

WHEN RECORDED RETURN TO:
James R. Blakesley
Attorney at Law
2102 East 3300 South
Salt Lake City, Utah 84109

6493886
10/30/96 3:27 PM 333.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
JAMES R BLAKELEY
REC BY: P ANDERSON ,DEPUTY - WI

6493886

AMENDMENT TO DECLARATION
OF CONDOMINIUM FOR THE
CANYON ROAD TOWERS CONDOMINIUMS

This AMENDMENT to the DECLARATION OF CONDOMINIUM for the CANYON ROAD TOWERS CONDOMINIUMS is made and executed this 22nd day of October, 1996 by the CANYON ROAD TOWERS HOMEOWNERS ASSOCIATION of 123 Second Avenue, Salt Lake City, Utah 84103 (hereinafter referred to as the "Association").

RECITALS

A. The DECLARATION OF CONDOMINIUM for the CANYON ROAD TOWERS CONDOMINIUMS was recorded in the office of the County Recorder of Salt Lake County, State of Utah on or about March 16, 1976, as Entry No. 2794954 in Book 4136, at Page 201 of the official records (the "Declaration").

B. Management and control of the CANYON ROAD TOWERS CONDOMINIUM PROJECT (the "Project") has since been transferred by the original Declarant (or its successors in interest) to the Association.

C. Article 27 of the Declaration allows for it to be amended with the prior written consent of at least sixty-seven percent (67%) of the undivided ownership interest in the Common Areas and Facilities, which approval has been obtained.

D. This affects that certain real property located in Salt Lake County, State of Utah described with particularity on Exhibit "A" attached hereto and incorporated herein by this reference.

NOW, THEREFORE, for the reasons recited above, the Association hereby executes this AMENDMENT to DECLARATION OF CONDOMINIUM for the CANYON ROAD TOWERS CONDOMINIUMS for and on behalf of all of the Unit Owners and for the benefit of the Project.

BK 7524 PG 0298

1. Article 7(c)(8) of the Declaration is hereby modified to read as follows:

(8) The Management Committee may, in its sole discretion, elect to charge a use fee for, or rent or lease the roof of the building, or any portion thereof, for commercial, residential or mixed purposes; no other admission fees, charges for use, leases, or other income-generating arrangement of any type shall be employed or entered into with respect to any portion of the Common Areas and Facilities without the prior written consent of at least sixty-seven percent (67%) of the undivided ownership interest in the Common Areas and Facilities.

2. Effective Date. The effective date of this AMENDMENT to the DECLARATION OF CONDOMINIUM for the CANYON ROAD TOWERS CONDOMINIUMS shall be the date it is recorded in the Office of the County Recorder of Salt Lake County, Utah.

IN WITNESS WHEREOF, Declarant has executed this instrument the day and year first above written.

CANYON ROAD TOWERS HOMEOWNERS ASSOCIATION

By: Floyd S. Hollingshead
Title: Floyd S. Hollingshead, President

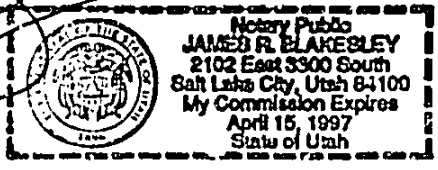
By: Morris Mower
Title: Morris Mower, Secretary

STATE OF UTAH)
) SS:
COUNTY OF SALT LAKE)

On the 24 day of October, 1996, personally appeared before me Floyd S. Hollingshead and Morris Mower, who by me being duly sworn, did say that they are the President and Secretary of the CANYON ROAD TOWERS HOMEOWNERS ASSOCIATION, and that the within and foregoing instrument was signed in behalf of said Association by authority of a resolution of its Board of Directors, and said Floyd S. Hollingshead and Morris Mower duly acknowledged to me that said Association executed the same.

NOTARY PUBLIC
Residing At:

[Handwritten signature]



BK 7524 PG 0299

Exhibit "A"

The land described in the foregoing document is located in Salt Lake County, Utah and is described more particularly as follows:

Tract A:

Beginning 33.667 feet South 89°40'14" East from the Southwest corner of Lot 4, Block 3, Plat "I", Salt Lake City Survey, and running thence South 89°40'14" East 338.817 feet; thence North 0°21'06" East 166.79 feet; thence West 108.583 feet; thence North 0°21'06" East 166.78 feet; thence South 89°44'14" West 123.93 feet; thence South 0°21'06" West 71.75 feet; thence South 89°44'14" West 115.81 feet; thence South 25°18'31" West 57.30 feet; thence South 0°21'06" West 91.28 feet; thence South 89°57'40" East 33.667 feet; thence South 0°21'06" West 115.5 feet to the point of beginning.

Tract B:

Beginning at the Southwest corner of Lot 4, Block 3, Plat "I", Salt Lake City Survey and running thence North 0°21'06" East 115.5 feet; thence South 89°57'40" East 33.667 feet; thence South 0°21'06" West 115.5 feet; thence North 89°57'40" West 33.667 feet to the point of beginning.

BK 7524 PG 0300