WHEN RECORDED RETURN TO:
James R. Blakesley
Attorney at Law
2595 East 3300 South
Salt Lake City, Utah 84109

AMENDMENT TO THE CONDOMINIUM DECLARATION
FOR
PARK AVENUE CONDOMINIUMS

This AMENDMENT TO THE CONDOMINIUM DECLARATION FOR PARK AVENUE CONDOMINIUMS is made and executed by the PARK AVENUE HOMEOWNERS ASSOCIATION, INC., a Utah non-profit corporation, of 1700 Park Avenue, Park City, Utah 84060 (the "Association").

RECITALS

A. The original Condominium Declaration for PARK AVENUE Condominiums was recorded the 6th day of June, 1973 as Entry No. 119741 in Book M47 at Page 543 of the official records of the County Recorder of Summit County, Utah (the "Declaration").

B. An amendment to the Declaration was recorded on August 18, 1973 as Entry No. 120866 in Book M50 at Page 333 of the official records of the County Recorder of Summit County, Utah (the "First Amendment").

C. An amendment to the Declaration was recorded September 26, 1973 as Entry No. 120932 in Book M50 at Page 471 of the official records of the County Recorder of Summit County, Utah (the "Second Amendment").

D. An amendment to the Declaration was recorded January 15, 1975 as Entry No. 125686 in Book M-63 at Page 339 of the official records of the County Recorder of Summit County, Utah (the "Third Amendment").

E. An amendment to the Declaration was recorded November 28, 1979 as Entry No. 161721 in Book M146 at Page 730 of the official records of the County Recorder of Summit County, Utah (the "Fourth Amendment").

F. An amendment to the Declaration was recorded March 11, 1989 as Entry No. 231522 in Book 334 at Page 156 of the official records of the County Recorder of Summit County, Utah (the "Fifth Amendment").

G. An amendment to the Declaration was recorded June 19, 1992 as Entry No. 360911 in Book 668 at Page 354 of the official records of the County Recorder of Summit County, Utah (the "Sixth Amendment").

583878 Bk 1357 Pg. 605-619
00583878 Bk01357 Pg00605-00619
ALAN SPRIGGS, SUMMIT CO RECORDER
2001 MAR 07 13:19 PM FEE $170.00 BY DMG
REQUEST: JAMES R BLAKESLEY

H. An amendment to the Declaration was recorded January 13, 1997 as Entry No. 471305 in Book 1021 at Page 27 of the official records of the County Recorder of Summit County, Utah (the "Seventh Amendment").

I. The Record of Survey Map for PARK AVENUE CONDOMINIUMS, consisting of four (4) pages, prepared by James G. West, a registered Utah land surveyor, holding Certificate No. 3082, was recorded in the Office of the County Recorder of Summit County, Utah on the 1st day of June, 1973, as Entry No. 119740 of the Official Records.

J. Management and control of the Project has since been transferred by the original Declarant or its successors in interest to the Association.

K. This document affects the real property located in Summit County, Utah, described with particularity on Exhibit "A," attached hereto and incorporated herein by this reference.

L. Historically, structural alterations, which invaded the geometrical and/or physical plane separating Units, Limited Common Area and Common Area as shown on the Record of Survey Map, have been made to the atriums of the Buildings (the "Building Atrium Alterations") for which building permits from Park City Municipal Corporation and the approval of all of the Unit Owners are now required.

M. The Association, for and in behalf of the Unit Owners, desires to amend the Declaration in order to create an expedited process by which the Building Atrium Alterations may be made in the future without additional Unit Owner approval and subject only to the consent of the Board of Trustees and Park City Municipal Corporation.

N. This amendment has been approved by 100% of the Unit Owners and all of the voting requirements of Article XV, Section 15.1 of the Declaration have been satisfied.

AMENDMENT

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Unit Owners thereof, the Association hereby executes this AMENDMENT TO THE CONDOMINIUM DECLARATION FOR PARK AVENUE CONDOMINIUMS for and in behalf of all of the Unit Owners.

1. Article I of the Declaration is amended to add the following definition:

1.15 Building Atrium Alteration shall mean and refer to a structural alteration to a Building which is confined to, located and/or contained within any area shown, marked or designated as an "atrium" on the recorded Record of Survey Map. By way of illustration and not limitation, the structural alterations shown on Exhibits B, C and D attached hereto and incorporated herein by this reference are Building Atrium Alterations.

