

WHEN RECORDED, RETURN TO:
Harry E. McCoy, Esq.
Fox, Edwards & Gardiner
2000 Beneficial Life Tower
36 South State Street
Salt Lake City, UT 84111

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| Entry No. | 182368 | Book | M/195 |
| RECORDED | 8-2-81 | at | 9:22 AM Page 223 5 |
| REQUEST of | COTTONWOOD TITLE | | |
| FEE | WANDA Y. SPRIGGS, SUMMIT CO. RECORDER | | |
| \$ | 6.00 | By | Wanda Y. Spriggs |
| INDEXED | ABSTRACT | | |

FOURTH AMENDED DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS OF
PROSPECTOR SQUARE CONDOMINIUMS

This Fourth Amended Declaration of Covenants, Conditions and Restrictions of Prospector Square Condominiums ("Fourth Amended Declaration") is executed this 17 day of September, 1980, by Prospector Square Condominiums Association of Unit Owners, acting by and through the Management Committee ("Declarant").

RECITALS

1. Section 26 of the Declaration of Covenants, Conditions and Restrictions ("Declaration") for Prospector Square Condominiums provides that the Declaration may be amended by an instrument in writing signed and acknowledged by owners holding 75 percent of the total voting power.

2. Declarant, by virtue of a duly conducted election by and among the Unit Owners of Prospector Square Condominiums, has received valid authorization to execute this amendment on behalf of Owners holding 75 percent or more of the total voting power of the Condominium.

3. The purpose of this Fourth Amended Declaration is to amend the legal description of the Common Areas and Facilities of the condominium to include that certain area and related improvements known as the Prospector Ski and Conference Center ("Conference Center").

4. Concurrently herewith, Declarant has also filed for record a Third Supplemental Record of Survey Map ("Supplemental Map") to expand the Common Area description to include the Conference Center and to designate the Conference Center as Limited Common Areas and Facilities.

DECLARATION

5. Declarant hereby amends the legal description contained in Section 3.A. of the Declaration to include the following described real property:

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Beginning at a point on the South line of Sidewinder Drive, said point being South 88° 01' 32" East 324.862 feet from the intersection of Sidewinder Drive and Gold Dust Lane, and more specifically described as being South 1563.397 feet and West 390.24 feet from the section corner common to Sections 3-4-9-10 of Township 2 South, Range 4 East, Salt Lake Base & Meridian; and running thence South 16° 29' East 170.441 feet; thence North 89° 56' 30" West 340.03 feet to the East line of Gold Dust Lane; thence due North along said East line, 126.284 feet to a point of a 15.00 foot radius curve to the right, center bears East 15.00 feet; thence Northeasterly along the arc of said curve, 23.56 feet to the South line of Sidewinder Drive, said point also being on a 1766.00 foot radius reverse curve to the left, center bears due North 1766.00 feet; thence Northeasterly along the arc of said curve, 277.814 feet to the point of beginning.

Contains 1.1044 acres.

6. Section 3.E., "Description of Limited Common Areas and Facilities," is hereby amended in its entirety to read as follows:

"Limited Common Areas and Facilities" shall mean all balconies, patios, special corridors, terraces, storage areas, and individual room heaters adjacent to or associated with one or more particular Units and intended for the exclusive use of such Units, as well as the Conference Center and all appurtenances thereto. All areas of the Property which do not fall within the above definition of Limited Common Areas and Facilities or of Unit shall be deemed to be part of the Common Areas and Facilities as set forth in subparagraph D above.

7. The use of the Conference Center and its appurtenances designated as Limited Common Areas and Facilities shall be governed by the Rules and Regulations adopted by the Management Committee. In the event that the Conference Center is leased to a third party, such Rules and Regulations may include prohibition of Owner access to the non-public areas of the Conference Center except as acceptable to such third parties.

8. Both this Fourth Amended Declaration and the Third Supplemental Map shall be considered supplemental to all previous amendments to both the Declaration and the Map and except as expressly amended by this Fourth Amended Declaration and the Third Supplemental Map such documents shall remain in full force and effect and shall not be cancelled, suspended or otherwise

abrogated by the recording of this Fourth Amended Declaration and the Third Supplemental Map.

Dated the year and day first above written.

PROSPECTOR SQUARE CONDOMINIUMS
ASSOCIATION OF UNIT OWNERS
MANAGEMENT COMMITTEE

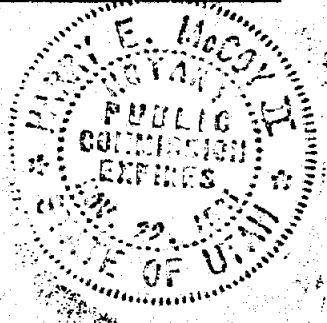
Jerald Harvey
JERALD HARVEY
Douglas S. Adams
DOUGLAS S. ADAMS
Sheila Steiner
SHEILA STEINER

STATE OF UTAH)
COUNTY OF Salt Lake) : ss.

On the 17 day of September, 1980, personally appeared before me JERALD HARVEY, DOUGLAS S. ADAMS and SHEILA STEINER, who being by me duly sworn did say that they are all the members of the Management Committee of the Prospector Square Condominiums Association of Unit Owners and as such are fully authorized to execute the foregoing amended Declaration, and they each duly acknowledged to me that they executed the same.

James E. McCoy II
NOTARY PUBLIC
Residing at Salt Lake City, UT

My Commission Expires:
11-22-81



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