

LAKECREST I CONDOMINIUM HOMEOWNERS ASSOCIATION
AMENDMENTS TO BYLAWS

The following amendments to the Bylaws of the Lakecrest I Homeowners Association have been proposed and accepted by 75% of the Owners.

Amend Article VI, Section Six, "Rules of Conduct," by deleting the second sentence of Sub-section "b" which reads, "Keeping domestic animals shall be in accordance with municipal sanitary regulations."

Substitute for the aforesaid deleted language a new sub-section under Section Six as follows:

Pets kept in the condominiums shall be restricted to small house dogs (not over 10 inches high at the hips when standing on all fours, and not over 25 pounds), domestic cats and birds, and shall be limited to a total of two dogs or cats. Members having pets shall observe the following restrictions:

- A. If the pet or pets cause any disturbance, such as barking or committing any other nuisance annoying to neighbors or residents, permission to keep the pet or pets causing the disturbance shall be revoked.
- B. Any pet, when not inside the unit, shall be kept on a short leash or carried. Any pet allowed to run loose in the area shall be turned over to the animal shelter
- C. Owners or tenants shall not permit any pet to invade the premises or privacy of any other owner's or tenant's homesite, flower beds, shrubs or lawns of the common area.
- D. No pet shall be left unattended in the common area.
- E. All droppings from pets shall be promptly picked up by the owner and flushed down the owner's water-closet as soon as practicable. It shall not be permitted to remain in the common area to attract flies or cause other nuisance.
- F. Pets belonging to guests shall be required to comply with these same restrictions when in the common area.

Owners and tenants keeping pets shall indemnify the Lakecrest I Homeowners Association and the Board of Directors and hold them harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal in the development.

ENT 169330:2006 PG 1 of 3
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2006 Dec 15 1:29 pm FEE 14.00 BY KH
RECORDED FOR RIGGS, ROBERT E

Amend Article I of the Bylaws by adding the following paragraphs as Section Four.

Section Four: Residency

a. Lakecrest Estates I condominiums are zoned for single family housing, as defined by Orem City Ordinance, and are restricted to single family occupancy. Live-in help and immediate family members and their spouses will be permitted to occupy the premises with the owner.

b. All Units must be Owner-occupied. The leasing or renting of Units is prohibited in order for the Association to protect the equity of the individual Property Owners and to preserve the character of the project by preventing the project from assuming the character of an apartment or renter-occupied complex.

c. Although the Units must be occupied by the owner, an exception may be permitted for a Unit Owner who will be temporarily away from the Unit but has full intention of returning to the Unit as a permanent home.

d. The owner of a temporarily rented or leased condominium remains responsible for the upkeep of the Unit and for the payment of all Association fees and assessments. This, however, does not prohibit the owner from recovering the cost of the fees and assessments from the renter or lessee.

e. A request for any exception to above paragraphs must be presented to the Management Committee in writing for their approval.

I certify that the foregoing amendments to Articles VI and I of the Bylaws of the Lakecrest I Homeowners Association were duly approved by 75% of the Owners.

J. Ross Williams
J. Ross Williams, President

12-12-06
Date

On this 12 day of Dec, 2006, personally appearing before me

Merrilyn S West who being duly sworn, did say that he is

J. Ross Williams, and that the foregoing instrument was signed by him in his capacity as

President of the Lakecrest I Homeowners Association.

Merrilyn S West
Notary Public

My Commission Expires: 2-12-08

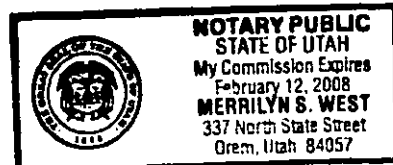


EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

Commencing at a point located S 00degrees 37' 00" E along the 1/4 section line 1881.73 feet and west 44.71 feet from the N 1/4 corner of section 15, township 6 south, range 2 east, Salt Lake base and meridian thence as follows: S 00 degrees 47'07" E 50.00 feet; thence S 89 degrees 22'45" W 283.32 feet; thence S 00 degrees 37'15" E 352.27 feet; thence S 80 degrees 04' 26" W 448.23 feet; thence N 00 degrees 49'58" W 358.69 feet; thence N 89 degrees 35'21" E 11.39 feet; thence N 00 degrees 24'39" W 50.00 feet; thence N 89 degrees 54' 03" E 438.14 feet; thence N 89 degrees 22'45" E 283.03 feet to the point of beginning.

Area = 4.491 acres

Basis of bearing = S 00 degrees 37'00" E along the 1/4 section line.