583878 BK 1357 Pg.606

2. Article IX of the Declaration is amended to add the following restrictive covenant:

9.21 Building Atrium Alterations: Anything to the contrary notwithstanding and regardless of any invasion of the geometric and/or physical plane separating Units, Limited Common Area and Common Area as shown on the recorded Record of Survey Map, a Unit Owner may, without changing the title to the property or percentages of undivided ownership interest, and without the additional consent of the other Unit Owners, make an Building Atrium Alteration, provided he has:

a. Obtained the prior express written consent of:

(1) The Board of Trustees; and

(2) Park City Municipal Corporation; and

b. Paid all fees;

c. Procured all licenses and permits;

d. Complied with all provisions of the Land Management Code; and

e. Signed the agreement on file with the CDD.

3. The effective date of this Amendment is the date it is recorded in the office of the County Recorder of Summit County, Utah.

4. That attached hereto and incorporated herein by this reference are the written consents of all of the Unit Owners of PARK AVENUE Condominiums.

IN WITNESS WHEREOF, Declarant has executed this instrument the 16 day of February, 2001.

PARK AVENUE HOMEOWNERS ASSOCIATION, INC.

By: Larry J. Butterfield
Name:
Title: President

ACKNOWLEDGEMENT

STATE OF UTAH)
ss:
COUNTY OF Salt Lake)

On the 16 day of February, 2001, personally appeared before me _____, who by me being duly sworn, did say that he is the President of the PARK AVENUE HOMEOWNERS ASSOCIATION, INC. and that the within and foregoing instrument was signed in behalf of said Association by authority of its Articles of Incorporation or a resolution of its Board of Trustees, and said Larry J. Butterfield duly acknowledged to me that said Association executed the same.

Susan Yoshimaga
NOTARY PUBLIC
Residing At:
Commission Expires:

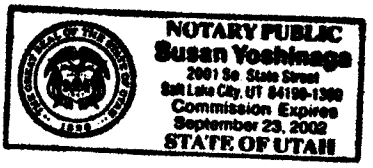


EXHIBIT "A"
LEGAL DESCRIPTION

The land described in the foregoing document is located in Summit County, Utah and is described more particularly as follows:

Beginning at a point South 341.75 feet and East 21.85 feet from the West quarter corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence North 17° 36' 08" East 107.05 feet to the Westerly Right-of-Way line of State Highway U-224, said point being on a curve to the Left, the radius point of which is North 17° 36' 03" East 623.70 feet; thence Southeasterly along the arc of said curve and said Right-of-Way line 219.85 feet to a point of a reverse curve to the Right, the radius point of which is South 9° 03' 03" West 400.74 feet; thence Southeasterly along the arc of said curve and said Right-of-Way line 325.92 feet to a point of tangency; thence South 34° 21' 02" East along said Right-of-Way line 113.30 feet to a point of a 5689.58 foot radius curve to the Right; thence Southerly along the arc of said curve and said Right-of-Way line 1027.77 feet to a point of tangency; thence South 24° 00' East along said Right-of-Way line 53.18 feet; thence South 66° 00' West 290.00 feet; thence South 43° 30' West 74.38 feet; thence North 88° 30' West 143.39 feet; thence North 34° 00' West 290.00 feet; thence North 11° 00' West 587.45 feet; thence North 37° 15' West 610.00 feet to the point of beginning.

Contains 14.315 acres.

EXHIBIT "A"

(Legal Description)

BUILDING NO.	UNIT NO.	PARCEL NO.
1	332	PAC 8
1	333	PAC 7
1	334	PAC 6
1	335	PAC 5
1	336	PAC 4
1	337	PAC 3
1	338	PAC 3
1	339	PAC 1
2	324	PAC 16
2	325	PAC 15
2	326	PAC 14
2	327	PAC 13
2	328	PAC 12
2	329	PAC 11
2	330	PAC 10
2	331	PAC 9
3	316	PAC 24
3	317	PAC 23
3	318	PAC 22
3	319	PAC 19
3	320	PAC 21
3	321	PAC 20
3	322	PAC 18
3	323	PAC 17
4	308	PAC 32
4	309	PAC 31
4	310	PAC 30
4	311	PAC 29
4	312	PAC 28
4	313	PAC 27
4	314	PAC 26
4	315	PAC 25
5	208	PAC 33
5	209	PAC 34
5	210	PAC 37
5	211	PAC 36

