

WHEN RECORDED RETURN TO:

James R. Blakesley
Attorney at Law
2595 East 3300 South
Salt Lake City, UT 84109
(801) 485-1555 - Phone
(801) 990-1059 - Fax
jim@blakesleylaw.com

ENTRY NO. 00991647

03/20/2014 09:39:28 AM B: 2232 P: 0724

Declaration PAGE 1/7

MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER

FEE 53.00 BY JAMES R BLAKESLEY



AMENDMENT TO CONDOMINIUM DECLARATION FOR WINDRIFT CONDOMINIUMS

This Amendment to Condominium Declaration for Windrift Condominiums is made and executed by the Windrift Condominiums Owner's Association, Inc., a Utah non-profit corporation, of 2076 Mahre Dr., Park City, UT 84098 (the "Association").

RECITALS

A. The Condominium Declaration for Windrift Condominiums was recorded on October 12, 1979 as Entry No. 160192 in Book M143 at Pages 331-368 of the official records of the County Recorder of Summit County, Utah (the "Declaration").

B. The related plat map has also been recorded in the office of the Summit County Recorder (the "Final Plat").

C. 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.

D. The Association desires to make the project and all buildings "No Smoking" because second hand tobacco smoke is a carcinogen.

E. All of the voting requirements have been satisfied.

AMENDMENT

NOW, THEREFORE, for the reasons recited above and for the benefit of the Windrift Condominium and the Unit Owners thereof, the Association hereby executes this Amendment to Condominium Declaration for Windrift Condominium.

1. **Amendment.** Article VII, Section (b) of the Declaration is hereby amended to add the following new use restriction and subsection:

(9) **No Smoking.** Windrift Condominium is a No-Smoking Project. Smoking at Windrift Condominium is not allowed in any Units, the Limited

Common Area, Common Area and Facilities, or within twenty-five feet (25') of any building, and shall be considered a nuisance per se.

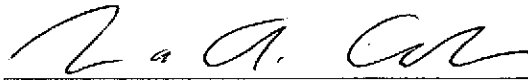
2. **Incorporation by Reference.** It is expressly agreed by the undersigned that this amendment is supplemental to the Declaration, which is by reference made a part hereof, and all the terms, conditions, and provisions thereof, unless specifically modified herein, are to apply to this contract and are made a part of this contract as though they were expressly rewritten, incorporated, and included herein.

3. **Conflict.** In the event of any conflict between the provisions of this Amendment and any other provision in the Declaration, the former shall in any and all respects govern and control.

4. **Effective Date.** 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, the Association has executed this instrument the 13 day of March, 2014.

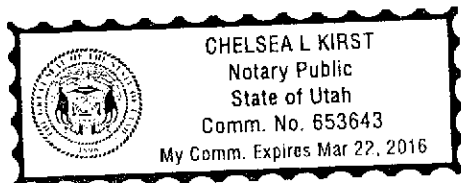
WINDRIFT CONDOMINIUM OWNER'S ASSOCIATION, INC.,
a Utah non-profit corporation

By: 
Name: Lori Clark
Title: President

ACKNOWLEDGMENT

STATE OF UTAH)
 ss:
COUNTY OF SUMMIT)

On the 13 day of March, 2014 personally appeared before me Lori Clark who by me being duly sworn, did say that s/he is the President of the Windrift Condominiums Owner's Association, Inc., a Utah non-profit corporation and that the within and foregoing instrument was signed in behalf of said Association by authority of its Articles of Incorporation and/or a Resolution of its Board of Directors, and said Lori Clark duly acknowledged to me that said Association executed the same.



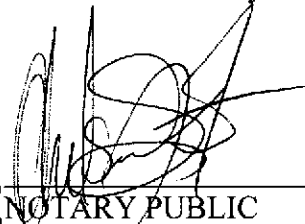

NOTARY PUBLIC

EXHIBIT "A"
LEGAL DESCRIPTION

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

Results

[Printer friendly view](#)

Query: Subdivision=WNDRFT 1 2 3

Showing 16 results on 1 page

Account#	Summary	Picture
0174643	WD-1-1 Acres: 0 485 WINDRIFT LN PARK CITY	BLDG,1 UNIT 1, WINDRIFT CONDOMINIUM INSEC 8 T2SR4E SLBM C...
0174650	WD-1-2 Acres: 0 457 WINDRIFT LN PARK CITY	BLDG 1 UNIT 2, WINDRIFT CONDO IN SEC 8T2SR4E SLBM CONT 11...
0174668	WD-1-3 Acres: 0 495 WINDRIFT LN	BLDG 1 UNIT 3 WINDRIFT CONDO IN SEC 8 T2SR4E SLBM CONT 15...
0174676	WD-1-4 Acres: 0 467 WINDRIFT LN	BLDG 1 UNIT 4 WINDRIFT CONDO IN SEC 8 T2SR4E SLBM CONT 15...
0174684	WD-2-5 Acres: 0 580 WINDRIFT LN	BLDG 2 UNIT 5 WINDRIFT CONDO IN SEC 8 T2SR4E SLBM CONT 11...
0174692	WD-2-6 Acres: 0 550 WINDRIFT LN	BLDG 2, UNIT 6, WINDRIFT CONDO IN SEC 8T2SR4E SLBM CONT 1...
0174700	WD-2-7 Acres: 0 560 WINDRIFT LN	BLDG 2, UNIT 7, WINDRIFT CONDO IN SEC 8T2S R4E, SLBM CONT...
0174718	WD-2-8 Acres: 0 590 WINDRIFT LN	BLDG 2 UNIT 8 WINDRIFT CONDOMINIUM IN SEC 8 T2SR4E SLBM C...
0174726	WD-3-9 Acres: 0 595 WINDRIFT LN	BLDG 3, UNIT 9, WINDRIFT CONDO IN SEC 8T2SR4E. SLBM CONT ...
0174734	WD-3-10 Acres: 0 607 WINDRIFT LN	BLDG 3, UNIT 10, WINDRIFT CONDOMINIUM IN SEC 8 T2SR4E SLB...
0174742	WD-3-11 Acres: 0 571 WINDRIFT LN	BLDG 3 UNIT 11 WINDRIFT CONDO IN SEC 8 T2SR4E SLBM CONT 1...
0174759	WD-3-12 Acres: 0 559 WINDRIFT LN	BLDG 3 UNIT 12 WINDRIFT CONDO IN SEC 8 T2SR4E SLBM CONT 1...
0174767		

