

ARTICLES OF AMENDMENTS

RIDGELAND DOWNS OWNERS ASSOCIATION

4677822

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 September, 1988, 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 an affirmative vote of a majority of the association members who were 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 II, Section 6, Registered Members, of the Bylaws was amended to include this provision. See Exhibit "C".

The language of Article II, Section 7, Quorum, of the Bylaws, was amended to include this provision. See Exhibit "D".

The language of Article XIX, Section, 4, Assignment of Rents, 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 reference.

Dated this 9/20 day of September, 1988.

RIDGELAND DOWNS OWNERS ASSOCIATION

Van B. Hales
Van B. Hales, Secretary/Treasurer

BOOK 6065 PAGE 1771

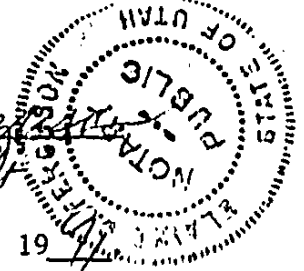
1300

4677822
20 SEPTEMBER 88 02:39 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
RIDGELAND DOWN OWNERS
PO BOX 20184
MVC UTAH 84120
REC BY: JANET WONG , DEPUTY

State of Utah]
]ss
County of Salt Lake]

On the 20 day of September, 1988, personally appeared before me the above individual, who being by me is duly sworn, did say that he is the Secretary/Treasurer of Ridgeland Downs Owners Association and that said instrument was signed on behalf of said corporation by authority of its Bylaws and said Secretary/Treasurer acknowledged to me that the corporation executed same.

Ernest J. Ferguson
Notary Public
State of Utah



My Commission expires the 20 day of October, 1989

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"

Article II, Section 1. Annual Meeting. The annual meeting of the members shall be held at 7:00 o'clock p.m. on the second Tuesday in November of each year at the principal office of this Association, or at such other place as shall be stated 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) year terms to serve until their successors shall be elected and shall qualify. The newly elected members of the Owners Association, shall take office on December 1 following the meeting at which they are elected. Only members of the Association shall be elected as trustees; provided, however that officers and/or duly authorized agents of corporate members may also be elected trustees of the Association.

EXHIBIT "C"

Article II, Section 6. Registered Members. At annual meetings of the members only such persons shall be considered as then qualified be entitled to vote in person or by proxy as appear as members upon the transfer books of the Association on the thirtieth day before such annual members' meeting. Only such persons shall be entitled to vote whose condominium maintenance fees are in a "fees current" basis at the time of the annual meeting. The "fees current" shall be determined as having been paid as due in the month preceding the annual meeting. Example: Annual meeting held in September, fees current would mean that the August fees would have been paid before the September meeting. The board of Trustees may, by resolution, fix a date in advance of the date of special members' meetings upon which a member must appear as a member of record on the Association's transfer books in order to be entitled to vote at such special members' meeting; provided, however, that said date shall in no event be fixed at less than ten (10) nor more than thirty (30) days prior to the date set for such meeting.

EXHIBIT "D"

Article II, Section 7. Quorum. At any Meeting of the members, the then qualified holders of a majority of the issued and outstanding shares of the Association present in person or by proxy shall constitute a quorum of the members for all purposes. In the absence of a quorum, the chairman of the meeting may adjourn the meeting from time to time, without notice other than by announcement at the meeting, until "qualified" holders of the amount of stock requisite to constitute a quorum shall attend. At any such adjourned meeting at which a quorum shall be present any business may be transacted which might have been transacted at the meeting as originally notified.

EXHIBIT "E"

Article XIX, Section 4. Assignment of Rents. If an owner shall at any time let or sublet his unit and shall default for a period of one (1) month in the payment of any assessments or fees, the Board of Trustees may, at its option, so long as such default shall continue, demand and receive from any tenant or subtenant of the owner occupying the unit, so much of the rent due or becoming due and payable as is necessary to cure the default and the payment of such rent to the Board of Trustees shall be sufficient payment and discharge of such tenant or subtenant and the owner to the extent of the amount so paid.