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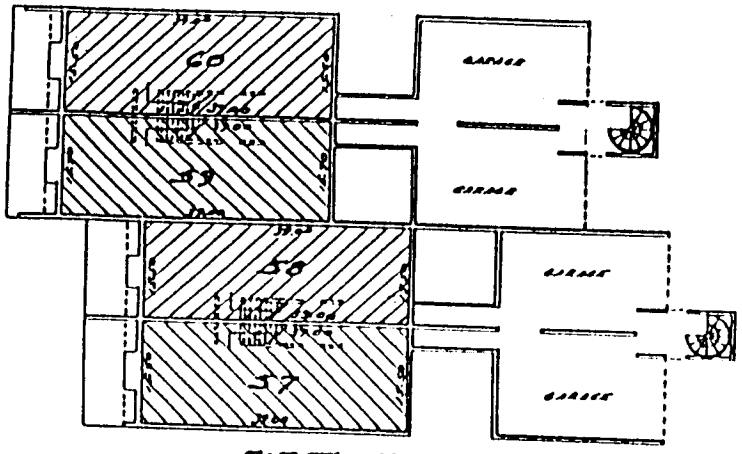
BUILDING NO.	UNIT NO.	PARCEL NO
5	212	PAC 38
5	213	PAC 35
5	214	PAC 39
5	215	PAC 40
6	216	PAC 41
6	217	PAC 42
6	218	PAC 45
6	219	PAC 44
6	220	PAC 46
6	221	PAC 43
6	222	PAC 47
6	223	PAC 48
7	224	PAC 49
7	225	PAC 50
7	226	PAC 51
7	227	PAC 52
7	228	PAC 53
7	229	PAC 54
7	230	PAC 55
7	231	PAC 56
8	232	PAC 57
8	233	PAC 58
8	234	PAC 59
8	235	PAC 60
9	236	PAC 61
9	237	PAC 62
9	238	PAC 63
9	239	PAC 64
9	240	PAC 65
9	241	PAC 66
9	242	PAC 67
9	243	PAC 68
10	300	PAC 76
10	301	PAC 75
10	302	PAC 74
10	303	PAC 71
10	304	PAC 73
10	305	PAC 72

BUILDING NO.	UNIT NO.	PARCEL NO
10	306	PAC 70
10	307	PAC 69
11	244	PAC 77
11	245	PAC 78
11	246	PAC 79
11	247	PAC 80
11	248	PAC 81
11	249	PAC 82
11	250	PAC 83
11	251	PAC 84
12	252	PAC 85
12	253	PAC 86
12	254	PAC 87
12	255	PAC 88
12	256	PAC 89
12	257	PAC 90
12	258	PAC 91
12	259	PAC 92
13	292	PAC 100
13	293	PAC 99
13	294	PAC 98
13	295	PAC 95
13	296	PAC 97
13	297	PAC 96
13	298	PAC 94
13	299	PAC 93
14	260	PAC 101
14	261	PAC 102
14	262	PAC 105
14	263	PAC 104
14	264	PAC 106
14	265	PAC 103
14	266	PAC 107
14	267	PAC 108
15	284	PAC 116
15	285	PAC 115
15	286	PAC 114
15	287	PAC 113

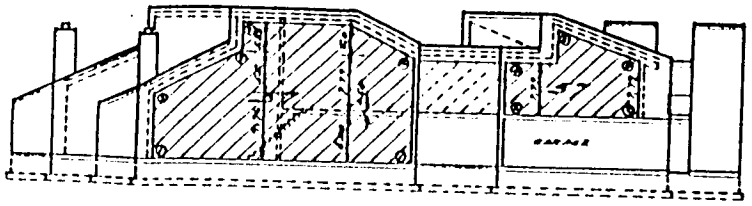
BUILDING NO.	UNIT NO.	PARCEL NO
15	288	PAC 112
15	289	PAC 111
15	290	PAC 110
15	291	PAC 109
16	268	PAC 117
16	269	PAC 118
16	270	PAC 121
16	271	PAC 120
16	272	PAC 122
16	273	PAC 119
16	274	PAC 123
16	275	PAC 124
17	276	PAC 125
17	277	PAC 126
17	278	PAC 129
17	279	PAC 128
17	280	PAC 130
17	281	PAC 127
17	282	PAC 131
17	283	PAC 132

EXHIBIT "B"

