

3743245

FOURTH AMENDMENT

OF:

Declaration of Covenants, Conditions and Restrictions of the Park Place subdivision, a planned residential development (Recorded in Salt Lake County, Utah, on April 30, 1974, as Entry No. 2617472 in Book 3572, page 320.).

This instrument is executed by the Park Place Homeowners Association in accordance with Article X Section 3, of said Declaration, to-wit:

Article VI. "Operation and Maintenance", Section 2, "Operation and Maintenance by Association" to read as follows:

Operation and Maintenance by Association

The Association shall provide for such maintenance and operation of the Common Areas as may be necessary or desirable to make them appropriately usable in conjunction with the Lots and to keep them clean, functional, attractive, and generally in good condition and repair. The Association shall also provide for maintenance and upkeep of any portion of a Lot which lies between the extremities of the Living Unit situated thereon and the boundaries of the Lot. In addition, the Association shall provide for such maintenance and repair of the exteriors of Living Units (including resurfacing of roofs and repainting, but not including replacement of glass and not including sealing, repairing or otherwise fixing foundations) as may be necessary or desirable to keep them attractive and generally in good condition and repair. In performing its obligations concerning maintenance of Living Unit exteriors the Association shall employ materials of the same kind and quality, and colors the same, as those which were used in connection with original construction of the item concerned. The provisions of Section 2 of Article VIII (Architectural Control) shall not apply to any maintenance or repair of Living Unit exteriors which is accomplished by the Association.

Article V. "Assessments", Section 3, "Maximum Monthly Assessments" is amended to read as follows:

Monthly Assessment

As of January 1, 1983, each Lot shall be subject to a monthly assessment of not more than One Hundred Fourteen Dollars (\$114.00). The maximum monthly assessment may be increased or decreased, so long as the change is assented to by sixty percent (60%) of the votes of each class of membership which members present in person or represented by proxy are entitled to cast a vote at a meeting duly called for such purpose. Written notice setting forth the purpose of the meeting shall be given to all members at least ten (10) but not more than thirty days prior to the meeting date. The Board of Directors of the Association may from time to time and in its discretion set the amount of the monthly assessment at any sum not in excess of the then applicable maximum amount.

This fourth amendment shall take effect upon the recordation hereof in the Office of the County Recorder of Salt Lake County, Utah.

IN WITNESS WHEREOF, the undersigned President and Secretary of the Park Place Homeowners Association attest that at a member meeting held October 20, 1982, duly called, and at which a quorum of class A members was present, the foregoing fourth amendment to the Park Place Declaration of Covenants, Conditions, and Restrictions was passed by the required number of votes, and it is further attested that there is no longer a Class B member of the association.

ATTEST:

PARK PLACE HOMEOWNERS ASSOCIATION

Mary Ellen Moler
Mary Ellen Moler, Secretary

Reid Tateoka
Reid Tateoka, President

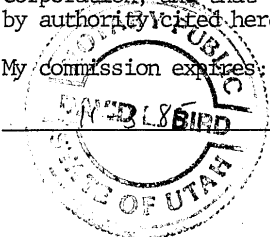
Date: 12/23/82

Date: 12/23/82

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On this 23 day of ~~November~~ ^{December}, 1982, personally appeared before me Reid Tateoka and Mary Ellen Moler who, being by one duly sworn, did say they are the President and Secretary respectively of the Park Place Homeowners Association, a Utah non-profit corporation, and that the foregoing instrument was signed on behalf of said corporation by authority vested hereinabove.

My commission expires:



Reid Tateoka
Notary Public
Residing at: Salt Lake City, Utah

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1580 Park Place North LLC 84121

KATIE L. PERSON
REGISTRAR
SALT LAKE COUNTY,
UTAH

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REC'D Park Place Strata Assoc.
DEP _____

Sign: [Signature]

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