

Permitted Uses and Restrictions

In addition to all of the covenants contained in the CC&R's, the use of the Property and each Lot therein is subject to the following (from the CC&R's):

6.01 Improvements and Use.

Except as expressly provided herein, the Lots shall be used exclusively for the parking and use of Motorcoach Vehicles. The construction or maintenance of permanent residential structures on the individual Lots is prohibited. Permanent residential occupancy is hereby prohibited. "Permanent" as used herein shall mean continuous occupancy of a Motorcoach Vehicle on a Lot by a person that extends more than thirty (30) consecutive days or such shorter period as may be proscribed by any laws or ordinances restricting permanent occupancy on the Property. Lot Owners, their guests, successors and assigns, are prohibited from erecting or placing on any Lot any structure, vehicle or other object other than a Motorcoach Vehicle or any other structure, vehicle or object expressly permitted herein. Such prohibited structures, vehicles or objects include, without limitation:

- Permanent screened rooms, carports, awnings, fences, pools, Jacuzzis, spas, bathing facilities, satellite dishes, sporting equipment, lights, animal shelters, gates, clotheslines, or any type of permanent extended overhang;
- Mobile homes and park models;
- Any structure that cannot be readily transported by the Motorcoach Vehicle of the Owner of the Lot.
- Any structure placed on the Lot on blocks, or other supports which are permanent or semi-permanent in nature or any structure with removed hitches;
- Any structure or plumbing or electrical facilities (other than plumbing and electrical facilities installed by Declarant or the Association) not intended to be temporary or readily movable; and
- Any structure designated, intended or used as permanent living quarters or a primary residence.

The provisions of this Section 6.01 do not prevent the erection of tables, benches, and grills; however, no personal property except as provided in the immediately preceding clause shall be permitted to remain where it can be seen by other Owners or visitors to the area, except when the Lot is actually in use. This requirement shall not apply to any permissible vehicle or trailer, which may be allowed to remain on a Lot even though not in use for a maximum period of (6) month from the date last used for occupancy. Notwithstanding anything contained to the contrary in this Section 6.01 or otherwise in this Declaration, Declarant may use any Lots owned by Declarant, including without limitation, the Declarant's Lots, to maintain reasonable construction, sales, leasing operations, and marketing of the development and related uses, and no Owner or Lessee shall be entitled to use its Lot in any manner that unreasonable interferes with such rights of Declarant.