00583878 Bk01357 Pg00615



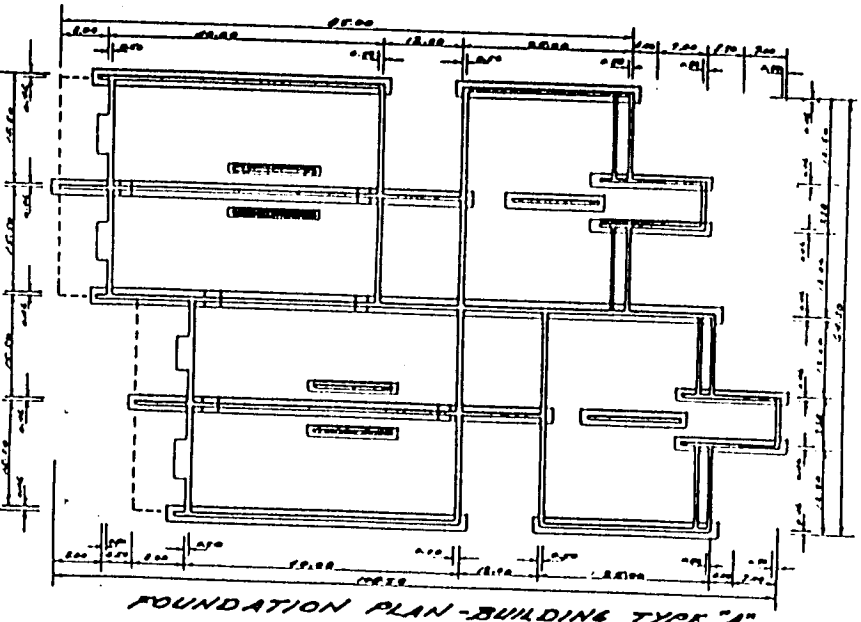
FIRST FLOOR PLAN



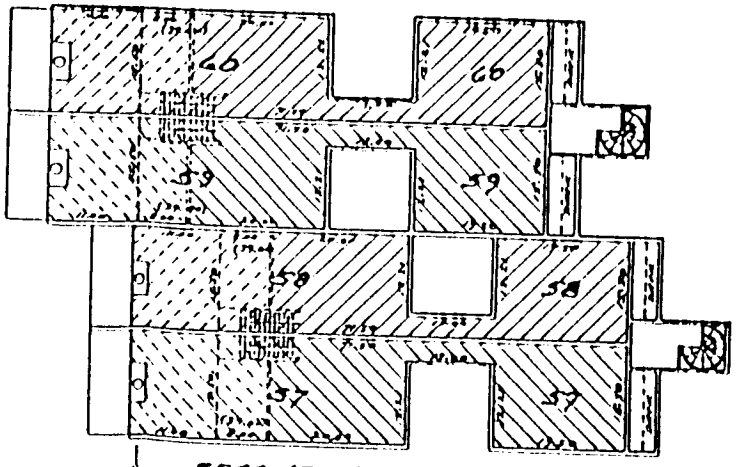
END SECTION ELEVATION

"SEE TABLE FOR ELEVATIONS NOTED BY NUMBER FOR BUILDING"

"TYPE A" BUILDING		
NO	LOCATION DESIGNATION	BUILDING NO 8
1	FIRST FLOOR	4834.80
2	SECOND FLOOR	4848.30
3	GARAGE	4844.74
4	GARAGE	4847.69
5	GARAGE	4847.69
6	GARAGE	4847.69
7	GARAGE	4850.24
8	GARAGE	4854.69
9	GARAGE	4854.69



FOUNDATION PLAN - BUILDING TYPE "A"



SECOND FLOOR PLAN

BUILDING N°8 TYPE "A"

NOTES OR REMARKS

1- ALL INTERIOR DIMENSIONS ARE TO THE FINISHED SURFACES.

2- ALL CROSS-HATCHED AREAS ON THIS SHEET TO BE PRIVATE OWNERSHIP

3- ALL AREAS NOT CROSS-HATCHED ON THIS SHEET TO BE COMMON OWNERSHIP

I HEREBY STATE THAT THE BUILDING ARCHITECTURAL PLANS OF TYPE "A" BUILDING, NUMBER 8 OF PARK AVENUE CONDOMINIUM, A UTAH CONDOMINIUM PROJECT, ARE OR WILL BE AS SHOWN ON THIS PLAN

February 17, 1993 — James A. Wirthlin
DATE — JAMES A. WIRTHLIN
REGISTERED UTAH LAND SURVEYOR
CERTIFICATE (NUMBER) 161566

