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ALAN SPRIGGS
SUMMIT COUNTY RECORDER

REC'D BY MP 1200

THIRD AMENDMENT TO CONDOMINIUM DECLARATION
OF
THE RESORT CENTER CONDOMINIUMS

This Third Amendment to the Condominium Declaration of The Resort Center Condominiums is made and executed this 22nd day of January, 1990, pursuant to the authority of Article XXVII of the Condominium Declaration, entitled Amendment. That Article requires the approval of owners having ownership of not less than 66.66% of the undivided interest in the Common Areas and Facilities to amend the Declaration. When such percent of affirmative votes has been achieved, the amendment is accomplished by recordation of an instrument executed by the Management Committee of the Condominium Project to signify the approval. On November 10, 1989, a meeting of the owners of The Resort Center Condominiums was held and the below listed amendments were proposed. The affirmative vote of owners having ownership of not less than 66.66% of the undivided interests in the Common Areas and Facilities in the Condominium Project was achieved. The signature hereinafter of the President of the Management Committee, pursuant to Article XXVII of the Condominium Declaration, certifies and attests to that vote.

RECITAL

The Condominium Declaration for Park City Village Condominiums was recorded in the Office of the Recorder of Summit County, Utah on February 25, 1983, as Entry No. 202648 in Book M252 at pages 73-188. The First Amendment to Condominium Declaration for The Resort Center Condominiums (formerly the Park City Village Condominiums) was recorded in the Office of the Recorder of Summit County, Utah, on December 16, 1983 as Entry No. 214205 in Book 281 at page 729. The Condominium Declaration as amended was supplemented by the First Supplement to Condominium Declaration of The Resort Center Condominiums recorded as Entry No. 238028 in Book 352 beginning at page 638 of the Official Records of Summit County, State of Utah. The Condominium Declaration was amended by the Second Amendment thereto recorded January 12, 1990 as Entry 319388 in Book 551 at Page 626, Official Records of Summit County, Utah. All of the foregoing is hereinafter referred to as the "Declaration".

It is certified that on November 10, 1989, by the appropriate vote of owners in the condominium project, the Condominium Declaration was amended as follows:

Third Amendment to Condo Declaration # 348024, Bk 627, P. 463-67
Fourth Amendment to Condo Declaration # 348024, Bk 627, P. 463-67

1. Article XII, Number 2, the first sentence thereof, indicates that the Management Committee is composed of three members. The number three is deleted from that sentence and the number five is inserted such that henceforth the Management Committee shall consist of five members. Further, Article X of the Articles of Incorporation of the Homeowners Association is amended to show a Management Committee of five members, deleting the number three from the first sentence of that Article X.

2. On Sheet 3 of 15 of The Resort Center Condominium Plat, there is an area shown as the lobby near the elevators on Level 25. As fact, that area, approximately eight feet in width and 'L' shaped, has been sectioned off as a storage area used for linen by housekeeping. The use is a limited common use. This use as housekeeping storage is formally recognized by amendment. Attached to this Amendment as Exhibit "A" is a drawing of a portion of Sheet 3 of 15 showing the area affected by this Amendment. Such area is denominated thereon as "maids closet" and is hereby designated as limited common for use by housekeeping by the Management Company designated for the Condominium Project by the Management Committee of the Association.

3. On Sheet 5 of 15 of The Resort Center Condominium Plat on Level 45 is an area near the lobby and east of the Primrose Room that is shown on the Plat as restrooms. As fact, restrooms are located nearby but are not located where shown on that Plat. The Plat is amended hereby to recognize the actual use of the afore described area shown on the initial Plat as restroom, as a common use for food service. The Plat is hereby amended to show the aforementioned area as limited common attached to Convertible Space CS-3 for food service support. The First Supplemental Record of Survey Map of The Resort Center Condominiums recorded on January 22, 1990, specifically page 1 thereof, shows correctly the area near the lobby and east of the Primrose Room and shows its correct use as a limited common use for food service in connection with the Columbine Restaurant providing food service to the Primrose Room. Reference is made to that page 1 of the First Supplemental Record of Survey Map of The Resort Center Condominium.

4. Also on Sheet 5 of 15, Level 45, of The Resort Center, on the original Plat is shown an area as a portion of the lobby across from the elevator and south of Unit BP-218. As fact, that particular area has been used as a food and beverage office. The Condominium Declaration is hereby amended to recognize this limited common use. Likewise, page 1 of the First Supplemental Record of Survey Map, Level 45, shows

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thereon the area referred to in this subparagraph and shows its correct designation as a limited common area for a food and beverage office for use by the Management Company designated for the Condominium Project by the Management Committee of the Association or the Food and Beverage Contractor designated by that Management Company. Reference is made to page 1 of the First Supplemental Record of Survey Map.