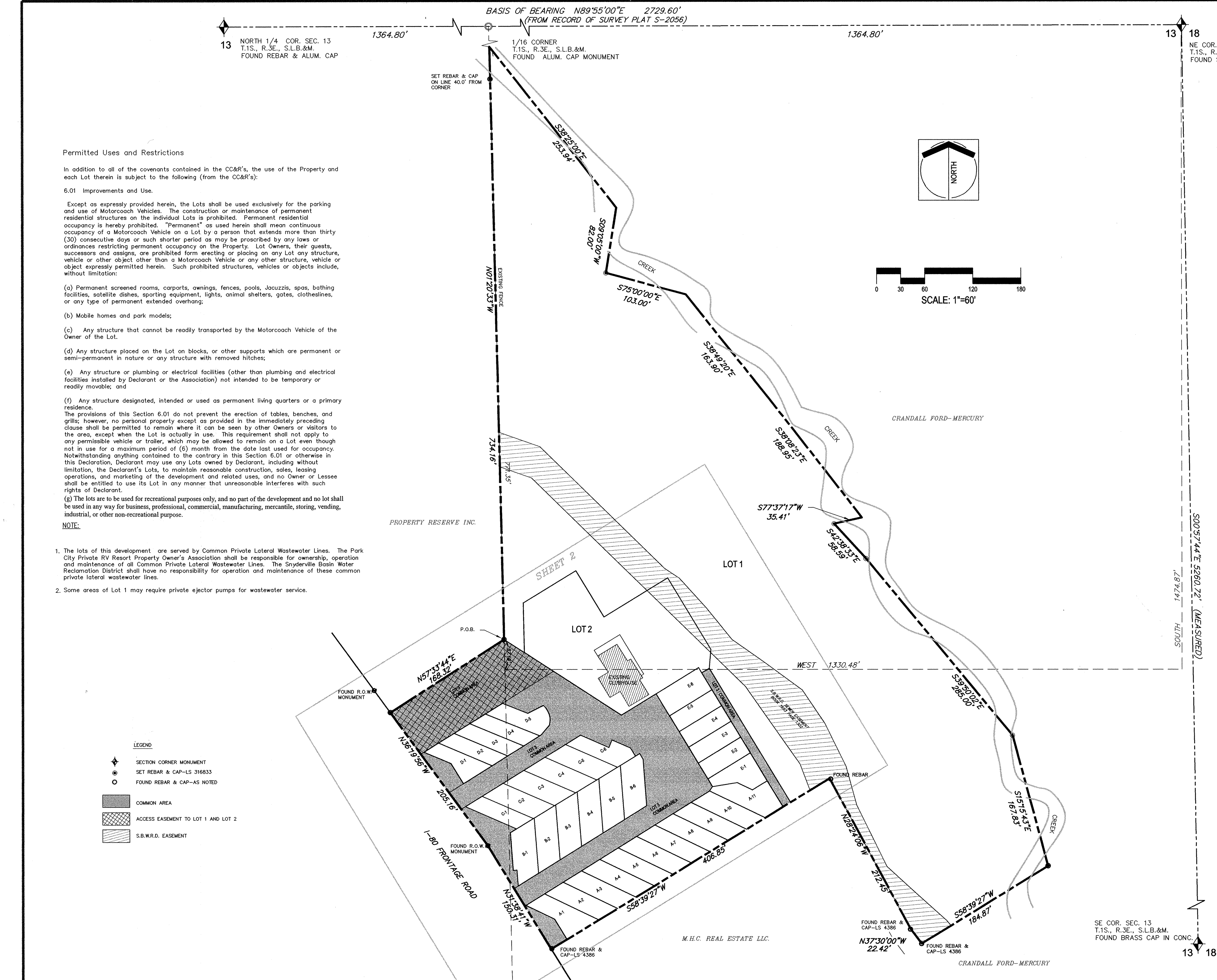
(g) The lots are to be used for recreational purposes only, and no part of the development and no lot shall be used in any way for business, professional, commercial, manufacturing, mercantile, storing, vending, industrial, or other non-recreational purpose.

NOTE:

- The lots of this development are served by Common Private Lateral Wastewater Lines. The Park City Private RV Resort Property Owner's Association shall be responsible for ownership, operation and maintenance of all Common Private Lateral Wastewater Lines. The Snyderville Basin Water Reclamation District shall have no responsibility for operation and maintenance of these common private lateral wastewater lines.
- Some areas of Lot 1 may require private ejector pumps for wastewater service.

LEGEND

- SECTION CORNER MONUMENT
- SET REBAR & CAP-LS 316833
- FOUND REBAR & CAP-AS NOTED
- COMMON AREA
- ACCESS EASEMENT TO LOT 1 AND LOT 2
- S.B.W.R.D. EASEMENT



OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents: That the owners of the hereon described tract of land, hereby causes the same to be divided into lots and private streets, as set forth in this plat, hereafter to be known as Park City Private RV Resort, subject to the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Park City Private RV Resort, recorded in the office of the Summit County, Utah, Recorder's Office, Entry No. _____, in Book _____, Page _____.

The owners hereby dedicate to Summit County, Snyderville Basin Water Reclamation District, and Park City Fire Service District, a non-exclusive easement over streets, driveways, restricted common areas, common areas, and utility easements shown on this Plat for the purpose of providing access for utility installation, maintenance, use and eventual replacement and to provide emergency services to said Park City Private RV Resort. The owners, or their representative, hereby irrevocably offers for dedication to Summit County all the land for local government uses, easements, parks and required utilities and easements shown on this Plat and construction plans in accordance with an irrevocable offer of dedication.