EXHIBIT "A"
RECORD OF SURVEY MAP OF

PARK AVENUE CONDOMINIUM
"A UTAH CONDOMINIUM PROJECT"

LOCATED IN THE SW ¼ OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

PREPARED BY
BUSH & GUDGELL, INC.
ENGINEERS AND SURVEYORS
SEE SOUTH 200 EAST ST.
SALT LAKE CITY, UTAH 84111
801-521-8529 FAX

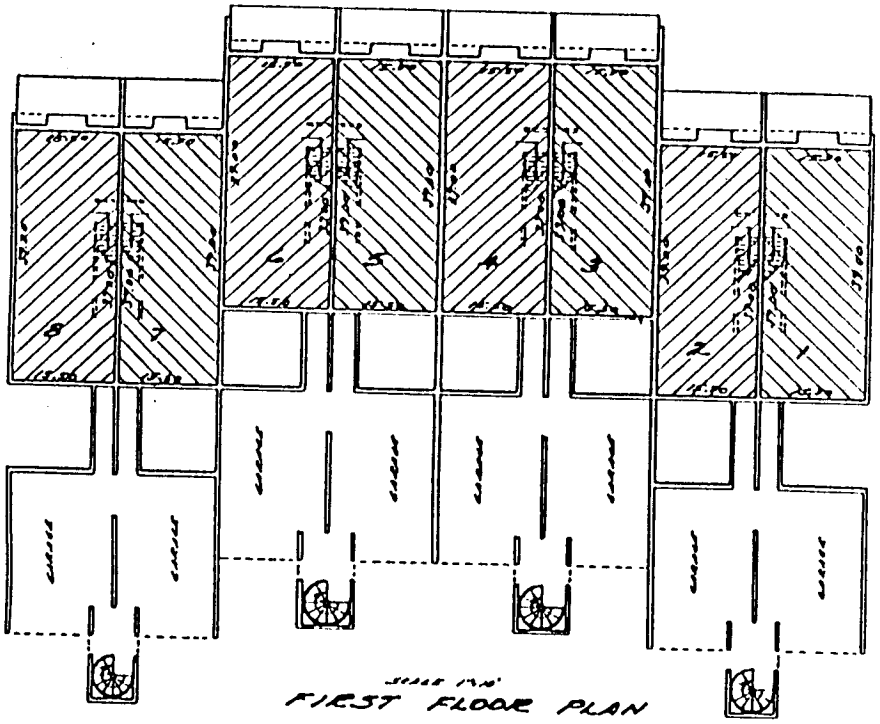
SHEET 2 OF 4 SHEETS

RECORDED (ENTRY) NO. 111270
STATE OF UTAH, COUNTY OF SUMMIT, ss.
AND FILED AT THE REQUEST OF
TITLE INSURANCE AGENCY OF SUMMIT COUNTY
BY
DATE JUNE 1, 1993 TIME 8:18 AM BOOK M PAGE 615
FEE $
SUMMIT COUNTY RECORDER

