MOSERIE DE LA CORPETA Pinebrook Cottages Homeowners Association

808/85 Pork City Heb 84008 0845 6435 640 5351 Four (435) 640 8462 PO Box 980845 Park City, Utah 84098-0845 (435) 649-5351 Fax: (435) 649-8454

hoa@greaterparkeitypreperties.com

November 12, 2008 60 N. Main P.O. Box 128 Coalville, UT 84017

To Whom It May Concern:

We request that you record the attached amendments for Pinebrook Cottages. The ownership approved these amendments as evidence by the signature of the President of the Board below.

Hubert Rosch

Thank you,

State of Wah ! County of Summi7

SES SUMMIT COUNTY RECORDER HOREOWNERS ASSOCIATION

Jummit John Bolore Me on this 12th day Subscribed of Sworn before Me on this 12th day State of Litain Minission Expires Fair W 200 N, Midway

Pinebrook Cottages Homeowners Association
080845 Park City Heb 84008 0845 (435) 640 5251 Fav. (425) 640 9454 PO Box 980845 Park City, Utah 84098-0845 (435) 649-5351 Fax: (435) 649-8454 hoa@greaterparkcitoproperties.com

Amend Home Business provisions

No resident may operate a commercial trade or business in or from his/her unit without written consent Directors. Some home businesses may be acceptable to owners and some may not. These guidelines will help to determine if a home business is viable in our community. from the Board and the business satisfies the Home Occupation Guidelines adopted by the Board of

Amend Article IV Section 4.2 Declaration to allow fines and penalties.

The Board shall have the right, power and authority to adopt, amend and for repeal rules and regulations for the governing of the property, issue fines and sanctions for non-compliance, and establish a fine schedule. The fine schedule has been established in the rules and regulations: First Xiolation: Warning Letter

Second Violation \$50.00 Assessment Third Violation: \$100.00 Assessment Fourth Violation: \$150.00 Assessment

31011 COPY Amend Article IV of the Declaration: Transfer Fee. The buyer will pay a transfer fee in the sum equal to one quarter of the Annual HOA assessment on the Unit at the time of closing.

Amend Article IV of the Declaration Foreclosure: Duty of Lender to Pay Assessments. The foreclosing institution will pay at least six months of past due HOA fees, in addition to HOA fees from the date of Foreclosure, forward. Unother low

00861899 Page 2 of 7 Summit County

MU AHAMAN ...