5. On Sheet 7 of 15 of The Resort Center, Level 66, on the original Plat exists a deck adjacent to Unit B-215 shown as limited common and assigned to Space CS-9. In fact, that deck is so far from CS-9 as to be of no value to that Convertible Space. The Condominium Declaration is hereby amended to reassign this deck to Unit B-215 as limited common area with use restricted to the owners and guests of Unit B-215.

6. In recognition of the fact that time restraints will prevent the full expansion of The Resort Center Condominiums through its full number of planned phases pursuant to its initial Master Plan, the Declarant has determined the need to establish the remaining phases of The Resort Center as a separate condominium project or projects. It is determined to be to the advantage of all to have these projects interconnected in parking and in hallway, etc., with the present Resort Center. To accomplish the foregoing, the Condominium Declaration for The Resort Center Condominiums is amended by adding the following language as a part and portion of the Declaration of Condominium, specifically:

Declarant reserves an easement for access and enjoyment over, across and through the common areas of the Project, for the granting by the Declarant to owners of adjacent property as may be required or desirable for the installation of utilities, the passage of vehicles over the roadways, the passage of pedestrian and the enjoyment of the common areas by the owners, their invitees, agents and guests of adjacent condominium projects constructed separately in portions of property heretofore reserved as possible continuing phases of this condominium project. Where enjoyment of common area facilities is granted pursuant to this reservation, such grant of enjoyment shall be coupled with a corresponding grant by the owners of the grantee project of rights of a like or commensurate nature in the common areas of the grantee project to the owners of units in this project, or an appropriate fee, as set by the Management Committee of this Project,

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shall be set for payment by the grantee project for enjoyment of the common areas and the rights of this Project as herein envisioned. The grant shall be evidenced by a Declaration of Grant recorded in the property records of Summit County with regard to this Condominium Project and with the regard to the grantee Condominium Project.

7. As specifically amended by this Third Amendment to Condominium Declaration, the Declaration of Condominium for The Resort Center Condominiums remains fully applicable to the property.

8. The signature below the President of the Condominium Management Committee constitutes certification that the proper steps required by Article XXVII of the Condominium Declaration regarding amendment have been taken and the required affirmative vote obtained at a duly called meeting of Owners.

DATED this 22nd day of January, 1990.

RESORT CENTER CONDOMINIUMS

By: Its Management Committee

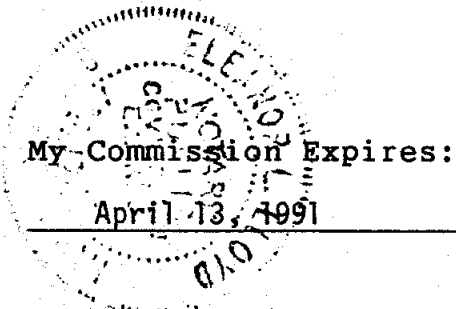
By: Steven S. Scott
Its President

STATE OF UTAH)
 : ss.
COUNTY OF SUMMIT)

On the 22nd day of January, 1990, personally appeared before me Steven S. Scott, who being by me duly sworn, did say that he is the President of the Management Committee of the Resort Center Association, a corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of its Condominium Declaration, Articles and Bylaws, and

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said Steven S. Scott acknowledged to me that said corporation executed the same.



Clayton Lloyd

NOTARY PUBLIC
Residing at: Salt Lake County, Utah

The foregoing Amendment consented to by the undersigned Successor Declarant.

OLYMPUS DEVELOPMENT COMPANY, a Utah corporation, fka Prudential Development Company, a Utah corporation

By K. Johnson
Its Vice President

The foregoing Amendment reviewed as to form:

PARK CITY CORPORATION

By James Carter
James Carter, Park City Attorney

GREATER PARK CITY COMPANY

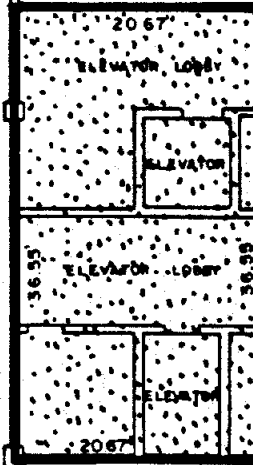
By Wayne Matthews
Wayne Matthews, Vice President

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EXHIBIT "A"

103'00"



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NOTE: This Exhibit "A" shows correctly the area near the lobby and near the elevator on Level 25, shown originally on Sheet 3 of 15, The Resort Center Condominium Plat Phase 1B. Reference is made to the said Sheet 3 of 15 for orientation of this portion of the project with the remaining portions of the project on said Level 25.

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21'75"

26'32"

