

After Recording Return To:
5200 S. Highland Drive, Suite 303
Salt Lake City, UT 84117

PARCEL NOS.

SPACE ABOVE FOR RECORDER'S USE ONLY

05-086-0001 through 05-086-0079;
05-086-0082 through 05-086-0088;
05-087-0088 through 05-087-0142;
05-087-0160 through 05-087-0168

FIRST AMENDMENT TO THE AMENDED DECLARATION OF RIDGEWOOD
CONDOMINIUM

This First Amendment to the Amended and Restated Declaration of Ridgewood Condominium ("Declaration") is executed on the date set forth below by the Ridgewood Owners' Association ("Association").

RECITALS

A. Real property in Davis County, Utah, known as Ridgewood Condominium is subject to covenants, conditions, and restrictions pursuant to the Amended and Restated Declaration recorded September 5, 2014 as Entry No. 2822022, Book 6096, Page 216, records of Davis County, Utah;

B. The Association desires to amend the Declaration to include a reinvestment fee and leasing provisions;

C. This amendment shall be binding against the property described in EXHIBIT A, attached hereto and incorporated herein by reference;

D. The provisions of this amendment shall supersede and control over any conflicting provisions in the Declaration;

E. Pursuant to Article XIX of the Declaration, by executing below the Management Board certifies that 67% of the Total Votes of the Association approved this Amendment;

NOW, THEREFORE, the Association hereby amends the Declaration as follows:

Article X of the Declaration is hereby amended to add Section 13, which reads as follows:

13. Reinvestment Fee. Each time a Unit is transferred, the Association shall levy against the Unit a reinvestment fee of one-half percent (1/2%) of the sale price of the Unit to be deposited directly into the Association's reserve fund. The reinvestment fee shall be due and payable from the Unit's buyer on the date the deed transferring title to the Unit is recorded. The reinvestment fee is an assessment against the new Owner and an assessment and lien against the Unit and shall be collectible as such.

Exhibit "A"
LEGAL DESCRIPTION

Units 1 through 33, Ridgewood of Maple Hills Cond. Phase 1 Amend., Bountiful City, Davis County, Utah. [Parcel Nos. 05-086-0001 through 05-086-0033]

Units 34 through 59, Ridgewood of Maple Hills Cond. Phase 2 Amend., Bountiful City, Davis County, Utah. [Parcel Nos. 05-086-0034 through 05-086-0059]

Units 60 through 79 and 82 through 88, Ridgewood of Maple Hills Cond. Phase 3 Amend., Bountiful City, Davis County, Utah. [Parcel Nos. 05-086-0060 through 05-086-0079 and 05-086-0082 through 05-086-0088]

Units 88 through 101, Ridgewood of Maple Hills Cond. Phase 4., Bountiful City, Davis County, Utah. [Parcel Nos. 05-087-0088 through 05-087-0101]

Units 102 through 111, Ridgewood of Maple Hills Cond. Phase 5, Bountiful City, Davis County, Utah. [Parcel Nos. 05-087-0102 through 05-087-0111]

Units 112 through 129, Ridgewood of Maple Hills Condominiums, Phase VI, Bountiful City, Davis County, Utah. [Parcel Nos. 05-087-0112 through 05-087-0129]

Units 130 through 142, Ridgewood of Maple Hills Condominium, Phase VII, Bountiful City, Davis County, Utah. [Parcel Nos. 05-087-0130 through 05-087-0142]

Units G-1 through G-9, Ridgewood of Maple Hills Condominium, Phase VII, Bountiful City, Davis County, Utah. [Parcel Nos. 05-087-0160 through 05-087-0168]