PINEBROOK COTTAGES PHASE 1 PARCEL DESCRIPTION

Undertien of the color Beginning at a point South 1922.76 feet along the Section line and East 232.21 feet from the East Quarter Comer of Section 11, Township 1 South, Range East, Salt Lake Base and Meridian, said point is also located on a 315.00 foot radius curve to the right, whose radius point bears worth 26° 33' 17" East; and righting thence along the arough said curve 200.03 feet thru a central anothe of 36° 23' 01"; thence worth 27° 63' 42" West 282.45 feet; thence North 62° 56' 18" East 3 81
feet; thence North 51° 54' 56' East 20.48 feet; thence South 82° 09'
30" East 44.72 feet; thence South 36° 22' 08" East 30.35 feet; thence South 78° 35' 07" East 52.27 feet; thence South 34° 81' 54" East 80.69 feet; thence South 09° 52' 51" East 11.00 feet; thence North 79° 59' 23" East 136.93 feet thence South 86° 22' 10" Fast 116.69 feet; thence North 85" (2 22" East 233.83 feet; thence South 27° 26' 49" East 55.99 feet; thence North 54° 15' 14" tast 118.45 feet; thence North 35° 44' 45" West 60.38 feet to a point on a 120.00 foot radius curve to the left, whose radius point pears South 54° 15' 14" West thence along the arc of said curve \$51,27 feet thru a central edge of 77° 00 00" to a point on a 436.99 foot radius curve to the right, whose radius point bears North 220 44' 46" West; thence along the arc of said curve 269.00 feet that a central angle of 35° 16' 12"; thence North 77° 28' 34" West 410.53 feet to a point on a 80.00 foot radius curve to the left, whose radius point bears South 129731' 26" West: thence along the arc of said curve 47.24 feet thrus central angle of 33° 50' 03" to a point on a 1235.00 foct radius curve to the left, whose radius point bears South 57° 53' 39" West thence along the arc of said curve (0.96 feet thru a central angle of 02° 49' 41"; thence North 56° 12' (43" East 6.80 feet to a point on a 140.00 foot radius (curve to the right, whose radius point bears South 23° 48' 17" East thence along the arc of said curve (salv) feet thru a central and le of 36° 19 43"; thence South 77° 28' (East 410.53 feet to a point on a 376/99 foot radius curve to the Teff, whose radius point bears worth 429 31' 26" East; thence along the arc of said curve 232 03) Feet thru a central angle of 35° 16' 12" to a point on a 180.00 foot radius curve to the right, whose radius point bears South 224 44' 46" East; thence along the arc of said curve 241.90 feet thru a central angle of 77° 00' 00"; thence south 35° 44' 46" East 81.67 (par to a point on a 130.00 foot radius curve to the right, whose tackus point bears South 54° 15' 14" West; thence along the arc of said curve 36.53 feet thru a central angle 05 16° 06' 00"; thence North 00° 21' 14" East 54.15 feet; thence North 58° 25' 07" East 50.20 feet; thence South 35° 446" East 50.56 feet; thence South 109 28 00" West 227.90 feet; thence South 68° 46' 07" West 227.90 feet; thence South 68 46' 02" West 90.27 feet; thence North 89° 50: 22" West 498 71 feet; thence South 58° 15' 37" West 164.94 feet to the point of beginning. Description contains 7.11 acres.

Y:\PINEPC\DOCS\PLAT1.DES

00433075 Bx00893 Pc00746

00861899 Page 3 of 7 Summit County

Jeet along the Section

Lake Base and Meridian, and run

J.59 feet; thenge South 35° 44' 46

Lth See 25' PP. Merit East; thence

J feet to a pink on a 130.00 foot radit

radius point Reir's South 70° 21' Meet[

J said curve No(8) feet thru a central angle of

Acth 35° 44' 46' Meet 81.87 feet to a point on a 2 account 5

J thence along the arc of said curve 71.39 feet thru a

Langle of 77' (90') No? to a point on a 376' 99' Not radius of

the right, MyseCapitus point bears forth 220' Not radius of

the right MyseCapitus point bears forth 220' Not radius of

the right MyseCapitus point bears forth 220' Not radius of

16' 12'; thence MyseCapitus point bears forth 22' Not Peet to the point of

Deginning (Feetription contains 2.79 sizes)

Y: MrseChocs PLATZA.DES East 389.28 feet from the East Quarter Corner of Section 11, Township 1 South, Range 3 East, Salt Lake Base and Meridian, and running thence North 68° 95014" East 300.59 feet; thence South 35° 44' 46" East North 68° 950 14" East 300.59 feet; thence South 35° 44' 46" East & 501.66 feet; thence South 58° 25' 00 West 53.21 feet; thence south 70° 21 34" West 54.15 feet to a point on a 130.00 foot radius curve Jino Afficial Copy to the left, whose radius point bears South 70° 21' 14" West Othence along the arc of said curve 36 53 feet thru a central angle of 16° 06' 00'; thence North 35° 44' 46° West 81.87 feet to a point on a 180.00 foot radius curve to the left, whose radius point bears South 54° 15'

·Uneffigion color

00861899 Page 4 of 7 Summit County

Ultro Athleticil Color COST EXHIBIT B PINEBROOK COTTAGES and running thence

and on a 436.99 foot radius

and bears North 12° 31/ 30° East;

and on a 22° 40° 00 feet thru a central angle of

and curve 161,27 deet thru a central angle of 79° 00° 00°; thence

South 35° 44° 45° East; thence south 35° 41° 45° East; thence South 35° 13° 14° Mest

18.45 feet; plance Morth 27° 21° 49° Mest 25° 99 feet; thence South 35° 22° 10° West 116.69

26° East 131.09 feet to the point of beginning. Description contains

1.14 acres.