Executed this _____ day of _____, 2005.

Park City RV Resort Incorporated, L.L.C.

By: Doug Sorenson, Managing Member

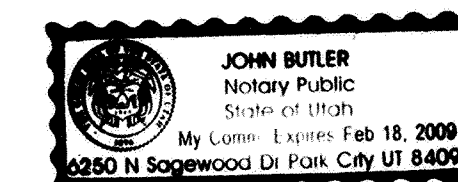
By: Dave Parton, Managing Member

ACKNOWLEDGMENT

State of Utah
County of Summit

On the _____ day of _____, 2005, personally appeared before me Doug Sorenson, who, being by me duly sworn, did say that he is the Managing Member of Park City RV Resort Incorporated, a Utah Limited Liability Company and that the within and foregoing Owner's Declaration and Consent to Record was signed on behalf of said Park City RV Resort Incorporated, and duly acknowledged that said Company executed the same.

Notary Public
Residing at: _____
My commission expires: _____

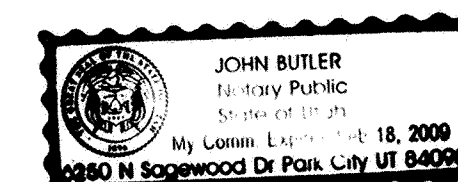


ACKNOWLEDGMENT

State of Utah
County of Summit

On the _____ day of _____, 2005, personally appeared before me Dave Parton, who, being by me duly sworn, did say that he is the Managing Member of Park City RV Resort Incorporated, a Utah Limited Liability Company and that the within and foregoing Owner's Declaration and Consent to Record was signed on behalf of said Park City RV Resort Incorporated, and duly acknowledged that said Company executed the same.

Notary Public
Residing at: _____
My commission expires: _____



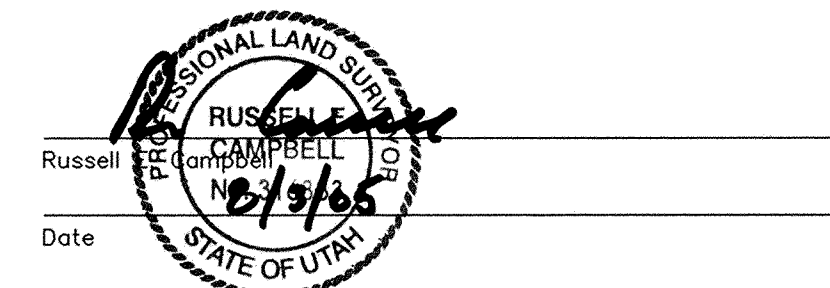
BOUNDARY DESCRIPTION

BEGINNING at a point which is South 1474.87 feet and West 1330.48 feet and North 01°20'33" West 37.19 feet from the Northeast corner of Section 13, Township 1 South, Range 3 East, Salt Lake Base and Meridian, and running thence along an existing fence line and the forty acre line North 01°20'33" West 734.16 feet to the meander line of a creek; thence along said meander line the following 9 courses: thence South 38°25'00" East 253.94 feet; thence South 09°05'00" West 82.00 feet; thence South 75°00'00" East 103.00 feet; thence South 38°49'20" East 183.90 feet; thence South 38°08'23" East 188.95 feet; thence South 77°37'17" West 35.41 feet; thence South 42°38'33" East 58.59 feet; thence South 39°50'02" East 285.00 feet; thence South 15°15'43" East 167.83 feet; thence South 58°39'27" West 184.87 feet; thence North 37°30'00" West 22.42 feet; thence North 28°24'06" West 212.45 feet; thence South 58°39'27" West 406.85 feet to a State Highway right of way, thence North 31°38'41" West 150.31 feet along said right of way to an existing right-of-way monument; thence North 36°19'56" West 205.16 feet along said right of way to an existing fence line and the line described in a Boundary Line Agreement recorded in Book 1002 at page 426; thence North 57°33'44" East 168.32 feet along said fence line and Boundary Line Agreement line to the point of beginning.

