

ARTICLES OF AMENDMENTS

RIDGELAND DOWNS OWNERS ASSOCIATION

Pursuant to the provisions of Sections 16-6-44 of the Utah Nonprofit Act and Sections 57-8-12 of the Utah Condominium Ownership Act, the undersigned corporation adopts the following Articles of Amendments to its Bylaws:

On the 13th day of October, 1987, a meeting of the members of the Ridgeland Downs Owners Association was held. At this meeting, and after the giving of proper notice, the following amendments to the Bylaws were considered and approved by more than 33% of the total members of the association entitled to vote.

The Amendments to the Bylaws which were considered and approved are as follows:

The language of Article II, Section 1, Annual Meeting, of the Bylaws was amended by changing the annual month of the meeting. See Exhibit "B".

The language of Article IV, Section 4, Limitation on Offices, of the Bylaws was amended to include this provision. See Exhibit "C".

The language of Article XVIII, Operation and Maintenance of Condominium Project, of the Bylaws was amended to include this provision. See Exhibit "D".

The language of Article XIX, Section 3, Lien, of the Bylaws was amended to include this provision. See Exhibit "E".

The Ridgeland Downs condominiums are situated upon the real property in Salt Lake County, State of Utah, described in Exhibit "A" attached hereto and incorporated hereby by reference.

Dated this 22 day of October, 1987.

RIDGELAND DOWNS OWNERS ASSOCIATION

Shirley Dee  
Shirley Dee, President

James M. Jones  
James Jones, Vice President

Margie Zimmerli  
Margie Zimmerli, Secretary/Treasurer

Rudy Cachesecca  
Rudy Cachesecca, Trustee

Elise Stireman  
Elise Stireman, Trustee

Ollie Lamphere  
Ollie Lamphere, Trustee

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State of Utah )  
 )ss  
County of Salt Lake )

On the 22 day of October, 1987, personally appeared before me the above individuals, who being by me duly sworn, did say that they are the Trustees of Ridgeland Downs Owners Association and that said instrument was signed on behalf of said corporation by authority of its Bylaws and said Trustees acknowledged to me that the corporation executed the same.

Maria L. Daper  
Notary Public

My Commission expires the 10 day of September, 1991.

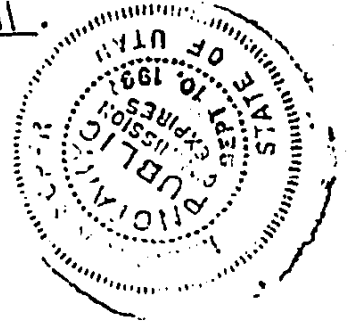


EXHIBIT "A"

Beginning at a point which is South  $0^{\circ}07'30''$  East 33 feet thence North  $89^{\circ}56'59''$  East from the North quarter corner of Section 29, Township 1 South, Range 1 West, Salt Lake Base and Meridian; thence South  $0^{\circ}07'30''$  East 542.44 feet; thence North  $89^{\circ}56'59''$  East 629.355 feet to the East line of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of said Section 29; thence North  $0^{\circ}07'30''$  West 542.44 feet along said East line; thence South  $89^{\circ}56'59''$  West 629.355 feet to the point of beginning.

EXHIBIT "B"

PROPOSED ARTICLE II AMENDMENTS

MEETING OF MEMBERS

Section 1. Annual Meeting. The annual meeting of the members shall be held at 7:00 p.m. on the second Tuesday of September of each year at the principal office of this Association, or at such other place as shall be in the Notice of Meeting or in a duly executed Waiver of Notice; provided however, that whenever such date falls upon a legal holiday, the meeting shall be held on the next succeeding business day, and further provided that the Board of Trustees may by resolution fix the date of the annual meeting at such other date as the Board may deem appropriate. At such meeting the members shall elect trustees for one (1) years terms to serve until their successor shall be elected and shall qualify. The newly elected trustees, who must be members of the Owners Association, shall take office on October 1 following the meeting at which they are elected.

EXHIBIT "C"

PROPOSED ARTICLE IV AMENDMENTS

OFFICERS

Section 4. Limitation on Offices. No two or more offices on the Board of Trustees may be held by the same person. It is understood that Secretary/Treasurer will be one office.

EXHIBIT "D"

PROPOSED ARTICLE XVIII AMENDMENTS

(To be included at the end of the existing Article XVII)

No owner or occupant shall usurp any of the Common Area for his or her private use. Without prior approval from the Board of Trustees, no owner or occupant shall plant or remove shrubbery, trees, fences, gates, posts or any other fixtures on or from the Common Areas.

The planted area in front of each unit constitutes a Common Area and is the responsibility of the Owners Association. However, for those owners/occupants who have opted to assume this responsibility, the plants or shrubs shall be well kept, tasteful, and appropriate.

EXHIBIT "E"

PROPOSED ARTICLE XIX AMENDMENTS

PAYMENT OF EXPENSES AND DISTRIBUTION OF INCOME

Section 3. Lien. (c) When it becomes necessary to take legal action to collect delinquent maintenance fees or put a lien on property, it shall be mandatory that the said unit owner will pay all attorney fees and court costs and any other collection costs reasonably incurred.

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22 OCTOBER 87 02:00 PM  
KATIE L. DIXON  
RECORDER, SALT LAKE COUNTY, UTAH  
RIDGELAND DOWNS OWNERS ASSOC  
PO BOX 20184  
WVC UT 84120  
REC BY: JANET WONG , DEPUTY

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