

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

00566713 Bk01321 Pg00558-00571
ALAN SPRIGGS, SUMMIT CO RECORDER
2000 JUN 05 09:53 AM FEE \$36.00 BY DMG
REQUEST: JAMES R BLAKESLEY

CORRECTED
FIRST SUPPLEMENT TO THE CONDOMINIUM DECLARATION
FOR
CRESCENT RIDGE CONDOMINIUMS

This CORRECTED FIRST SUPPLEMENT TO THE CONDOMINIUM DECLARATION FOR CRESCENT RIDGE CONDOMINIUMS is made and executed by the CRESCENT RIDGE HOMEOWNERS ASSOCIATION, INC., a Utah non-profit corporation, of 1700 CRESCENT RIDGE, Park City, Utah 84060 (the "Association").

RECITALS

A. The original Condominium Declaration for Crescent Ridge was recorded June 8, 1972, as Entry No. 116123, in Book M38, at Page 691 of the official records of SUMMIT County, Utah (the "Declaration").

B. An amendment to the Declaration was recorded on July 20, 1995 as Entry No. 433818 in Book 896 at Page 396 of the official records of the County Recorder of Summit County, Utah (the "First Amendment").

C. An amendment to the Declaration was recorded June 19, 1997 as Entry No. 480938 in Book 1054 at Page 282 of the official records of the County Recorder of Summit County, Utah (the "Second Amendment").

D. An amendment to the Declaration was recorded July 30, 1998 as Entry No. 513806 in Book 1169 at Page 215 of the official records of the County Recorder of Summit County, Utah (the "Third Amendment").

E. An amendment to the Declaration was recorded November 19, 1998 as Entry No. 523185 in Book 1203 at Page 192 of the official records of the County Recorder of Summit County, Utah (the "Fourth Amendment").

F. 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 "Eighth Amendment").

G. The Record of Survey Map, consisting of five (5) pages, prepared by Robert B. Jones, a registered Utah land surveyor, holding Certificate No. 1525, was recorded in the Office of the County Recorder of Summit County, Utah on the 30th day of May, 1972 as Entry No. 116004 of the Official Records and the Amended CRESCENT RIDGE CONDOMINIUM PLAT, consisting of two (2) 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 19th day of June, 1997 as Entry No. 480937 of the Official Records (hereinafter referred to collectively as the "Record of Survey Map").

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

I. 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.

J. 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 Buildings, to wit: interior remodels, expansions and enclosures out to the existing rooflines, footprints and decks of the Buildings as shown on the Record of Survey Plat (herein referred to as the "Building Roofline, Footprint and/or Deck Alterations") for which building permits from Park City Municipal Corporation and the approval of all of the Unit Owners are now required.

K. 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 Roofline, Footprint and/or Deck 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.

L. 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. A prior amendment to the Declaration was recorded (and supplemented), but neither accurately stated or reflected the changes to the Declaration unanimously approved by all of the unit owners.

M. The Association intends by recording this document to correct the prior clerical errors.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Unit Owners thereof, the Association hereby executes this CORRECTED FIRST SUPPLEMENT TO THE CONDOMINIUM DECLARATION FOR CRESCENT RIDGE 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 Roofline, Footprint and/or Deck Alteration** shall mean and refer to a structural alteration to a Building in the Project which is confined to, located and/or contained within any area shown, marked or designated as the Roofline,

Footprint and/or Deck of a Building on the recorded Record of Survey Map. By way of illustration and not limitation, the structural alterations shown on the Exhibits attached hereto and incorporated herein by this reference are or will be deemed to be Building Roofline, Footprint and/or Deck Alterations.

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


9.21 **Building Roofline, Footprint and/or Deck 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 the percentages of undivided ownership interest, and without the additional consent of the other Unit Owners, make a Building Roofline, Footprint and/or Deck 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.

IN WITNESS WHEREOF, Declarant has executed this instrument the 25 day of ^{May}~~April~~, 2000.

