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Mary Ann Trussell, Summit County Utah Recorder

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By First American - Sun Peak

Electronically Recorded

When Recorded Mail to:
Park City Endeavor, LLC
Attention: Matt Lowe
1750 Sun Peak Drive
Park City, UT 84098

**Second Amendment to the Declaration of Covenants, Conditions and Restrictions
for Bear Hollow Ridge Condominiums**

This Second Amendment to the Declaration of Covenants, Conditions, and Restrictions is made by the Declarant of the Bear Hollow Ridge Owners Association, Inc. (the "Association"). The Association is authorized to administer the Covenants, Conditions, and Restrictions of certain real property in the County of Summit, State of Utah, as shown on the Bear Hollow Ridge Condominiums plat recorded as Entry No. 01012520 on February 11, 2015 at Book 2278, Page 1877, and the Declaration recorded as Entry No. 01012521 on February 11, 2015, at Book 2278, and beginning at Page 1878 in the office of the Summit County Recorder. The Tax Identification numbers and legal descriptions are attached hereto as Exhibit A.

Except as amended herein, all other terms of the Bylaws and Declaration of Covenants, Conditions, and Restrictions (as previously amended) for Bear Hollow Ridge Condominiums, shall remain in full force and effect.

All property within Bear Hollow Ridge Condominiums, including those identified on Exhibit A, shall be subject to the following amendments.

Amendments.

Section 10.3 is hereby deleted and replaced in its entirety with the following:

10.3 Restrictions on Signs, Satellite Equipment and Window Coverings. No signs, for "sale" or "lease" signs, neon lighting, flags, or advertising devices of any nature, including without limitation commercial, political, informational, or directional signs or devices, shall be erected or maintained on any part of the Project without the prior inspection and written approval of the Declarant until the expiration of the Transition Events and thereafter, by the Board of Directors (or architectural committee), except as may be temporarily necessary to caution or warn of danger or as used by the Declarant in connection with the sales, construction or marketing of any Unit. If the Declarant (or Board of Directors) consents to the erection of any such signs or devices, the same shall be promptly removed at the request of the Declarant or Board of Directors, as applicable. Window coverings, as seen from the outside, must be natural color wood or natural color faux wood, or darker earthy colors. The restrictions of the Bear Hollow Village CC&Rs shall also apply.

**ACCOMMODATION RECORDING ONLY.
FIRST AMERICAN TITLE MAKES NO
REPRESENTATION AS TO CONDITION OF
TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR AFFECT OF DOCUMENT.**

Section 10.5 is hereby deleted and replaced in its entirety with the following:

10.5 No Alterations. No Owner shall, without the prior written consent of the Design Review Committee of the Bear Hollow Village Homeowners Association, as described in the Bear Hollow Village CC&Rs, make or permit to be made any structural alteration, improvement or addition in or to his Unit or modification, alteration or improvement of any type to the Common Areas and Facilities or Limited Common Areas. No Owner of a Unit shall install in any windows in the main living area of such Unit any window covering other than the type of window coverings approved by the Association. No Owner shall install a hot tub on the deck or patio of the Unit. No Owner shall, without the prior written consent of the Association, do any act that would impair the structural soundness or integrity of, or alter the exterior appearance of, the Buildings or the safety of property or impair any easement or hereditament appurtenant to the Project. In any event, no alteration shall be made prior to obtaining approval of the appropriate government jurisdiction.

Section 10.8 is hereby deleted and replaced in its entirety with the following:

10.8 Parking. Each Unit will be assigned one (1) parking space. Additional parking outside the Building is available for overflow parking and temporary parking for guests. Temporary parking for Owners, their tenants, and guests shall not exceed 24 hours in the additional parking areas. The Association shall have the right from time to time to require that vehicles be temporarily removed from any and all parking areas for maintenance or snow removal purposes.

