

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 of the Utah Condominium Ownership Act, the undersigned corporation adopts the following Articles of Amendments to its Bylaws:

On the 13th day of November, 1990, 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 affirmation 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:

9). The addition to Article XII of Section 2, Conveyance of owners' privileges to lessee. See Exhibit "F"

10). The to Article XII of Section 3, Requirements of lessee. See Exhibit "G".

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 24 day of November, 1991.

RIDGELAND DOWNS OWNERS ASSOCIATION

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

Joseph K. Stireman
Joseph K. Stireman, Administrative Assistant

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EXHIBIT "F"

PROPOSED ARTICLE XII AMENDMENT
TRANSFER OR LEASE OF APARTMENT UNIT.

Section 2. Convey Owners' Privileges. All leases of Ridgeland Downs Condominiums shall provide that and shall automatically convey all of the owners' privileges to use and enjoyment of the common areas, including the use of the club house and swimming pool, to the lessee. All swimming pool keys, whether held by the owner or lessee, remain the property of the Association and the use of the pool is for residents and their guests only, as provided by the Association Rules and Regulations. Pool keys must not be duplicated nor transferred to any person other than the owner or lessee of a unit, except as allowed by the Association. Pool keys may be reclaimed by the Association for any infringement of swimming pool rules.

EXHIBIT "G"

PROPOSED ARTICLE XII AMENDMENT
TRANSFER OR LEASE OF APARTMENT UNIT.

Section 3. Written Lease Requiring Compliance of Lessee. No owner shall lease a unit other than on a written form of lease: (i) requiring the lessee to comply with the Condominium Declaration, Bylaws and Rules and Regulations; (ii) convey the owners' right to use and enjoyment of common areas; (iii) providing that failure to comply constitutes a default under the lease; (iv) providing that the tenant shall pay rental to the Management Committee in the event of a default in payment of assessments and upon demand; and (v) providing that the Management Committee has the power to terminate the lease or to bring summary proceedings to evict the tenant in the name of the lessor thereunder after forty-five days' prior written notice to the owner, in the event of a default by the lessee in the performance of the lease. The Management Committee may suggest or require a standard form lease for use by owners. Each owner shall, promptly following the execution of any lease of a condominium unit, forward a confirmed copy thereof to the Management Committee.

State of Utah]
]
County of Salt Lake]

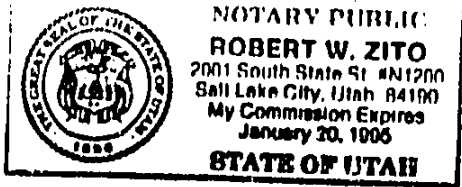


On the 7th day of November, 1991, personally appeared before me the above individual, who being by me is duly sworn, did say that she is the Administrative Assistant to the Ridgeland Downs Owners Association and that said instrument was signed on behalf of said corporation by authority of its Bylaws and Administrative Assistant acknowledged to me that the corporation executed same.



Notary Public

My Commission expires the 1/20/95 day of _____, 19 ____ .



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EXHIBIT "A"

Beginning at a point which is South 0°07'30" East 33 feet
thence North 89°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°07'30" East 542.44 feet;
thence North 89°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°07'30"
West 542.44 feet along said East line; thence south
89°56'59" West 629.355 feet to the point of beginning.

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07 NOVEMBER 91 01:26 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
RIDGELAND DOWNS OWNERS ASSN
P O BOX 70184 WVC UT 84170
REC BY: DOROTHY SINFIELD, DEPUTY

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