CRESCENT RIDGE HOMEOWNERS ASSOCIATION, INC.

By: 
Title: John Reynolds, President

STATE OF UTAH)

ss:

COUNTY OF SUMMIT)

On the 5th day of April, 2000, personally appeared before me John Reynolds, who by me being duly sworn, did say that he is the President of the CRESCENT RIDGE 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 John Reynolds duly acknowledged to me that said Association executed the same.

Janet A. Winters

NOTARY PUBLIC

Residing At: 222 City Center

Commission Expires: 01/05/01

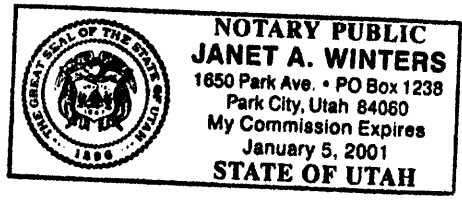
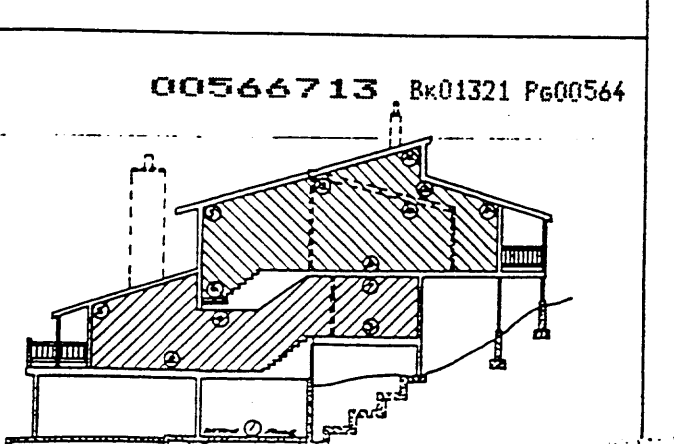
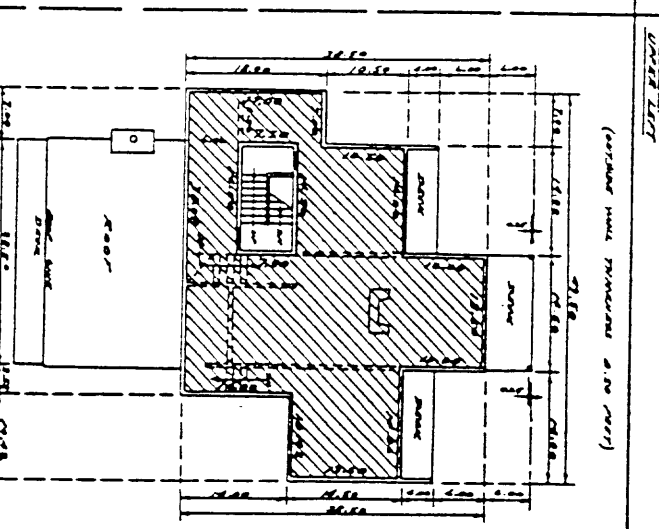
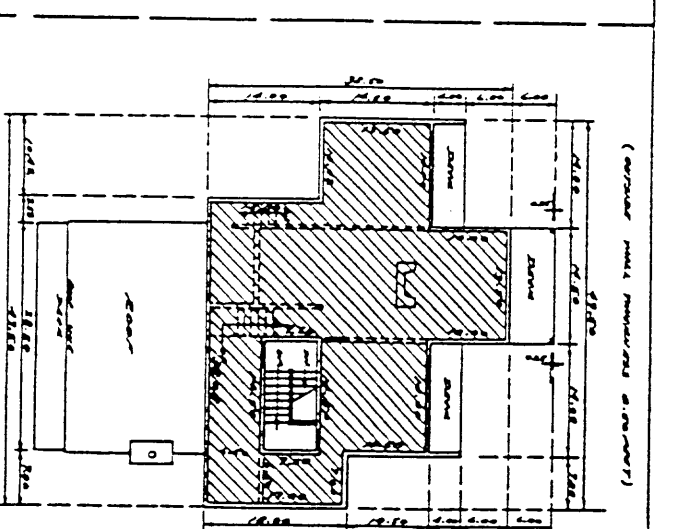
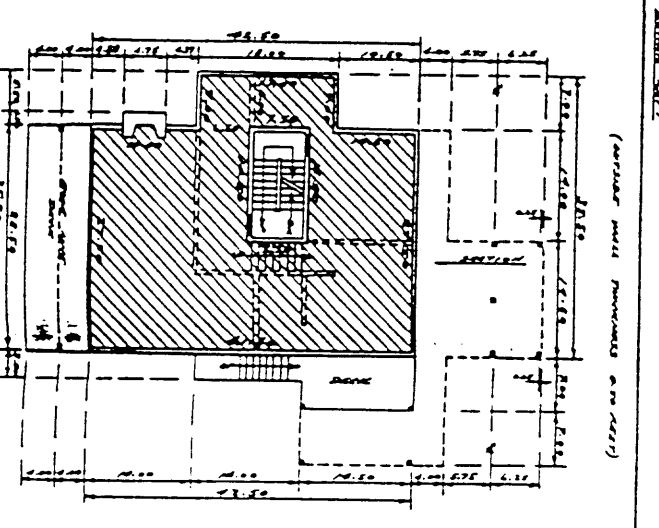
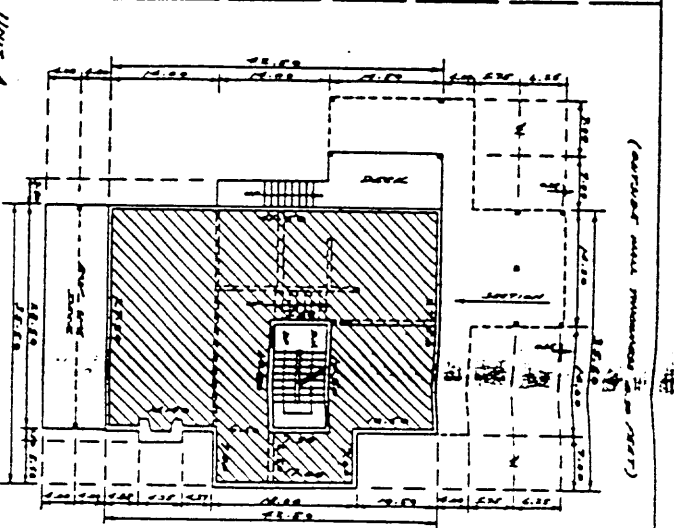
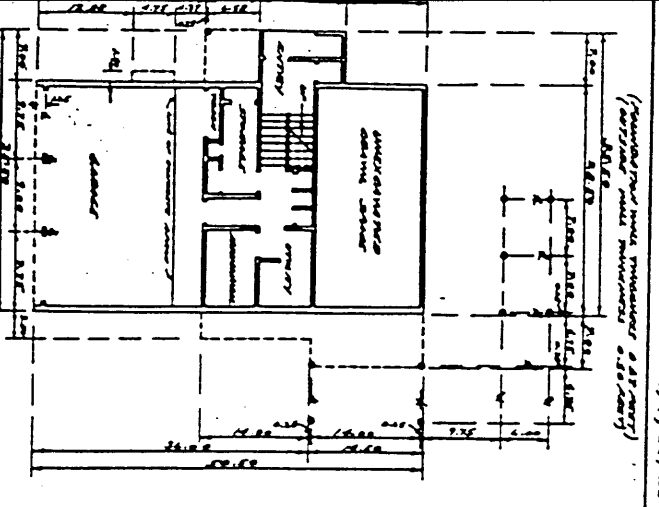
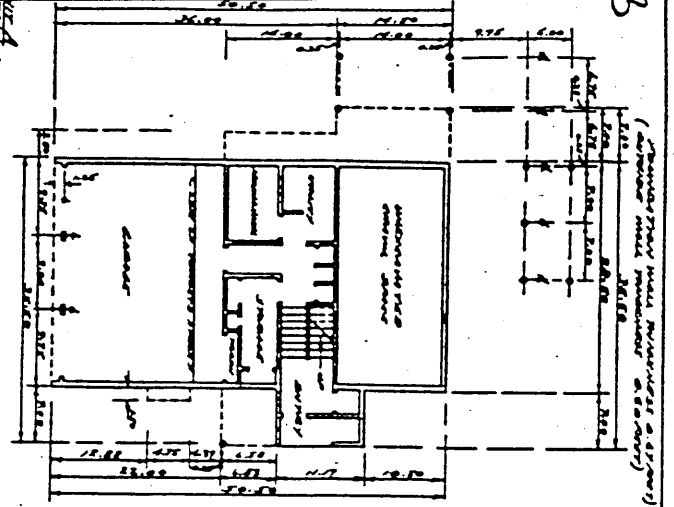


