

**FIRST AMENDMENT**  
**TO THE DECLARATION OF CONDOMINIUM AND BYLAWS**  
**LAKE RIDGE CONDOMINIUMS**

This First Amendment to the Declaration of Condominiums and Bylaws – Lake Ridge Condominiums (hereinafter, the “First Amendment”) is made on the date hereinafter set forth by the MANAGEMENT COMMITTEE OF THE LAKE RIDGE CONDOMINIUMS located in Orem, Utah (hereinafter the “Management Committee”).

**RECITALS**

A. That certain Declaration of Condominium and Bylaws – Lake Ridge Condominiums, dated October 30, 1998, was recorded on December 16, 1998 as Entry No. 130664 in Book 4900 at Pages 818, et seq., of the official records of the County Recorder of Utah County, Utah (hereinafter, the “Declaration”).

B. The Association, as that term is defined in the Declaration, desires to amend certain provisions of the Declaration.

C. Under the provisions of Article XIII, Section 13.03 of the Declaration, the Declaration may be amended by the vote of at least sixty percent (60%) of the undivided ownership interest in and to the Common Areas and Facilities, and any amendment so authorized shall be accomplished through the recordation of an instrument executed by the Management Committee (as such committee is defined in the Declaration).

**DECLARATION**

Wherefore, the Management Committee hereby covenants, agrees and declares as follows:

1. Amendment of Declaration. The Management Committee hereby certifies that at the Association’s annual meeting held on the 25<sup>th</sup> day of August, 2007 after proper notice of the meeting and the matters to be addressed thereat, by a vote of 75% of the undivided ownership interest in and to the Common Areas and Facilities, it was agreed to amend the Declaration by adding Section 6.11 to Article VI of the Declaration as described in Paragraph 2 below.

2. Addition of Article VI, Section 6.11 to the Declaration. Section 6.11 of Article VI is hereby added to the Declaration as follows:

6.11 **No Smoking.** Neither owners, guests, tenants, nor invitees shall be allowed to smoke in any unit or in any common area located in the Lake Ridge Condominiums.

DATED the 3rd day of October, 2007.

MANAGEMENT COMMITTEE OF THE LAKE RIDGE  
CONDOMINIUMS:

By: Evelyn S. Johnson  
EVELYN S. JOHNSON, President

STATE OF UTAH                    )  
  :SS  
COUNTY OF UTAH                )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of September, 2007 by EVELYN S. JOHNSON, the President of the MANAGEMENT COMMITTEE of the LAKE RIDGE CONDOMINIUMS.

Danny Bentley  
NOTARY PUBLIC