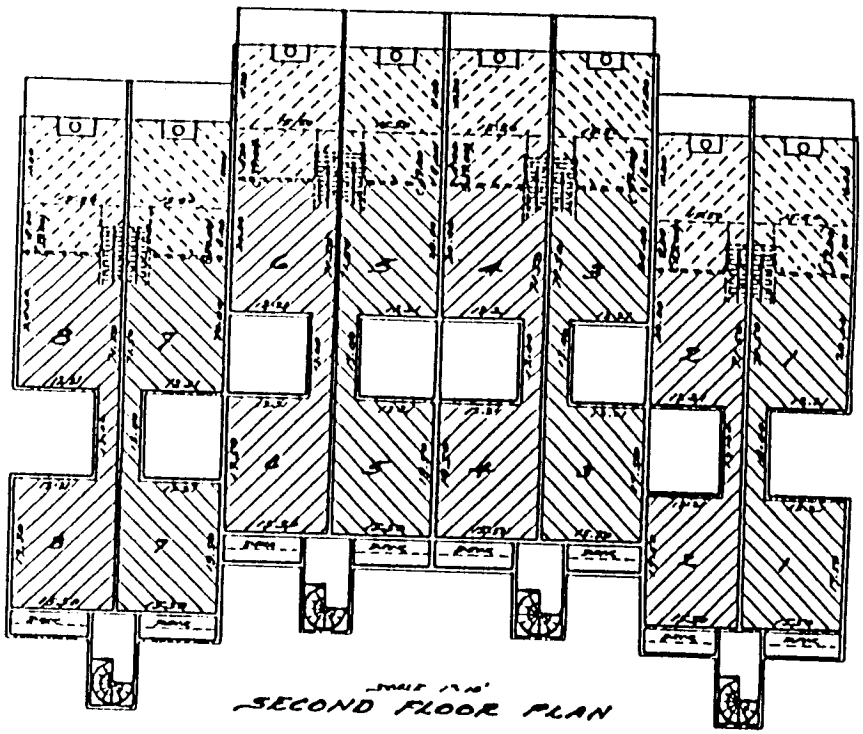
REVISED 4/12/93

EXHIBIT "C"

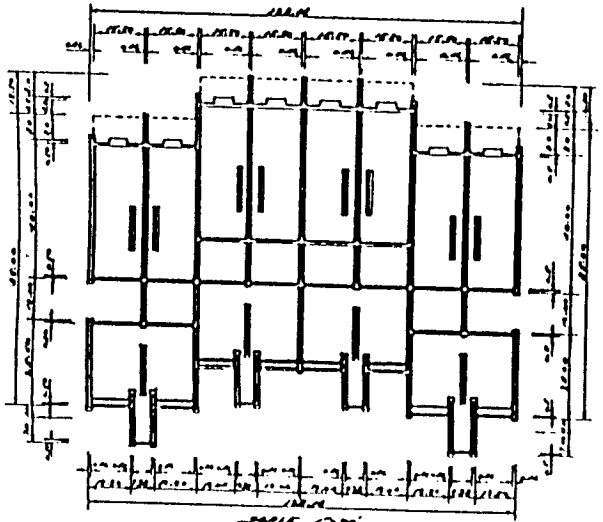
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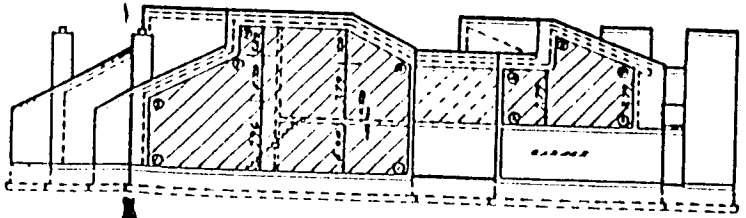
FIRST FLOOR PLAN



SECOND FLOOR PLAN



FOUNDATION PLAN - BUILDING TYPE "B"



END SECTION ELEVATION

NOTES OR REMARKS

1- ALL INTERIOR DIMENSIONS ARE TO THE FINISHED SURFACES.

2- ALL GROSS-MEASURED AREAS ON THIS SHEET TO BE ELEVATE SQUARE FEET.

3- ALL AREAS NOT GROSS-MEASURED ON THIS SHEET TO BE COMMON OWNERSHIP

I CERTIFY THAT THE BUILDING CONTAINING UNIT TYPE "B" DIMENSIONAL UNITS (I.E., BUILDING NUMBERS 1, 2, 4, 7, 9, 11, 12 AND 15) OF PARK AVENUE CONDOMINIUM PROJECT ARE OR WILL BE AS SHOWN ON THIS PLAN

January 17, 1979 — James A. Wist
DATE — JAMES A. WIST
REGISTERED UTAH LAND SURVEYOR
CERTIFICATE (LICENSE) NO. 3681

TYPE "B" BUILDINGS

NO.	LOCATION OF ELEVATION	BUILDING AREA				BUILDING AREA			
1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

TYPE "B"
(BUILDINGS 1, 2, 4, 7, 9, 11, 12 AND 15)

EXHIBIT "A"
RECORD OF SURVEY MAP OF

PARK AVENUE CONDOMINIUM
"A UTAH CONDOMINIUM PROJECT"