EXHIBIT "A" LEGAL DESCRIPTION

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

EXHIBIT "B"



CONDITIONS FOR BUILDING OR UNIT NUMBER

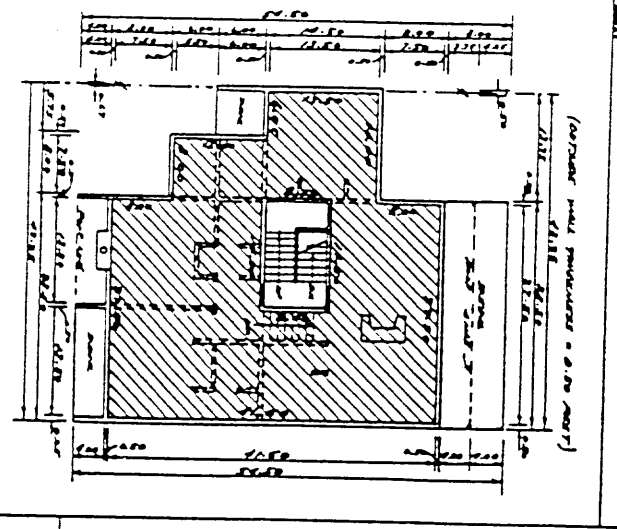
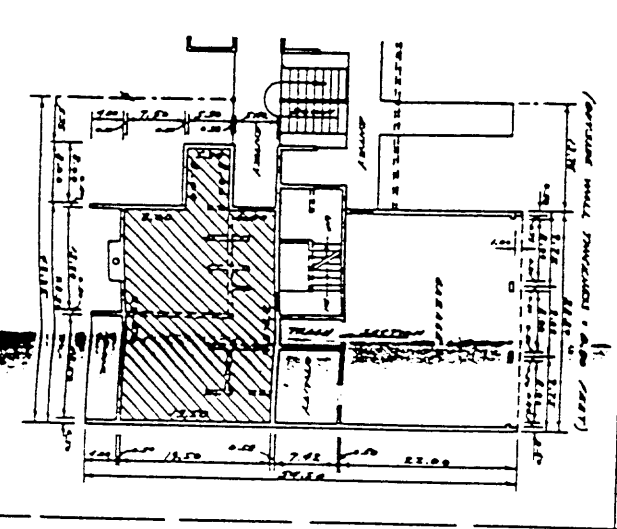
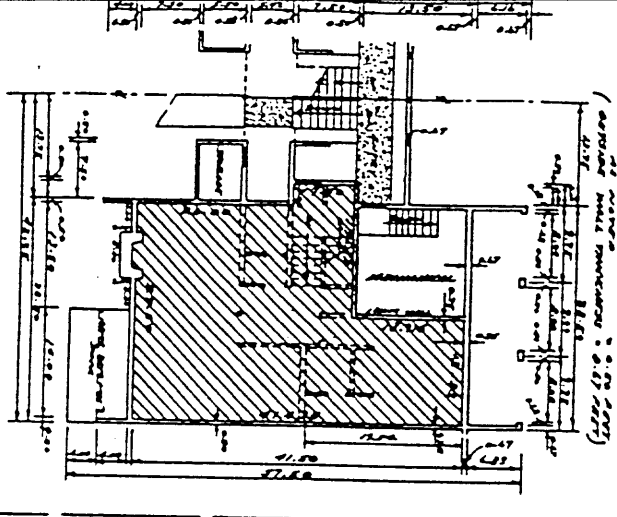
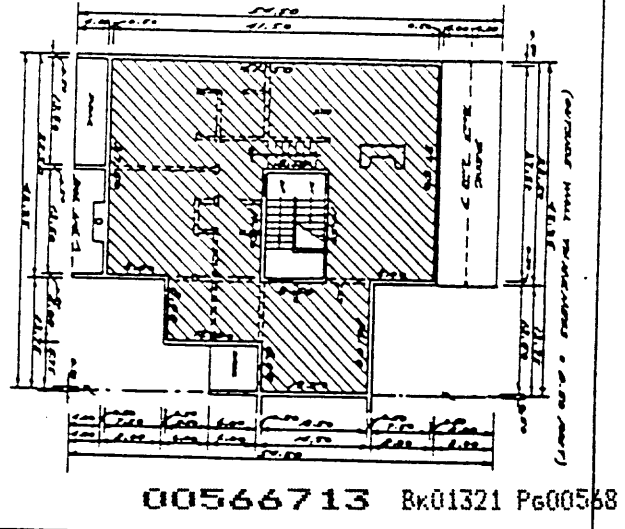
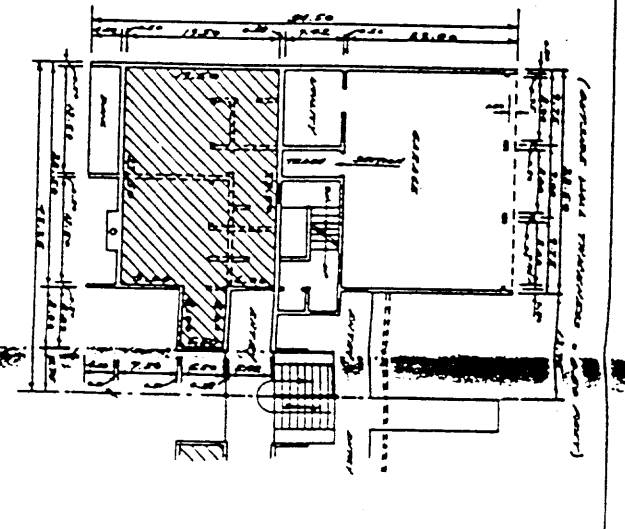
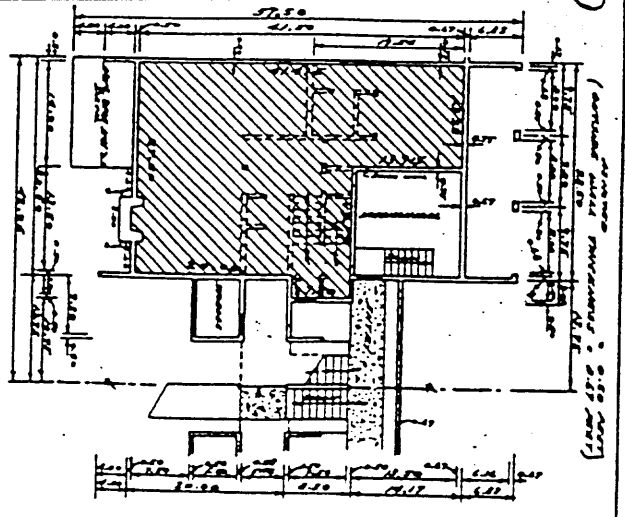
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3	632.00	632.00	632.00	632.00	632.00	632.00	632.00	632.00
4	632.00	632.00	632.00	632.00	632.00	632.00	632.00	632.00
5	632.00	632.00	632.00	632.00	632.00	632.00	632.00	632.00
6	632.00	632.00	632.00	632.00	632.00	632.00	632.00	632.00
7	632.00	632.00	632.00	632.00	632.00	632.00	632.00	632.00
8	632.00	632.00	632.00	632.00	632.00	632.00	632.00	632.00
9	632.00	632.00	632.00	632.00	632.00	632.00	632.00	632.00
10	632.00	632.00	632.00	632.00	632.00	632.00	632.00	632.00
11	632.00	632.00	632.00	632.00	632.00	632.00	632.00	632.00
12	632.00	632.00	632.00	632.00	632.00	632.00	632.00	632.00
13	632.00	632.00	632.00	632.00	632.00	632.00	632.00	632.00
14	632.00	632.00	632.00	632.00	632.00	632.00	632.00	632.00

