

AMENDMENTS TO THE

2300

DECLARATION OF CONDOMINIUM

FOR

4913609

07 MAY 90 04:20 PM

KATIE L. DIXON

BLACKJACK CONDOMINIUM LODGE RECORDER, SALT LAKE COUNTY, UTAH

METRO NATIONAL TITLE

A CONDOMINIUM PROJECT

REC BY: D DANGERFIELD , DEPUTY

4913609

This amendment to the Declaration of Condominium is made this 1 day of May 1990, by the trustees of Blackjack Owners' Association.

RECITALS

Paragraph B page 1 - Delete in entirety.

DECLARATION OF CONDOMINIUM

ARTICLE I

DEFINITIONS

1.09. Delete in entirety

ARTICLE II

SUBMISSION AND DIVISION OF PROJECT

2.01. Delete in entirety. In lieu thereof 2.01 now reads: Declarant hereby submits the Subject Land, the Lodge Building and all other improvements now or hereafter made in or upon the Subject Land to the provisions of the Condominium Act in perpetuity. All of said property is and shall be held, conveyed, hypothecated, encumbered, leased, rented, used, and improved as a Condominium Project to be known as The Blackjack Condominium Lodge, a Condominium Project. All of said property is and shall be subject to the covenants, conditions, restrictions, uses, limitations, and obligations set forth herein, each and all of which are declared and agreed to be for the benefit of said Project and in furtherance of a plan for improvement of said property and division thereof into Condominiums; further, each and all of the provisions hereof shall be deemed to run with the land and shall be a burden and a benefit to the Declarant and the owners, their successors and assigns, and any person acquiring, leasing, or owning and interest in the real property and improvements comprising the Project, their assigns, lessees, heirs, executors, administrators, devisees, and successors.

BK 6218 PG 2983

2.02. Delete in entirety. In lieu thereof section 2.02 now reads: Division into Condominiums. The Project is hereby divided into Condominiums, each Condominium consisting of a Unit and an appurtenant undivided interest in the Common Areas, as set forth in Exhibit A hereto.

ARTICLE III

LAND LEASE

3.01. Delete in entirety.

ARTICLE IV

NATURE AND INCIDENTS OF CONDOMINIUM OWNERSHIP

4.01. Delete in entirety. In lieu thereof section 4.09 now reads: Separate Taxation. Each Condominium within the Project, including each Unit, appurtenant undivided interest in the Common Areas, and appurtenant undivided interest in the Subject Land, shall be deemed to be a parcel and shall be assessed separately for all taxes, assessments, and other charges of the state of Utah or of any political subdivision or of any special improvement district or of any other taxing or assessing authority. For purposes of such assessment, the valuation of the Common Areas and leasehold interest in the Subject Land shall be apportioned among the Units in proportion to the undivided interests in Common Areas appurtenant to such Units. No forfeiture or sale of any Condominium for delinquent taxes, assessments, or other governmental charges shall divest or in any way affect the title to any other Condominium.

ARTICLE V

EASEMENTS

5.01. Line nine - Delete "or Lessor".

ARTICLE X

INSURANCE

10.02. (a) Line 3 - Delete "for the Lessors and for Declarant whether or not Declarant is an Owner".

10.02. (b) Line 3 - Delete "for the Lessors and for Declarant whether or not Declarant is an Owner".

FOR THE BLACKJACK OWNERS' ASSOCIATION

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Glenda Metcalf - Trustee 4/30/90  
Date

Greg Smith - Trustee 4-30-90  
Date

Katherine Black 4.30.90  
Notary Public Date  
Alta, Utah 84092  
Commission Expires 3-28-92

