

AFTER RECORDING PLEASE RETURN TO:

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ENT 125601 BK 5289 PG 48  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
1999 Dec 02 11:33 am FEE 39.00 BY SS  
RECORDED FOR GARY STONE

**FIRST SUPPLEMENT**

**TO**

**DECLARATION OF CONDOMINIUM  
(Including Bylaws)**

**OF**

**LAKE RIDGE CONDOMINIUMS**

**[An Expandable Condominium Project]**

**Orem, Utah**

**THIS FIRST SUPPLEMENT TO DECLARATION OF CONDOMINIUM** is made as of this 29 day of October, 1999, by **GLR, LC**, a Utah limited liability company ("Declarant"), pursuant to the following:

**RECITALS:**

A. Declarant is the developer of **Lake Ridge Condominiums**, an expandable condominium project in Orem, Utah (the "Project").

B. On or about December 16, 1998, Declarant caused to be recorded as Entry 130664, Book 4900, Pages 818 - 842, inclusive, in the office of the Recorder of Utah County, Utah, that certain **Declaration of Condominium (Including Bylaws) of Lake Ridge Condominiums (An Expandable Condominium Project)** (the "Declaration"), relating to the Project.

C. Pursuant to Sections 2.3 and 2.4 of the Declaration, Declarant is permitted to annex into the Project additional real property ("Additional Land") as set forth and described in the Declaration (including any Exhibit thereto) for purposes of development into additional Condominium Units and Common Areas consistent with the existing phase (Phase One) of the Project and with the Declaration.

D. Declarant desires to annex a portion of the Additional Land into the Project for development as Phase Two of the Project.

**NOW, THEREFORE**, Declarant hereby declares as follows:

1. All defined terms as used in this First Supplement to Declaration shall have the same meanings as those set forth and defined in the Declaration.

2. The following described real property situated in the City of Orem, Utah County, is hereby submitted to the provisions of the Utah Condominium Ownership Act and the Declaration and, pursuant thereto, is hereby annexed into the Project to be held, transferred, sold, conveyed and occupied as a part thereof:

Commencing North 89°07'31" West along the Section line 172.44 feet and South 1404.93 feet from the North quarter corner of Section 27, Township 6 South, Range 2 East, Salt Lake Base & Meridian; thence as follows: Arc length 305.56 feet chord bears North 35°48'40" East 291.97 feet; R = 293.80 feet; thence North 87°30'27" East 45.22 feet; thence South 05°54'52" West 275.10 feet; thence South 02°15'23" East 166.14 feet; thence South 57°19'32" West 122.66 feet; thence arc length 26.46 feet chord bears North 47°51'44" West 25.55 feet; R = 29.00 feet; thence North 30°26'57" West 65.62 feet; thence arc length 23.87 feet chord bears North 07°39'03" West 23.25 feet; R = 30.00 feet; thence arc length 23.20 feet chord bears North 07°00'41" West 22.63 feet; R = 30.00 feet; thence North 29°10'13" West 35.74 feet; thence North 07°33'29" West 117.74 feet to the point of beginning. Area = 60,237 sq. ft. or 1.38 acres.

**TOGETHER WITH** all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying the above-described parcel of real property.

**RESERVING UNTO DECLARANT**, however such easements and rights of ingress and egress over, across, through, and under the above-described Tract and any improvements (other than Buildings) now or hereafter constructed thereon as may be reasonably necessary for Declarant: (i) to construct and complete each of the Buildings and all of the other improvements described in this Declaration or in the Survey Map recorded concurrently herewith, and to do all things reasonably necessary or proper in connection therewith; (ii) to construct and complete on the Additional Land or any portion thereof such improvements as Declarant shall determine to build in its sole discretion (and whether or not the Additional Land or any portion thereof has been or hereafter will be added to the Project); and (iii) to improve portions of the said property with such other or additional improvements, facilities, or landscaping designed for the use and enjoyment of all the Owners as Declarant may reasonably determine to be appropriate. If, pursuant to the foregoing reservations, the above-described Tract or any improvement thereon is traversed or partially occupied by a permanent improvement or utility line, a perpetual easement for such improvement or utility line shall exist. With the exception of such perpetual easements, the reservations hereby effected shall, unless sooner terminated in accordance with their terms, expire seven (7) years after the date on which this Declaration is filed for record in the office of the County Recorder of Utah County, Utah.

