

**AMENDMENT 1 TO
DECLARATION OF CONDOMINIUM OF
MOUNTAIN MEADOWS MULTIPLE UNIT
CONDOMINIUM PHASE 4 AND 5**

KNOW ALL PERSONS BY THESE PRESENTS:

That pursuant to the affirmative vote of more than 75% of the Unit Owners of Mountain Meadows Condominiums Phase 4 and 5, the Declaration dated the 27th day of April, 1993, recorded in Book 1660, Page 2545, is amended as follows:

1. The Recitals of Article I "Definitions" at such paragraph 11 - "Limited Common Areas and Facilities or Limited Common Areas" is amended to read as follows:

"11. Limited Common Areas and Facilities or Limited Common Areas shall mean those Common Areas designated in the Declaration as reserved for use of a certain Unit or Units to the exclusion of other Units. Limited Common Areas include appurtenant patios, exterior walkways, steps and driveways.

2. Article III "Covenants, Conditions and Restrictions" at subparagraph 10 "Maintenance of Limited Common Area" is amended to read as follows:

"10. Maintenance of Limited Common Areas. Each owner shall maintain the limited common areas designed for use in connection with his unit at his expense in a clean, sanitary and attractive condition and in a good state of repair at all times. In the event any Unit Owner fails to comply with the foregoing, the Association may maintain such Limited Common Area and assess the expense thereof to the Unit Owner and Unit and enforce collection thereof as provided for in this Declaration."

3. The Recitals of Article VII "Service of Process", Paragraph 1 is amended to read as follows:

Agent shall hereby be referred to as President of the Mountain Meadows Home Owners Association Phase 4 and 5, as a person to receive service of process in cases authorized by the Act. (Balance of paragraph shall remain same.)

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DOUG CROFTS, WEBER COUNTY RECORDER
11-APR-96 9:34 AM FEE \$31.00 DEP MH
REC FOR: DARRELL WILKINSON

4. The Recitals of Article IX Insurance is amended to read as follows:

"1. Type and Scope of Insurance Coverage. The Management Committee shall secure, and at all times maintain, the following insurance coverages for/on all units.

a. Coverage shall be at least equal to that commonly required by private institutional mortgage investors in the area in which the Mortgaged Premises are located. The policy will:

(1) Provide as a minimum, fire and extended coverage insurance on a replacement current cost basis to include the standard condo form and interior fixtures, including but not limited to the interior walls and permanent attachments thereto, i.e., wall coverings, bathroom mirrors, etc., floor and coverings, cabinets, plumbing and light fixtures.

(2) Be the primary policy in the event Unit Owners has other insurance covering the same loss.

(3) Include an Agreement Amount Indorsement and an Inflation Guard Indorsement.

(4) Provide for an amount not less than necessary to comply with any co-insurance percentage stipulated in the policy, but not less than 90%. (Balance of paragraph to remain same.)

With reference to Article IX Insurance (b) (2), Paragraph 1, the following changes should be made:

The Association of Owners or its agent wherein the Association of Owners agrees to notify the First Mortgagee or Designee whenever: (i) damage to a Condominium Unit covered by a mortgage exceeds \$1,000.00 or (ii) damage to common elements and related facilities exceeds \$10,000.00. The home/unit owner (s) will be responsible for any and all (co-insurance) deductible relative to his/her/their unit(s). (Balance of Article IX Insurance to remain same.)

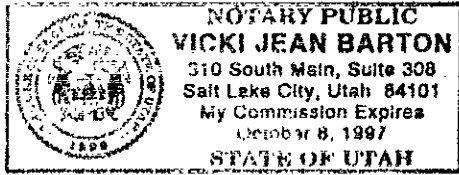
IN WITNESS WHEREOF, THIS AMENDMENT TO DECLARATION OF CONDOMINIUM OF MOUNTAIN MEADOWS MULTIPLE UNIT CONDOMINIUMS PHASE 4 AND 5 WAS EXECUTED THIS 11 DAY OF April, 1996.

ASSOCIATION OF UNIT OWNERS OF
MOUNTAIN MEADOWS MULTIPLE UNIT
CONDOMINIUMS PHASE 4 AND 5 BY
THE MANAGEMENT COMMITTEE

BY Darrell Wilkinson
Darrell Wilkinson, President

STATE OF UTAH)
 : SS
COUNTY OF WEBER)

The foregoing instrument was acknowledged before me this
11th day of April, 1996, by DARRELL WILKINSON,
Chairman and President of the Management Committee of the Owners
Association of Mountain Meadow Multiple Unit Condominiums, Phase
4 and 5.



[Handwritten Signature]

NOTARY PUBLIC