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RESIDENT RIDGE CONDOMINIUM
 1. ALL AREAS NOT SHOWN ARE RESERVED TO THE DEVELOPER.
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 14. ALL AREAS NOT SHOWN ARE RESERVED TO THE DEVELOPER.

EXHIBIT "C"

EXHIBIT "D"



RECORDING OF THIS PLAN IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER AND THE CITY PLANNING DEPARTMENT. THE CITY ENGINEER'S OFFICE IS LOCATED AT 100 N. 1ST ST., SPOKANE, IDAHO. THE CITY PLANNING DEPARTMENT IS LOCATED AT 100 N. 1ST ST., SPOKANE, IDAHO.

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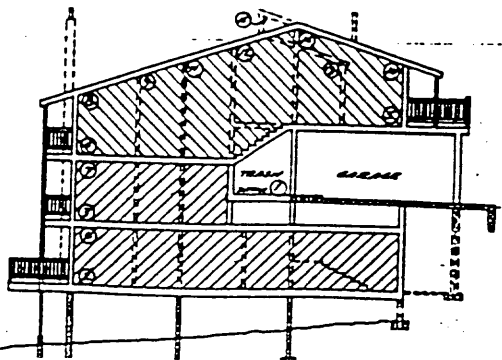
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RECORDED IN BOOK 11880 AT PAGE 4

