

*per Florida  
317 is bigger  
than 316*

BOOK #152 PAGE 134

**EXHIBIT "2"**

**2012 APPENDIX "A"**

APPENDIX "A"

UNIT #	LOCATION	APPROX. SQ FOOTAGE	Interest per new plat
100	First Floor	518	1.56113438%
101	First Floor	518	1.56113438%
102	First Floor	518	1.56113438%
103	First Floor	518	1.56113438%
104	First Floor	518	1.56113438%
105	First Floor	518	1.56113438%
106	First Floor	518	1.56113438%
107	First Floor	518	1.56113438%
108	First Floor	518	1.56113438%
109	First Floor	518	1.56113438%
110	First Floor	518	1.56113438%
111	First Floor	518	1.56113438%
112	First Floor	518	1.56113438%
113	First Floor	518	1.56113438%
114	First Floor	518	1.56113438%
115	First Floor	518	1.56113438%
116	First Floor	518	1.56113438%
117	First Floor	518	1.56113438%
200	Second Floor	529	1.59428589%
201	Second Floor	529	1.59428589%
202	Second Floor	529	1.59428589%
203	Second Floor	529	1.59428589%
204	Second Floor	529	1.59428589%
205	Second Floor	529	1.59428589%
206	Second Floor	529	1.59428589%
207	Second Floor	529	1.59428589%
208	Second Floor	529	1.59428589%
209	Second Floor	529	1.59428589%
210	Second Floor	529	1.59428589%
211	Second Floor	529	1.59428589%
212	Second Floor	529	1.59428589%
213	Second Floor	529	1.59428589%
214	Second Floor	529	1.59428589%
215	Second Floor	529	1.59428589%
216	Second Floor	529	1.59428589%
217	Second Floor	529	1.59428589%
300	Third Floor	783	2.35978421%
301	Third Floor	783	2.35978421%
302	Third Floor	783	2.35978421%
303	Third Floor	783	2.35978421%
304	Third Floor	783	2.35978421%
305	Third Floor	898	2.70636810%
306	Third Floor	898	2.70636810%
307	Third Floor	783	2.35978421%
308	Third Floor	783	2.35978421%
309	Third Floor	783	2.35978421%
310	Third Floor	783	2.35978421%
311	Third Floor	783	2.35978421%
312	Third Floor	783	2.35978421%
313	Third Floor	783	2.35978421%
314	Third Floor	783	2.35978421%
315	Third Floor	783	2.35978421%
316	Third Floor	529	1.59428589%
317	Third Floor	1,048	3.15843404%
		<b>33,181</b>	<b>100.00000000%</b>

EXHIBIT "3"

PROPERTY DESCRIPTION

UNITS 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317 SNOWCREST CONDOMINIUMS, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE.

Parcel Numbers:

SCT-100-AM  
SCT-101-AM  
SCT-102-AM  
SCT-103-AM  
SCT-104-AM  
SCT-105-AM  
SCT-106-AM  
SCT-107-AM  
SCT-108-AM  
SCT-109-AM  
SCT-110-AM  
SCT-111-AM  
SCT-112-AM  
SCT-113-AM  
SCT-114-AM  
SCT-115-AM  
SCT-116-AM  
SCT-117-AM

SCT-200-AM  
SCT-201-AM  
SCT-202-AM  
SCT-203-AM  
SCT-204-AM  
SCT-205-AM  
SCT-206-AM  
SCT-207-AM  
SCT-208-AM  
SCT-209-AM  
SCT-210-AM  
SCT-211-AM  
SCT-212-AM  
SCT-213-AM  
SCT-214-AM  
SCT-215-AM  
SCT-216-AM  
SCT-217-AM

SCT-300-AM



SCT-301-AM  
SCT-302-AM  
SCT-303-AM  
SCT-304-AM  
SCT-305-AM  
SCT-306-AM  
SCT-307-AM  
SCT-308-AM  
SCT-309-AM  
SCT-310-AM  
SCT-311-AM  
SCT-312-AM  
SCT-313-AM  
SCT-314-AM  
SCT-315-AM  
SCT-316-AM  
SCT-317-AM