Results

	WD-3-13 Acres: 0	601 WINDRIFT LN	BLDG 3, UNIT 13, WINDRIFT CONDO IN SEC 8 T2SR4E. SLBM CONT..
0174775	WD-3-14 Acres: 0	613 WINDRIFT LN	BLDG 3 UNIT 14 WINDRIFT CONDO IN SEC 8 TSR4E SLBM CONT 17...
0174783	WD-3-15 Acres: 0	577 WINDRIFT LN	BLDG 3 UNIT 15 WINDRIFT CONDO IN SEC 8 T2SR4E SLBM CONT 1...
0174791	WD-3-16 Acres: 0	565 WINDRIFT LN	BLDG 3 UNIT 16 WINDRIFT CONDOMINIUM IN SEC 8 T2SR4E SLBM ...

Results

[Printer friendly view](#)

Query: Subdivision=WNDRFT 2 4&5

Showing 16 results on 1 page

Account#	Summary	Picture
0192249	WD-II-4-17 Acres: 0 557 SADDLE VIEW WAY #17	UNIT 17 BLDG 4 WINDRIFT II CONDOMINIUM CONT 1176 SQ FT TO...
0192256	WD-II-4-18 Acres: 0 545 SADDLE VIEW WAY #18	UNIT 18 BLDG 4 WINDRIFT II CONDOMINIUMCONT 1152 SQ FT. T...
0192264	WD-II-4-19 Acres: 0 563 SADDLE VIEW WAY #19	UNIT 19 BLDG 4 WINDRIFT II CONDOMINIUMCONT 2160 SQ FT. T...
0192272	WD-II-4-20 Acres: 0 551 SADDLE VIEW WAY	UNIT 20 BLDG 4 WINDRIFT II CONDOMINIUM CONT 1622 SQ FT TO...
0192280	WD-II-4-21 Acres: 0 509 SADDLE VIEW WAY #21	UNIT 21 BLDG 4 WINDRIFT II CONDOMINIUM CONT 1176 SQ FT TO...
0192298	WD-II-4-22 Acres: 0 521 SADDLE VIEW WAY #22	UNIT 22 BLDG 4 WINDRIFT II CONDOMINIUM CONT 1152 SQ FT TO...
0192306	WD-II-4-23 Acres: 0 515 SADDLE VIEW WAY #23	UNIT 23 BLDG 4 WINDRIFT II CONDOMINIUM CONT 2160 SQ FT TO...
0192314	WD-II-4-24 Acres: 0 527 SADDLE VIEW WAY #24	UNIT 24 BLDG 4 WINDRIFT II CONDOMINIUM CONT 1622 SQ FT TO...
0192322	WD-II-5-25 Acres: 0 477 SADDLE VIEW WAY #25	UNIT 25 BLDG 5 WINDRIFT II CONDOMINIUM CONT 1176 SQ FT TO...
0192330	WD-II-5-26 Acres: 0 465 SADDLE VIEW WAY #26	UNIT 26 BLDG 5 WINDRIFT II CONDOMINIUM CONT 1152 SQ FT TO...
0192348	WD-II-5-27 Acres: 0 483 SADDLE VIEW WAY #27	UNIT 27 BLDG 5 WINDRIFT II CONDOMINIUM CONT 2160 SQ FT TO...
0192355		

Results

	WD-II-5-28 Acres: 0	471 SADDLE VIEW WAY #28	UNIT 28 BLDG 5 WINDRIFT II CONDOMINIUM CONT 1622 SQ FT TO...
0192363	WD-II-5-29 Acres: 0	429 SADDLE VIEW WAY #29	UNIT 29 BLDG 5 WINDRIFT II CONDOMINIUM CONT 1176 SQ FT TO...
0192371	WD-II-5-30 Acres: 0	441 SADDLE VIEW WAY #30	UNIT 30 BLDG 5 WINDRIFT II CONDOMINIUM CONT 1152 SQ FT TO...
0192389	WD-II-5-31 Acres: 0	435 SADDLE VIEW WAY #31	UNIT 31 BLDG 5 WINDRIFT II CONDOMINIUM CONT 2160 SQ FT TO...
0192397	WD-II-5-32 Acres: 0	447 SADDLE VIEW WAY #32	UNIT 32 BLDG 5 WINDRIFT II CONDOMINIUM CONT 1622 SQ FT TO...