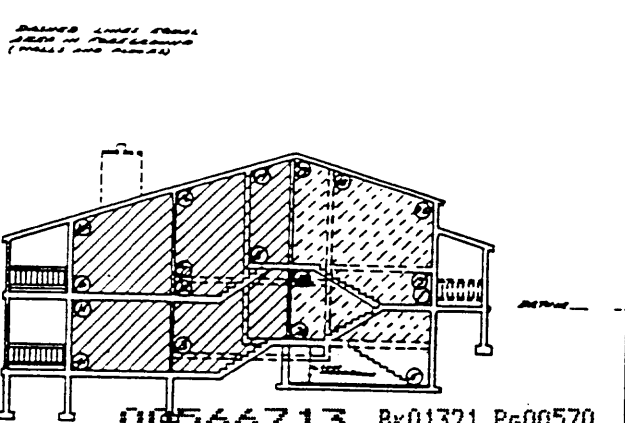
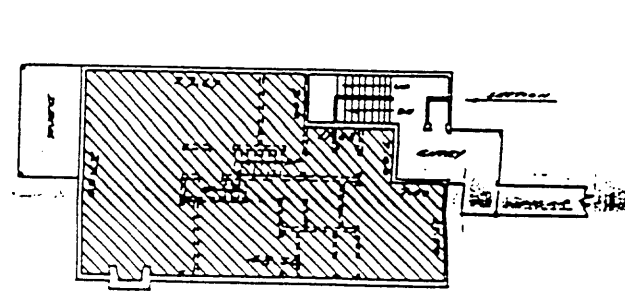
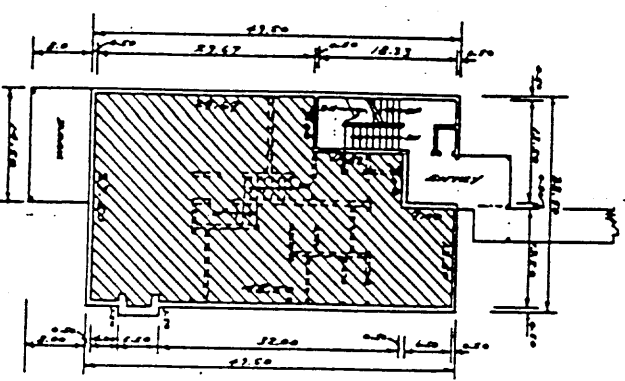
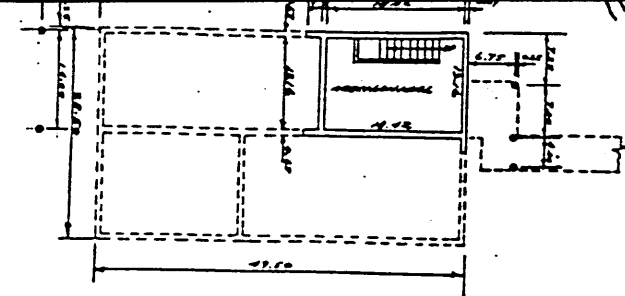
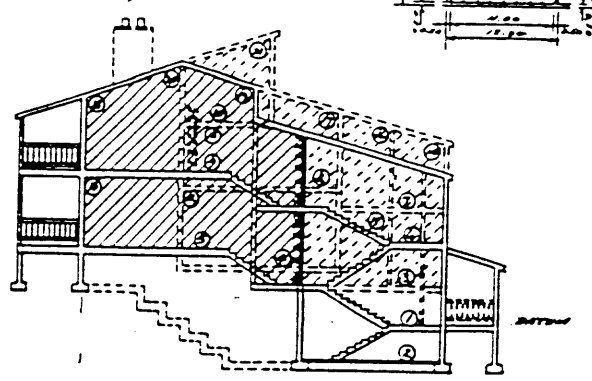
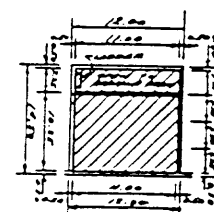
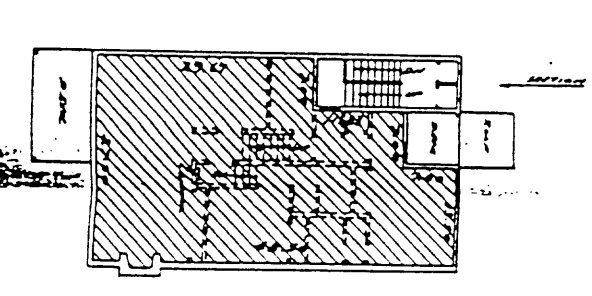
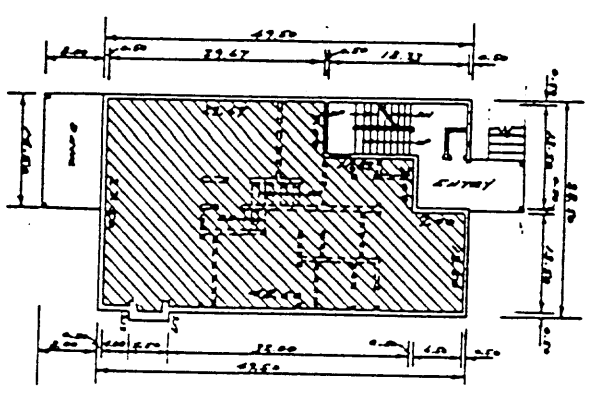
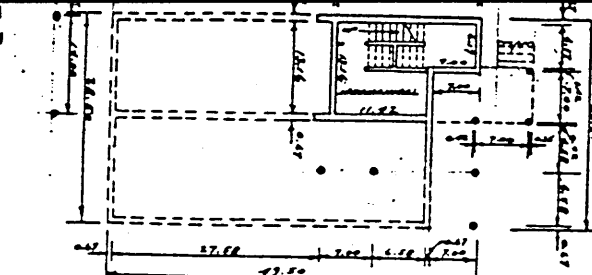
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2	6929.00	6929.00	6929.00	6929.00	6929.00	6929.00
3	6929.00	6929.00	6929.00	6929.00	6929.00	6929.00
4	6929.00	6929.00	6929.00	6929.00	6929.00	6929.00
5	6929.00	6929.00	6929.00	6929.00	6929.00	6929.00
6	6929.00	6929.00	6929.00	6929.00	6929.00	6929.00
7	6929.00	6929.00	6929.00	6929.00	6929.00	6929.00
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14	6929.00	6929.00	6929.00	6929.00	6929.00	6929.00
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RECORDED IN BOOK 11880 AT PAGE 4