Containing 9.27 acres net.

SURVEYOR'S CERTIFICATE:

I, Russell E. Campbell, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 316833 as prescribed under the laws of the State of Utah. I further certify that a boundary survey has been made of the land shown on this plat and described hereon and that this plat is a correct representation of the land surveyed and has been prepared in conformity with the minimum standards and requirements of the law as of the date of survey, December 6, 2004.



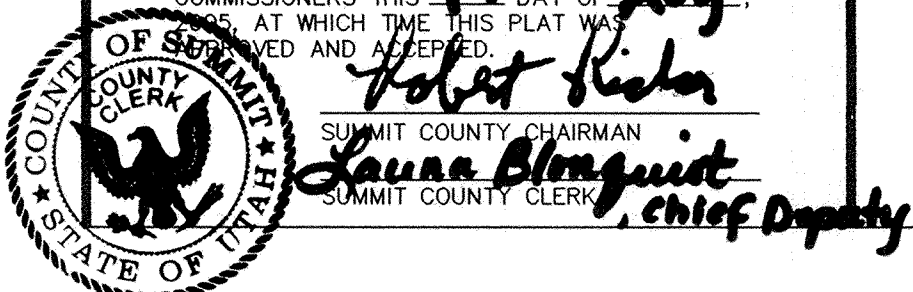
PARK CITY PRIVATE RV RESORT

LOCATED IN
THE NORTHEAST QUARTER OF SECTION 13,
TOWNSHIP 1 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH

SHEET
1 of 2

BOARD OF COUNTY COMMISSION

PRESENTED TO THE BOARD OF SUMMIT COUNTY COMMISSIONERS THIS _____ DAY OF _____, 2005, AT WHICH TIME THIS PLAT WAS _____ AND _____.



WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS THIS _____ DAY OF _____, 2005.

COUNTY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE SUMMIT COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2005.

COUNTY ASSESSOR

REVIEWED AND ACCEPTED BY THE OFFICE OF THE SUMMIT COUNTY ASSESSOR THIS _____ DAY OF _____, 2005.

COUNTY ENGINEER

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT REVIEWED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH AVAILABLE INFORMATION ON FILE IN THIS OFFICE.

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS _____ DAY OF _____, 2005.

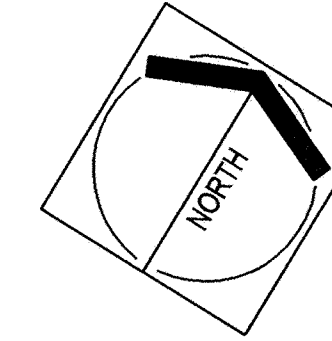
RECORDED

ENTRY NO. 749576 BOOK _____ PAGE _____
STATE OF _____ COUNTY OF _____
DATE 9-2-05 TIME 16:59 p.m.
RECORDED AND FILED AT THE REQUEST OF:
Terry Bixler

