

09-361-0001 thru 0011

2475998
BK 4841 PG 509

09-349-0101 thru 0105, 0107

**FOURTH AMENDMENT
TO
DECLARATION OF CONDOMINIUM
FOR
RIDGE PARK OFFICE CONDOMINIUMS
a Condominium Project**

E 2475998 B 4841 P 509-516
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
08/18/2009 12:56 PM
FEE \$40.00 Pgs: 8
IS RT REC'D FOR RIDGE PARK OFFICE
CONDOMINIUM

**RETURNED
AUG 18 2009**

This Fourth Amendment to Declaration of Condominium for Ridge Park Office Condominiums ("Fourth Amendment") is made and entered into as of this 11th day of August, 2009. The original Declaration of Condominium was recorded on the 11th day of October, 2006, as Entry No. 2209690 in Book 4136 at Pages 1090-1140 of the Davis County Recorder's records.

RECITAL

The owners holding more than sixty-six and two-thirds percent (66.67%) of the total votes of the Ridge Park Office Condominium Association, Inc. ("Association") and all of the directors of the Association have given their consent to and approval of the adoption of this Fourth Amendment and have authorized the president of the Association to cause this Fourth Amendment to be executed on their behalf and to be recorded in the office of the Davis County Recorder.

NOW THEREFORE, the Association acting by authorization of the owners holding more than sixty-six and two-thirds percent (66.67%) of the total votes of the Association, and the authorization of the directors, consent and agree to the following Fourth Amendment to the Declaration:

A. Section 1.20 of Article 1 of the Declaration, as amended, is replaced by the following:

"Unit shall mean a separate physical part of the Property that is intended for independent use, including one or more rooms or spaces located in a Building as shown on the Condominium Plat, together with all fixtures and improvements therein contained and including all exterior walls measured from the exterior surface of the walls of the building or structure to the center lines of the interior demising walls common to an immediately adjacent Unit or Units.

B. Section 10.8 of Article 10 is replaced with the following:

"Commencement Date. As to each condominium in the Project, assessments under this Declaration shall commence on the last to occur of the following dates: (i) the date on which this Declaration is recorded in the office of the county recorder of Davis County, State of Utah, or (ii) thirty days after the date on which Layton City issues an occupancy permit or similar authorization indicating that a Unit is complete and approved for occupancy. Declarant shall notify the Association in writing within fifteen (15) days after issuance by Layton City of each such occupancy permit or similar authorization

- Recorded at the Request of:
Ridge Park Office Condominium Association, Inc.
671 West Shepard Lane, Suite 101
Farmington, Utah 84025

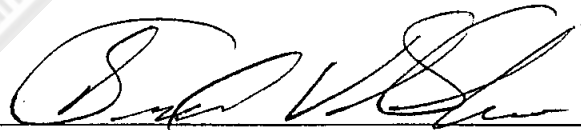
CERTIFICATE REGARDING AMENDING BYLAWS

The undersigned President of Ridge Park Office Condominium Association, Inc., a nonprofit corporation ("Association"), hereby certifies:

- The instrument attached hereto as Exhibit A contains amended sections 3.1 and 3.4 of Article III of the Bylaws of the Association.
- Seventy-two and one-tenth percent (72.1%) of all votes held by the Members of the Association voted in favor of adopting the amendments contained in the attached Exhibit 1 at the Annual Meeting of the Association's Members held on January 7, 2009.

3. The total votes of the Members of the Association on January 7, 2009, was 72,097.

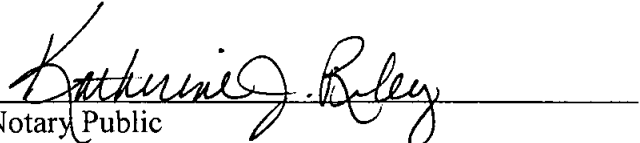
Dated this 11th day of ~~July~~^{August}, 2009.