LOCATED IN THE SW ¼ OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

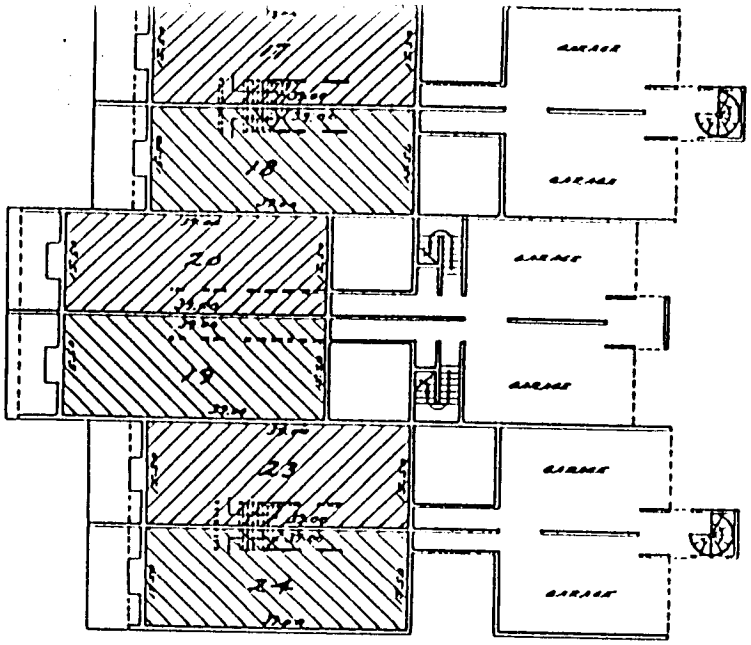
PREPARED BY
DAVIS & GARDNER, INC.
ENGINEERS AND SURVEYORS
535 SOUTH 300 EAST ST.
SALT LAKE CITY, UTAH
PHONE 364-5474

DATE FEB 1979 — SHEET 3 OF 4 SHEETS

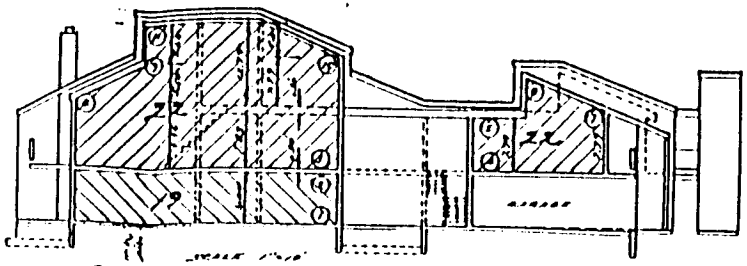
RECORDED (ENTRY) NO. 111749
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF
BY THAYNE MADSEN
FEE $11.00 — TIME 8:00 AM — BOOK — PAGE
SUMMIT COUNTY RECORDER

EXHIBIT "D"