Y. PYNEPC\DOCS\PLAT2B.DES Beginning at a point South 1489.62 feet Mong the Section line and Y APTNEPC\DOCS\PLAT2B.DES Ultroathead and Colory 00861899 Page 5 of 7 Summit County The second of th

Ultroffficial Golden EXHIBIT B
PINEBROOK COTTAGES
3 PARCEL C DESCRIPT

236.45 fer
t Quar
ke ENUBIT 8

JENCOR COTTAGES
3 PARCEL C DESCRIPTION

Itom the East Counter copyer of Section line

Itom the East Counter copyer of Section 11, row.

J Haat, Salt Lake Base perpetual, and running

35 West 255,19 feet [Ambient Counter copyer of Section 12, and the counter copyer of Section 12, row.

Adult point bears South 125 12 ewest that can be copyed at a point on a 140-00 took indicate curve 20 34 pages.

Adult point bears South 155,11 2ewest, there and applies a decrease 3.7 feet thin a point on a 1253-00 feet radius curve to the left, whose radius point bears South 555,03 58 West, thence along the arc of Adal curve 30.87 feet the control of the left, whose radius point bears South 555,03 58 West, thence Adal Section 20.87 feet the control of the left, whose radius point bears 500 feet; thence South 577 281 34 Has Rad 12 Feet; feet thence North 697 12 14 Has Rad 12 Salt Feet; feet thence North 697 12 14 Has Rad 12 Salt Feet; feet thence North 697 12 14 Has Rad 12 Salt Feet; feet thence North 697 12 14 Has Rad 12 Salt Feet; feet thence North 697 12 14 Has Rad 12 Salt Feet; feet thence North 697 12 14 Has Rad 12 Salt Feet; feet thence North 697 12 14 Has Rad 12 Salt Feet; feet thence North 697 12 14 Has Rad 12 Salt Feet; feet thence North 697 12 14 Has Rad 12 Salt Feet; feet; thence South 697 12 14 Has Rad 12 Salt Feet; feet; thence North 697 12 14 Has Rad 12 Salt Feet; feet; thence North 697 12 14 Has Rad 12 Salt Feet; feet; thence North 697 12 14 Has Rad 12 Salt Feet; feet; thence North 697 12 14 Has Rad 12 Salt Feet; feet; thence North 697 12 14 Has Rad 12 Salt Feet; JINGARANICOPT

MUCH THE THE PARTY OF THE PARTY line 7 EXHIBIT B PINEBROOK COTTAGES PHASE 3 PARCETOD DESCRIPTION Beginning at a point South 1532.77 feet along the Section line and
West 35.99 feet from the Bast Quarter Corner of Section 11, Township 1
South, Range 3 East, Salt Lake Base and Meridian and running thence
North 27° 03' 42" West 29.20 feet to a point on a 1235.00 foot radius
curve to the left, whose radius point bears South 62° 56' 18" West
thence along the arm of crid curve to the left, whose radius point bears South 21° 18' 37" East; thence along the arc of said curve 108.72 feet thru a central angle of said curve 47.24 feet thru a central angle of said curve 47.24 feet thru a central angle of said curve 47.24 feet thru a central angle of south 778 28' 34" East 373.24 feet 113,08 Teet; thence South 79° 59' (23% West 104.22 feet; thence North 09 (53 51" West 11.00 feet; thence North 34° 51' 54" West 80.69 feet; thence North 78° 35' 07" West 52.27 feet; thence North 36° 22' 08"
West 30.35 feet; thence North 82° 09' 30" West 44.72 feet; thence South 51° 54' 56" West 20 48 feet; thence South 620 56 18" West 43.81 feet to the point of peginning. Description contains 0.92 acres. Unio Afficial Color Winoffficial Colory Y:\PINEPC\DOCS\PLATED.DES 00433075 BKBP ·50 00861899 Page 7 of 7 Summit County