Brad V. Shaw, President of
Ridge Park Office Condominium Association, Inc.

STATE OF UTAH)
 :SS
COUNTY OF DAVIS)

On this 11th day of July, 2009, personally appeared before me, Brad V. Shaw, who being first duly sworn did say that he is the President of Ridge Park Office Condominium Association, Inc., a nonprofit corporation, and that he executed the foregoing Certificate for its stated purpose.


Notary Public

My commission expires:

August 14, 2009
4823-7911-9108.FJ06-0128.06-044

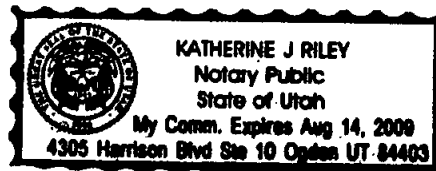


EXHIBIT 1

- A. Section 3.1 of Article III is replaced by the following:

“Annual Meeting. The Annual Meeting of the Members shall be held in the month of January of each year on the date and at the time determined by the Directors, pursuant to notice, for the purpose of electing Directors and transacting such other business as may come before the meeting. If the election of the Directors is not held on the date designated for the Annual Meeting of the Members, or at any adjournment thereof, the Board of Directors shall cause the election to be held at a special meeting of the Members, to be convened as soon thereafter as may be convenient. The Board of Directors may, from time to time, by resolution, change the date and time of the Annual Meeting of Members.”

- B. Section 3.4 of Article III is replaced by the following:

Notice of Meetings. The Board of Directors shall cause written or printed notices of the time, place, and purpose of all meetings of the Members (whether annual or special) to be given to each Member of record entitled to vote at such meeting, not more than fifty (50), nor less than ten (10) days prior to the meeting. If notice is given by mail, such notice shall be deemed to have been delivered three (3) days after it was deposited in the United States mail addressed to the Member at the Member’s address registered with the Association, first class postage prepaid. If notice is given by personal delivery, it shall be deemed to have been delivered on the date of such delivery, and if a Member has registered an e-mail address with the Association, the notice may be given by electronic mail (e-mail) and such notice shall be sent to the e-mail address of the Member registered with the Association, and shall be deemed to have been given two (2) days after being sent to such e-mail address. Each Member shall register with the Association such Member’s current mailing and e-mail addresses for purposes of notice. Such addresses may be changed from time to time by a notice in writing to the Association. If no mailing address is registered with the Association, the Member’s Unit address shall be deemed to be the Member’s registered address for purposes of mailing notice hereunder.”

pertaining to a Unit in the Project. After commencement of such assessments as herein provided, the Declarant shall only be liable for the amount of the assessments against any completed Condominium owned by it.”

IN WITNESS WHEREOF, the Association has executed this Fourth Amendment as of the day and year first above written.

RIDGE PARK OFFICE CONDOMINIUM ASSOCIATION, INC., a non-profit corporation

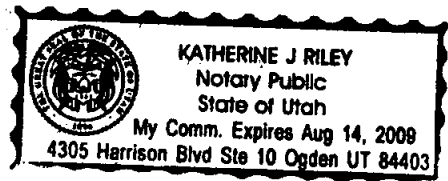
By: [Signature]
Brad V. Shaw, President

STATE OF UTAH)
) :ss.
COUNTY OF Davis)

On this 11th day of August, 2009, personally appeared before me Brad V. Shaw, who is personally known to me and who duly acknowledges that he is the duly elected President of the Ridge Park Condominium Association, Inc., and is authorized to execute the foregoing instrument on its behalf.