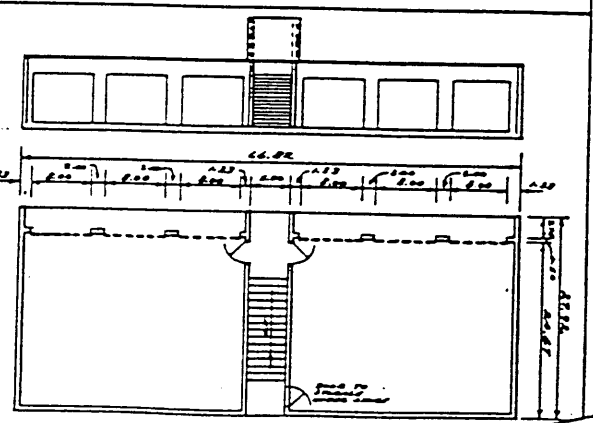
EXHIBIT "E"



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REQUIREMENTS FOR BUILDINGS BY UNIT NUMBERS

	TYPE 'B'								TYPE 'D'					
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1. Area	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12
2. Volume	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12
3. Height	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12
4. Area	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12
5. Area	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12
6. Area	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12
7. Area	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12
8. Area	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12
9. Area	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12
10. Area	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12
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17. Area	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12
18. Area	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12
19. Area	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12
20. Area	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12	678.12



THE BOARD OF SUPERVISORS OF THE COUNTY OF ALBANY, N.Y.
 HAS APPROVED THE ABOVE DRAWINGS AS SHOWN AND AS NOTED THEREON.
 IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Board of Supervisors at Albany, N.Y., this 1st day of March, 1912.
 BOARD OF SUPERVISORS OF THE COUNTY OF ALBANY, N.Y.
 COUNTY CLERK
 COUNTY CLERK

EXHIBIT "A"

FIRST SUPPLEMENT TO THE CONDOMINIUM DECLARATION
for
CRESCENT RIDGE CONDOMINIUMS

The following is the legal description for the Crescent Ridge Condominiums, Park City, Summit County, Utah:

Beginning at a point North 89° 57' West along the section line 435.60 feet from the Southeast Corner of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence North 89° 57' West along said section line 50.00 feet; thence South 21° 00' East 197.00 feet; thence South 68° 30' West 157.28 feet; thence North 48° 15' West 374.57 feet; thence North 24° 15' West 170.00 feet; thence North 337.00 feet; thence North 36° 20' West 85.00 feet; thence North 21° 30' East 165.00 feet; thence South 66° 00' East 131.91 feet; thence North 37° 44' 48" East 250.85 feet; thence South 52° 15' 12" East 117.31 feet to the Westerly line of Three Kings Condominium; thence South 33° 36' 13" West along said Westerly line of said Condominium 234.35 feet; thence South along the Westerly line of said Condominium 100.00 feet; thence East along the Southerly line of said Condominium 230.00 feet; thence South 0° 15' 20" West 499.62 feet to the point of beginning. (Contains 8.41 acres)