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WHEN RECORDED RETURN TO:

David W. Johnson, Esq.
P.O. Box 3598
Park City, Utah 84060

COALITION TITLE

91 JAN -7 PM 2:49

ALAN SPRIGGS
SUMMIT COUNTY RECORDER

REC'D BY Dg 10^{ce}

AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR MOUNTAIN RIDGE SUBDIVISION

SUMMIT COUNTY, UTAH

THIS AMENDMENT is made this 27th day of October, 1990 by AC Development, Inc., a Utah Corporation (hereinafter referred to as the "Declarant") and the MOUNTAIN RIDGE SUBDIVISION OWNERS ASSOCIATION, a Utah Non-profit Corporation, (hereinafter referred to as the "Association"):

WITNESSETH:

WHEREAS, the Association represents the owners of certain real property located in the County of Summit, State of Utah, described as:

SEE EXHIBIT "A" ATTACHED HERETO.

WHEREAS, on March 8, 1990, a document entitled Declaration of Covenants, Conditions and Restrictions for Mountain Ridge Subdivision (hereinafter referred to as the "Declaration") was recorded as Entry No. 321515 in Book 557 at Page 132 in the Office of the Summit County Recorder ; and

WHEREAS, ARTICLE VII, Section 5 of the Declaration does allow for amendments to the Declaration as determined by Declarant and by the Owners of not less than 90% of the Lots then subject to the Declaration, pursuant to the terms of the Declaration; and

WHEREAS, by a majority vote of the Owners and Declarant, it has been determined that it is desireable to amend the Declaration in order to make various changes in certain provisions of the Declaration as more specifically provided below;

NOW, THEREFORE, the undersigned, by and through its duly elected officers, does hereby amend the Declaration in the following manner, to wit:

1. ARTICLE V, Section 5, is hereby amended to read as follows:

" Section 5. Purpose of Assessments. The assessments levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety and welfare of the members of the Association and, in particular, for snow removal on the road until such time as 50% or more of the Lots are built upon, at which time the responsibility for snow removal shall thereafter rest with Park City Municipal Corporation, and for the improvement and maintenance of the properties, services, and facilities devoted to this purpose and related to the use and enjoyment of the common areas."

IN WITNESS WHEREOF, the undersigned have set their hands as of the date first above written.

AC DEVELOPMENT, INC.,
a Utah Corporation

MOUNTAIN RIDGE SUBDIVISION OWNERS
ASSOCIATION, a Utah Non-Profit
Corporation

by: Robert Richer

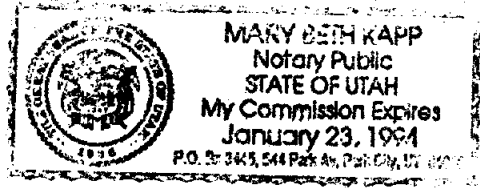
by: Robert Richer

its: PROJECT MANAGER

its: PRESIDENT

STATE OF UTAH)
COUNTY OF SUMMIT)

ss.



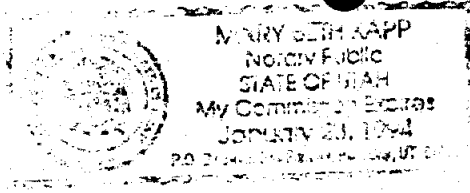
On the 28th day of November, 1990, before me, the undersigned, a Notary Public in and for the said County and State, personally appeared ROBERT RICHER known to me to be the PROJECT MANAGER of AC DEVELOPMENT, INC., that ROBERT RICHER executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

Mary Beth Kapp
Notary Public

Residing at: Park City, UT

STATE OF UTAH)
)
COUNTY OF SUMMIT)

ss.



On the 28th day of November, 1990, before me, the undersigned, a Notary Public in and for the said County and State, personally appeared ROBERT RICHER known to me to be the PRESIDENT of MOUNTAIN RIDGE SUBDIVISION OWNERS ASSOCIATION, a Utah non-profit corporation, that ROBERT RICHER executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

Mary Beth Kopp
Notary Public

Residing at: Park City, UT

cc&rmtn.add

EXHIBIT "A"

ALL OF LOTS 1 THROUGH 21, INCLUSIVE, OF MOUNTAIN RIDGE SUBDIVISION,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE
SUMMIT COUNTY RECORDER'S OFFICE.