BASELINE SURVEYING, Inc

960 East Atkin Avenue
Salt Lake City, UT 84106 (801) 209-2152

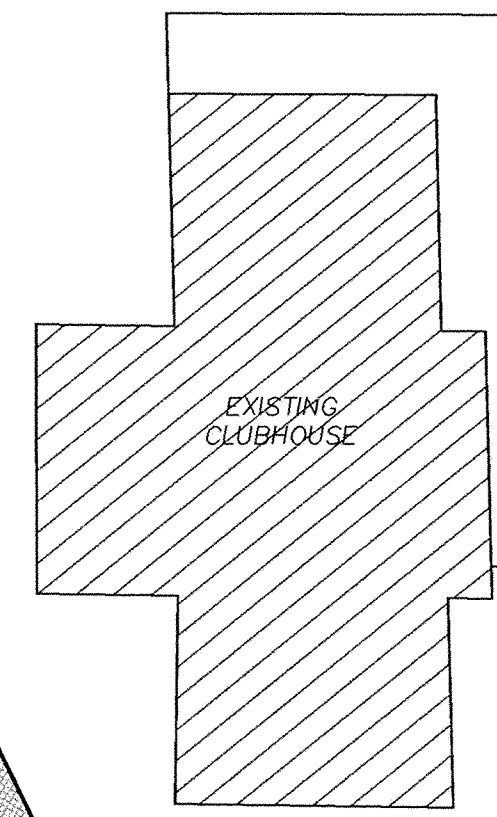
FOUND R.O.W.
MONUMENT



LOT 1
277,002 SF
6.36 ACRES

ADDRESS TABLE	
LOT No.	ADDRESS
LOT 2	2200 W. RASMUSSEN ROAD
LOT A1	2200 W. RASMUSSEN ROAD #A-1
LOT A2	2200 W. RASMUSSEN ROAD #A-2
LOT A3	2200 W. RASMUSSEN ROAD #A-3
LOT A4	2200 W. RASMUSSEN ROAD #A-4
LOT A5	2200 W. RASMUSSEN ROAD #A-5
LOT A6	2200 W. RASMUSSEN ROAD #A-6
LOT A7	2200 W. RASMUSSEN ROAD #A-7
LOT A8	2200 W. RASMUSSEN ROAD #A-8
LOT A9	2200 W. RASMUSSEN ROAD #A-9
LOT A10	2200 W. RASMUSSEN ROAD #A-10
LOT A11	2200 W. RASMUSSEN ROAD #A-11
LOT B1	2200 W. RASMUSSEN ROAD #B-1
LOT B2	2200 W. RASMUSSEN ROAD #B-2
LOT B3	2200 W. RASMUSSEN ROAD #B-3
LOT B4	2200 W. RASMUSSEN ROAD #B-4
LOT B5	2200 W. RASMUSSEN ROAD #B-5
LOT B6	2200 W. RASMUSSEN ROAD #B-6
LOT C1	2200 W. RASMUSSEN ROAD #C-1
LOT C2	2200 W. RASMUSSEN ROAD #C-2
LOT C3	2200 W. RASMUSSEN ROAD #C-3
LOT C4	2200 W. RASMUSSEN ROAD #C-4
LOT C5	2200 W. RASMUSSEN ROAD #C-5
LOT C6	2200 W. RASMUSSEN ROAD #C-6
LOT D1	2200 W. RASMUSSEN ROAD #D-1
LOT D2	2200 W. RASMUSSEN ROAD #D-2
LOT D3	2200 W. RASMUSSEN ROAD #D-3
LOT D4	2200 W. RASMUSSEN ROAD #D-4
LOT D5	2200 W. RASMUSSEN ROAD #D-5
LOT E1	2200 W. RASMUSSEN ROAD #E-1
LOT E2	2200 W. RASMUSSEN ROAD #E-2
LOT E3	2200 W. RASMUSSEN ROAD #E-3
LOT E4	2200 W. RASMUSSEN ROAD #E-4
LOT E5	2200 W. RASMUSSEN ROAD #E-5
LOT E6	2200 W. RASMUSSEN ROAD #E-6

LOT 2
25,485 SF
0.59 ACRES



1-80 FRONTAGE ROAD

FOUND R.O.W.
MONUMENT

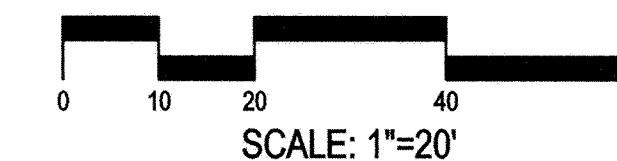
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SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH

SHEET
2 of 2



RECORDED
ENTRY NO. 74956 BOOK. PAGE
STATE OF UTAH COUNTY OF SUMMIT
DATE 9-2-05 TIME 16:59 PM
RECORDED AND FILED AT THE REQUEST OF:
Terry Bixler
COUNTY RECORDER

BASELINE SURVEYING, Inc
960 East Atkin Avenue
Salt Lake City, UT 84106 (801) 209-2152