



BYLAWS
OF
MOUNTAIN VIEW RETIREMENT COMMUNITY HOMEOWNERS ASSOCIATION

ARTICLE I
PLAN OF OWNERSHIP

Ent 1279687 Bk 2234 Pg 2044
Date: 17-Mar-2021 02:51 PM Fee \$116.00
Cache County, UT
Devron Andersen, Rec. - Filed By SA
For MOUNTAIN VIEW RETIREMENT HOA

Section One: Ownership: The Project located on the property legally described as: (See Exhibit B for Property Description) is known as "Mountain View Retirement Community Homeowners Association" and is located in the City of Providence, Cache County, State of Utah. Said property is hereby submitted to the provisions of the Utah Code Annotated 57.8-1 st. Seq (1953).

Section Two: Bylaws Applicability. The provisions of these are applicable to the Project. (The term therefore "Project" as used herein shall include the land).

Section Three: Personal Application. All present or future Owners, tenants, future tenants, or their employees, or any other person that might use the facilities of the Project in any manner are subject to the regulations set forth in these Bylaws.

The mere acquisition or rental of any of the single family units of the Project or the mere act of occupancy of any one of the family units will signify these bylaws are accepted, ratified and will be complied with.

Addendum number two to the Mountain View Retirement Community Homeowners Association. The following changes/additions/deletions to the bylaws were voted upon and approved by a majority of homeowners. Bylaw changes apply to all residents in Phase I and Phase II of the project.

Article IV
Management Committee

Section Three: Other Duties.

Addition: Item d: When it is deemed necessary the Management Committee can restrict the number of outdoor planters/planter boxes unit owners may have. These actions will be introduced when there are drought conditions or the increase of water fees/assessment.

Addition: Item e: The Management Committee will have the authority to adjust common area maintenance resulting from weather conditions. Unit owners will be notified if any such changes occur.

Article VI
Obligation of Owners

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Section Six: Rules of Conduct

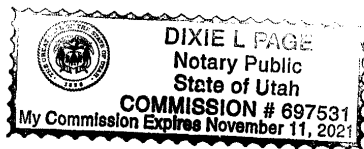
Addition: Item g: Pet owners are required to pick up after their pets to ensure the common areas are kept clean for necessary maintenance and for the respect of adjacent unit owners. Failure to comply will result in a \$10.00 fine for each verified offense.

Addition: Item h: Owners/renters shall not interfere with the contracted personnel in the performance of their duties. If owners/renters have complaints/issues they should be addressed to the Management Committee in writing to ensure it can be handled/rectified.

Article VII
Method of Amending By-laws

These by-laws may be amended by the Association in a duly constituted meeting for each purpose and no amendment shall take effect unless approved by Owners representing a majority of **fifty-one (51%)** of all units in the project.

Rental capacity (the percent of units being rented is **not to exceed 10%** of the total units within the retirement community.



By *Karen Klomp*
Karen Klomp, President
Mountain View Retirement Community
HomeOwners Association
31 Mountain View Lane
Providence, Utah 84332

On this 17 day of March 2021, personally appeared before me, Karen Klomp, who duly sworn did say that she is the Declarant and that the foregoing instrument was signed by her in her capacity as Declarant.

Dixie L Page