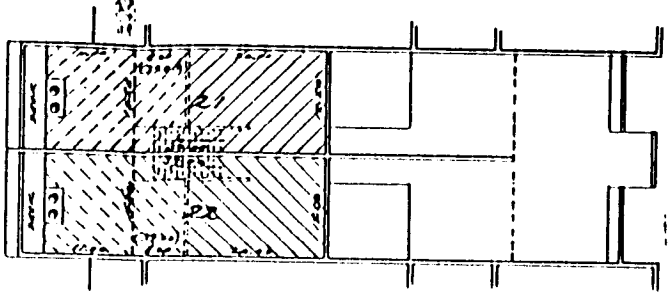
00583878 Bk01357 Pg00619



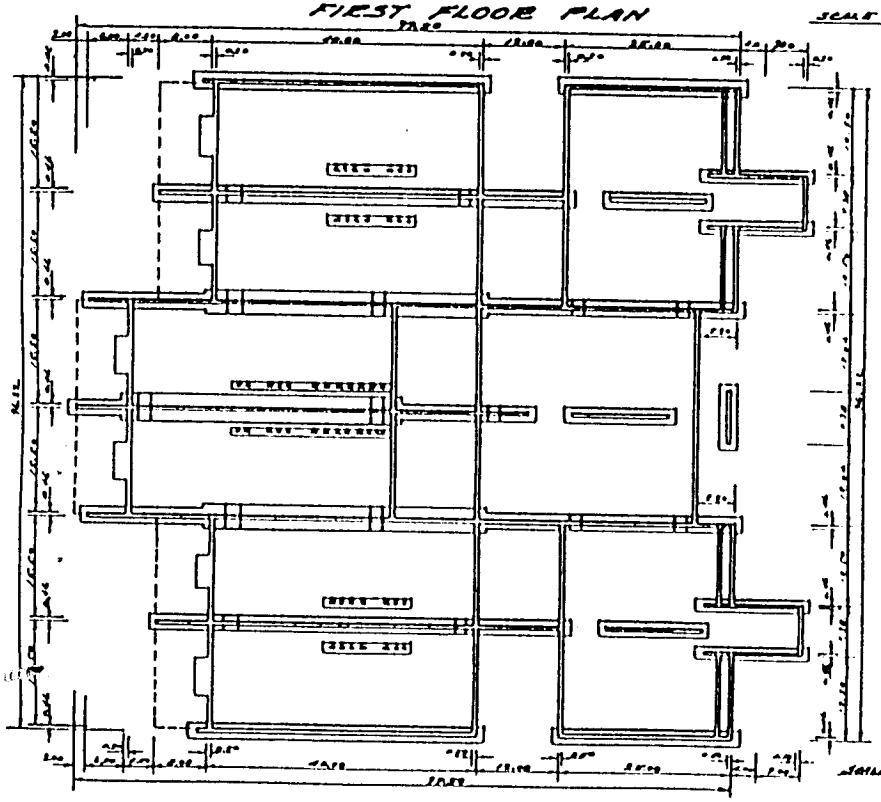
FIRST FLOOR PLAN



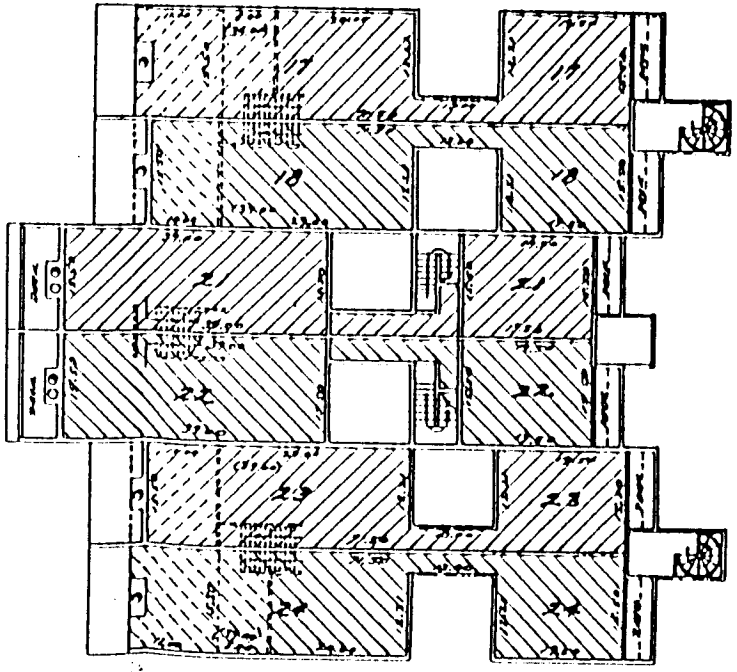
CENTER SECTION ELEVATION



THIRD FLOOR PLAN



FOUNDATION PLAN - BUILDING TYPE "C"



SECOND FLOOR PLAN

TYPE "C"

(BUILDINGS 3, 5, 6, 10, 13, 14, 16 AND 17)

NOTES OR REMARKS

1.- ALL INTERIOR DIMENSIONS ARE TO THE UNFINISHED SURFACES.

2.- ALL GRASS-HATCHED AREAS ON THIS SHEET TO BE PRIVATE OWNERSHIP

3.- ALL AREAS NOT GRASS-HATCHED ON THIS SHEET TO BE COMMON OWNERSHIP

I HEREBY CERTIFY THAT THE BUILDING SHOWN ON TYPE "C" BUILDINGS, NUMBERS 3, 5, 6, 10, 13, 14 AND 17 OF PARK AVENUE CONDOMINIUM PROJECT, ARE OF AS SHOWN ON THIS PLAN

January 13, 1983
DATE

James A. Wolf
JAMES A. WOLF
REGISTERED CIVIL ENGINEER AND LAND SURVEYOR (LICENSE) NO.

EXHIBIT "A"

RECORD OF SURVEY MAP OF

PARK AVENUE CONDOMINIUM

A CONDOMINIUM PROJECT

SURVEYED AND THIS SHEET IS A PART OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

SURVEYED BY
JAMES A. WOLF (JAW)
ENGINEERING AND SURVEYING
SEE SHEET 1 FOR ADDITIONAL SURVEY DATA
SALT LAKE CITY, UTAH
1-20-83 - TYPE
81 Nov 1 NOTE
DATE

RECORDED (ENTRY) NO. 113770
STATE OF UTAH, COUNTY OF SALT LAKE, AND FILED AT THE REQUEST OF:
Transamerica Title
BY
DATE 11-16-83 TIME 5:10 P.M. BOOK
SALT LAKE COUNTY RECORDER