

5832309

WHEN RECORDED, RETURN TO:

DONALD F. DALTON
331 SOUTH RIO GRANDE STREET, THIRD FLOOR
SALT LAKE CITY, UTAH 84101

05/25/94 5832309 2:09 PM 26.00
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
TOWN OF ALTA
REC BY: B GRAY DEPUTY - WI

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF
THE SUPERIOR POINT CONDOMINIUMS

THIS SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE SUPERIOR POINT CONDOMINIUMS ("Second Amendment to Declaration") is executed pursuant to the Utah Condominium Ownership Act (the "Act") and the Declaration this 25th day of May, 1994, by POWDERHORN ASSOCIATES ("Declarant").

RECITALS

A. Declarant has heretofore filed for record on April 13, 1990, a Declaration of Condominium ("Declaration") of the Superior Point Condominiums with the Salt Lake County Recorder, as Entry No. 4904834, Book 6212, Pages 2486-2536, together with a Record of Survey Map ("Map"), Entry No. 4904833.

B. The Declaration contains provisions for expansion of the Superior Point Condominiums to include additional units within the Additional Land as defined in the Declaration.

C. Pursuant to such expansion provisions, the Declarant has previously executed the First Amendment to Declaration of Condominium of the Superior Point Condominiums on July 18, 1991 ("First Amendment to Declaration"), and recorded on July 18, 1991, with the Salt Lake County Recorder as Entry No. 5099585, Book 6338, Pages 725-729.

D. Declarant desires by filing this Second Amendment to Declaration, together with a supplemental Record of Survey Map ("Supplemental Map"), to expand Superior Point Condominiums to include portions of the Additional Land, to be known as the Superior Point Condominiums Phase III, and to adjust the percentages of undivided interest of all units in the Superior Point Condominiums as allowed by the Declaration.

DECLARATION

1. Declarant hereby incorporates that portion of the Additional Land as described in Appendix B attached hereto and incorporated herein by this reference into the Superior Point Condominiums, together with the building located thereon containing a total of two units, designated on the Supplemental Map as Units

BK6947PG1771

A and B of Phase III, which building is similar in construction to the original buildings described in the Declaration and consists of two stories with a walk out basement.

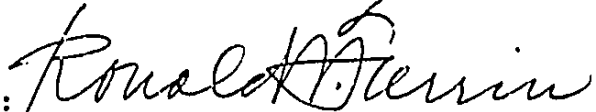
2. Attached hereto and incorporated by reference is an Amended Appendix A to the Declaration, which reallocates the undivided interest in the Common Areas and Facilities among all Units in the Superior Point Condominiums, including the Units described in the Declaration, the First Amendment to Declaration, as well as Units added hereby, all in accordance with the Act.

3. Both this Second Amendment to Declaration and the Supplemental Map shall be considered supplemental to the Declaration, the First Amendment to Declaration, and to the Map and any supplements or additions thereto, and except as expressly amended by this Second Amendment to Declaration and the Supplemental Map, the Declaration, First Amendment to Declaration, and the Map and its supplements shall remain in full force and effect and shall not be cancelled, suspended or otherwise abrogated by the recording of this Second Amendment to Declaration and the Supplemental Map.

DATED the year and day first above written.

POWDERHORN ASSOCIATES,
A Utah General Partnership,
By and through its General Partner
SKI RESORT ASSOCIATES, A Utah
Limited Partnership

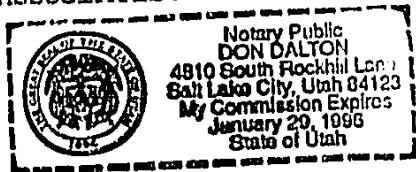
SKI RESORT ASSOCIATES, By and
through its General Partner
Ski Resort Development, Inc.

By: 
Ronald A. Ferrin, President

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

On this 25th day of May, 1994, personally appeared before me Ronald A. Ferrin, who, being by me duly sworn, did say that he is the President of Ski Resort Development, Inc., General Partner of SKI RESORT ASSOCIATES, a Utah Limited Partnership, and that the within and foregoing instrument was signed in behalf of such Limited Partnership by authority of the Certificate and Agreement

of Limited Partnership and a resolution of the Board of Directors of Ski Resort Development, Inc., and that such Limited Partnership executed the same on behalf of and as General Partner of POWDERHORN ASSOCIATES.



My Commission Expires:

1.29.96

Don Dalton
NOTARY PUBLIC
Residing At: SU Utah

AMENDED APPENDIX A
SUPERIOR POINT CONDOMINIUMS

<u>Unit Number</u>	<u>Approximate Sq. Footage</u>	<u>Share of Ownership of Common Areas and Facilities</u>
PHASE I - A	1972	.0916
PHASE I - B	1769	.0822
PHASE I - C	1883	.0875
PHASE I - D	2360	.1097
PHASE II - A	2119	.0985
PHASE II - B	2226	.1035
PHASE II - C	1978	.0919
PHASE III - A	3590	.1668
PHASE III - B	3621	.1683
	<hr/>	<hr/>
	21,518	1.0000

APPENDIX B

DESCRIPTION OF ADDITIONAL LAND TO BE ADDED TO
THE SUPERIOR POINT CONDOMINIUMS

BEGINNING at a point which is North $71^{\circ}42'58''$ East 113.55 feet and North $65^{\circ}50'04''$ East 143.92 feet and North $34^{\circ}00'00''$ West 139.28 feet and North $56^{\circ}00'00''$ 70.17 from Corner No. 2. Blackjack Mining Lode Claim Survey No. 5288 (P.O.B. of Sugarplum Amended); thence South $56^{\circ}00'00''$ West 70.17 feet; thence North $34^{\circ}00'00''$ West 120.72 feet; thence North $56^{\circ}00'00''$ East 70.17 feet; thence South $34^{\circ}00'00''$ East 120.72 feet to the point of beginning.

Contains 0.195 acre.