Section 10.10 is hereby deleted and replaced in its entirety with the following:

10.10. Additions, Alterations, Improvements and Decorations. Except as otherwise provided in the Condominium Declaration, no Unit Owner, except the Declarant, shall make (i) any structural addition, alteration or improvement to his Unit or any Limited Common Area which he has the right to use, or (ii) any non-structural addition, alteration, improvement or decoration to or upon the windows and doors enclosing his Unit, or to or upon any Limited Common Area, which he has the right to use that does not comply with the guidelines of the Design Review Committee of the Bear Hollow Village Homeowners Association as specified in the Bear Hollow Village CC&Rs. Plans and specifications, in duplicate, showing the nature, kind, shape, height, color, materials, location and approximate cost of such addition, alteration, improvement or decoration shall be submitted to and approved in writing by the Design Review Committee of the Bear Hollow Village Homeowners Association as specified in the Bear Hollow Village CC&Rs or the Owner is at risk of a fine or order requiring removal and restoration at the Owner's expense.

Section 15.2.2.15 is hereby deleted and replaced in its entirety with the following:

15.2.2.15 Except for the Secretary of Veterans Affairs, any Eligible Mortgagee who does not deliver to the Board of Directors or the Association a negative response to the notice of the proposed amendment within sixty (60) days from the date of such mailing shall be deemed to have approved the proposal,

IN WITNESS WHEREOF, the Association has executed this instrument as of this 2nd day of April, 2015.

DECLARANT: PARK CITY ENDEAVOR, LLC.

[Signature]
Matt Lowe, Authorized Agent

State of Utah)
County of Weker)ss:
Summit)

On this 2nd day of April, 2015, before me, a Notary Public, personally appeared Matt Lowe, personally known to me or proved to me on the basis of satisfactory evidence and who by me duly affirmed that he is the Authorized Agent and Member of Park City Endeavor, LLC, and that said document was signed by him in behalf of said company by authority of its operating agreement and duly adopted by it and said Matt Lowe acknowledged to me that said company executed the same.

[Signature]
Notary Public

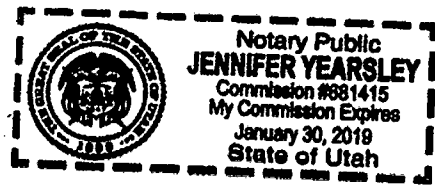


Exhibit A

Tax ID No. BVHS-401-2AM (PARENT PARCEL)

ALL OF LOT 401, BEAR HOLLOW VILLAGE 2ND AMENDMENT, AMENDING LOTS T118 THROUGH T130 PARCEL A, COMMON PARCEL 3 AND SPORTS PARK CONDOMINIUMS; ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE, STATE OF UTAH.

ALSO DESCRIBED AS:

Tax ID Nos.: BHRC-2101, BHRC-2102, BHRC-2103, BHRC-2104, BHRC-2201, BHRC-2202, BHRC-2203, BHRC-2204, BHRC-2205, BHRC-2206, BHRC-2207, BHRC-2208, BHRC-2301, BHRC-2302, BHRC-2303, BHRC-2304, BHRC-2305, BHRC-2306, BHRC-2307, BHRC-2308, BHRC-2401, BHRC-2402, BHRC-2403, BHRC-2404, BHRC-2405, BHRC-2406,

ALL OF BEAR HOLLOW RIDGE CONDOMINIUMS, SUMMIT COUNTY, UTAH, AN EXPANDABLE CONDOMINIUM PROJECT, AS IDENTIFIED BY THE RECORD OF SURVEY MAP RECORDED FEBRUARY 11, 2015 AS ENTRY NUMBER 1012520, AND AS FURTHER DEFINED AS DESCRIBED BY THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 11, 2015 AS ENTRY NUMBER 1012521, IN BOOK 2278, AT PAGE 1878, WHICH MAY BE HERETOFORE AMENDED AND/OR SUPPLEMENTED THERETO.

TOGETHER WITH THE UNDIVIDED OWNERSHIP INTEREST IN THE COMMON AREA AND FACILITIES APPURTENANT TO SAID CONDOMINIUM PROJECT AS DEFINED IN SAID DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND ANY AMENDMENTS OR SUPPLEMENTS THERETO.

SITUATE IN SUMMIT COUNTY, STATE OF UTAH.