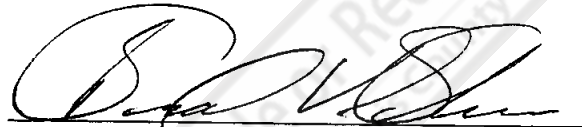
[Signature]
Notary Public

My commission expires:
August 14, 2009



CERTIFICATE

Brad V. Shaw, duly acknowledges and certifies that he is the President of the Ridge Park Condominium Association, Inc., that in executing the foregoing Fourth Amendment, he is acting with the authorization of the Directors and on behalf of the owners holding more than sixty-six and two-thirds percent of the total vote of the Association, who have consented to the adoption and recording of the foregoing Fourth Amendment, and have authorized the undersigned to cause this Fourth Amendment to be executed and recorded in the Office of the Davis County Recorder. The undersigned further acknowledges that the foregoing Fourth Amendment and this Certificate were signed voluntarily for their stated purposes.


Brad V. Shaw, President

SUBSCRIBED AND SWORN to before me this 1st day of August, 2009.


Katherine J. Riley
Notary Public

My commission expires:

August 14, 2009

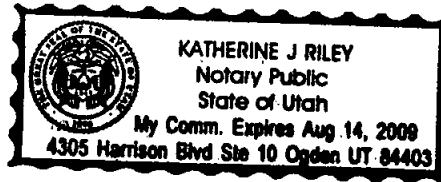


EXHIBIT A

(Attached to and forming a part of the Fourth Amendment to Declaration of Condominium for Ridge Park Office Condominiums, A Condominium Project)

LEGAL DESCRIPTION OF LAND FOR RIDGE PARK OFFICE CONDOMINIUMS

Beginning at a point on the West line of Hill Field Road, which point is North 0°08'40" East 1320.72 feet along the section line and South 89°53'39" West 1400.74 feet and North 0°08'09" East 124.00 feet and North 0°33'28" West 66.31 feet from Southeast Corner of Section 8, Township 4 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah (basis of bearing is South 60°18'54" East from the found witness corner of said Southeast Corner to "radar") and running thence South 89°53'38" West 136.29 feet along the North line of Willow Bend Way to a point of curvature to a 411.62-foot radius curve to the left; thence Westerly along the arc of said curve for a distance of 91.90 feet, (central angle = 12°47'29", chord bearing and distance = South 83°29'53" West 91.71 feet); thence South 77°06'09" West 176.37 feet to the East line of Willow Bend of Layton, Phase 4; thence North 0°08'09" East 384.48 feet along said line; thence North 89°58'01" East 397.64 feet to the West line of Hill Field Road; thence along said line South 0°17'29" East 227.51 feet, South 0°08'20" West 89.00 feet, South 0°33'03" West 18.20 feet to the point of beginning, containing 3.19 acres.

EXHIBIT B

(Attached to and forming a part of the Fourth Amendment to Declaration of Condominium for Ridge Park Office Condominiums, a Condominium Project)

FIRST AMENDMENT TO BYLAWS OF
RIDGE PARK OFFICE CONDOMINIUM ASSOCIATION
A NONPROFIT CORPORATION

Pursuant to the provision of the Revised Utah Nonprofit Corporation Act, the Board of Directors of Ridge Park Office Condominium Association, Inc., a Utah nonprofit corporation (the "Association"), acting with the consent and approval of its Members holding seventy-two and one-tenth percent (72.1%) of the votes of its Members, hereby amends the following of its Bylaws:

A. Section 3.1 of Article III is replaced by the following:

"Annual Meeting. The Annual Meeting of the Members shall be held in the month of January of each year on the date and at the time determined by the Directors, pursuant to notice, for the purpose of electing Directors and transacting such other business as may come before the meeting. If the election of the Directors is not held on the date designated for the Annual Meeting of the Members, or at any adjournment thereof, the Board of Directors shall cause the election to be held at a special meeting of the Members, to be convened as soon thereafter as may be convenient. The Board of Directors may, from time to time, by resolution, change the date and time of the Annual Meeting of Members."

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The undersigned constituting all of the directors of the Ridge Park Office Condominium Association execute these Amendments to the Bylaws on this 11 day of August, 2009.

Director JF Knight

Director David A. Gentry

Director Bob V. [Signature]

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