**ALL OF THE FOREGOING IS SUBJECT TO** all liens for current and future taxes, assessments, and charges imposed or levied by governmental or quasi-governmental authorities; all Patent reservations and exclusions; all mineral reservations of record and rights incident thereto; all instruments of record which affect the above-described Tract or any portion thereof, including, any Mortgage (and nothing in this paragraph shall be deemed to modify or amend such Mortgage); all visible easements and rights-of-way; all easements and rights-of-way, encroachments, or discrepancies shown on or revealed by the Survey Map or otherwise existing; an easement for each and every pipe, line, cable, wire, utility line, or similar facility which traverses or partially occupies the above-described Tract at such time as construction of all Project improvements is complete; and all easements necessary for ingress to, egress from, maintenance of, and replacement of all such pipes, lines, cables, wires, utility lines, and similar facilities; **AND TO EACH OF THE COVENANTS, EASEMENTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN THE DECLARATION.**

3. The Declaration is hereby amended in the following particulars as a result of and pursuant to the annexation set forth above:

(a) Section 2.02 is amended in its entirety to read as follows:

**2.02 Division into Condominium Units, Minimum and Maximum Ownership Interests.** The Project is hereby divided into sixty (60) Condominium Units as set forth on the Maps, each such Condominium Unit consisting of a Unit and an appurtenant undivided but equal interest in and to the Common Areas and Facilities. Such Units comprise the minimum number of Units in the Project and give each Owner a maximum 1/60th (or approximately 1.6666%) undivided interest in the Common Areas and Facilities. If all of the Additional Land is added into the Project pursuant Sections 2.03 and 2.04, the maximum number of Units in the Project will be ninety-six (96) and each Unit Owner will have a 1/96th (or approximately 1.0416%) undivided interest in the Common Areas and Facilities.

(b) Section 3.02 of the Declaration is amended in its entirety to read as follows:

**3.02 Description of Buildings and Units.** There are five (5) Buildings, each containing twelve (12) Units, four (4) on each of three (3) Building levels: basement, first and second story floors. Three (3) Buildings contain all three (3) bedroom, two (2) bath Units and the other two (2) Buildings contain all two (2) bedroom, two (2) bath Units. Each Unit has a single level of living area, a ground level Limited Common Area assigned parking stall and a second, non-covered, open parking space. Each Unit has a private Limited Common Area balcony with a closed storage area at one end. The construction consists of brick and stucco over wood frame, with concrete shingle roof. There are Open Common Area stairwells in the center of each Building with Unit entrances opening onto a central hallway on each floor level with the stairwells at each end. Each Unit category is basically of the same size and configuration.

4. Except as amended by the provisions of this First Supplement to Declaration, the Declaration shall remain unchanged and, together with this First Supplement to Declaration, shall constitute the Declaration of Condominium for the Project as expanded by the addition of the Additional Land described herein.

5. This First Supplement to Declaration shall be recorded in the office of the Recorder of Utah County concurrently with the Map entitled **Lake Ridge Condominiums, Phase Two, Orem City, Utah County, Utah**, executed and acknowledged by Declarant, consisting of two (2) sheets prepared by Roger D. Dudley, a duly registered Utah Land Surveyor holding Certificate No. 147089, and shall be effective from the date of such recording.

IN WITNESS WHEREOF, Declarant has executed this instrument as of the day and year first above set forth.

GLR, LC

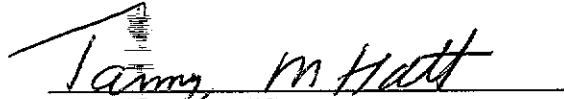
By: \_\_\_\_\_

*Reed F. Robinson*  
Reed F. Robinson, Manager

STATE OF UTAH )  
 : ss.  
COUNTY OF UTAH )

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On this 29th day of October, 1999, personally appeared before me Reed F. Robinson, who acknowledged before me that he executed the within instrument in the capacity indicated.

  
NOTARY PUBLIC

