

**FIRST AMENDMENT TO THE  
BYLAWS  
OF  
THE COURTYARD AT PAGES LANE HOMEOWNERS  
ASSOCIATION, INC.**

**A UTAH NONPROFIT CORPORATION**

This FIRST AMENDMENT TO THE BYLAWS OF THE COURTYARD AT PAGES LANE HOMEOWNERS ASSOCIATION, INC. has been approved and adopted by the Board of Trustees and The Courtyard at Pages Lane Homeowners Association, Inc. and becomes effective when recorded with the Davis County Recorder's Office.

**RECITALS**

A. The Courtyard at Pages Lane Homeowners Association, Inc. (known formerly as The Courtyard at Pages Lane Condominiums Homeowners Association, Inc.) ("Association") is a Utah nonprofit corporation established to administer and govern The Courtyard at Pages Lane condominium project ("Property").

B. The Property was originally made subject to certain covenants, conditions, and restrictions as provided in the "Declaration of Covenants, Conditions and Restrictions of The Courtyard at Pages Lane Homeowners Association, Inc." as recorded on June 19, 1997 as Entry Number 1329955 with the Davis County Recorder ("Original Declaration"). Attached to the Original Declaration were the initial Bylaws of the Association beginning at Book 2143 Pages 1327 through 1340 ("Original Bylaws").

C. The Original Bylaws were replaced and superseded by the Bylaws recorded at Book 2439 Pages 636 through 650 ("Bylaws") of the "Amended and Restated Declaration of Covenants, Conditions and Restrictions of The Courtyard at Pages Lane" as recorded on February 1, 1999 as Entry Number 1483351 with the Davis County Recorder ("Declaration").

D. The Association desires to amend the Bylaws to ease administrative burdens and to make updates per legislative and technological changes as further provided below.

F. As per Section 10.1 of the Bylaws, the following amendments may be adopted with the approval of the Board of Trustees ("Board").

G. The Board has duly adopted the following amendments, which shall be binding upon the entire Property, including all Units and all Owners.

H. Unless specifically modified herein, all remaining provisions of the Bylaws shall remain in full force and effect.

I. In case of any conflict between the terms of this Amendment and the terms of the Bylaws, the provisions of this Amendment shall control.

### AMENDMENTS

#### Amendment One

All references in the Bylaws to the Corporation having the name "The Courtyard at Pages Lane Condominium Homeowners Association, Inc." shall be amended and replaced to read as "The Courtyard at Pages Lane Homeowners Association, Inc."

#### Amendment Two

It is proposed that Article III, Section 3.4. of the Declaration be amended by and replaced with the following provision:

#### 3.4. Annual Meetings.

The annual meeting of the members shall be held in September or October on a day and at a time established by the board of trustees. The purpose of the annual meeting shall be electing trustees, reporting the general affairs of the Corporation, and transacting other business as may come before the meeting.

#### Amendment Three

It is proposed that Article III, Section 3.6.4. of the Declaration be amended by and replaced with the following provision:

3.6.4. Notice of any meeting of the members may be delivered by the Association to the members by first-class mail, email, personal delivery, text message, posted on an official website of the Association, or by any other method that is fair and reasonable given the circumstances and the subject matter of the notice or as otherwise allowed by law. Members shall register with the Association an email address and phone number capable of receiving text messages. When a Unit is co-owned, notice to any owner shall constitute notice to all co-owners.

#### Amendment Four

It is proposed that Article III, Section 3.8.1. of the Declaration be amended by and replaced with the following provision:

3.8.1. The presence of members, whether represented in person or by proxy, entitled to cast ten percent (10%) or more of the Association's voting interests shall constitute a quorum for the transaction of business thereat.

Amendment Five

It is proposed that Article IV, Section 4.4.5.B.(i), and 4.4.5.B.(ii), of the Declaration be amended by and replaced with the following provisions:

4.4.5.B.(i) **Manner of Giving Notice.**

Notice of the time and place of special meetings shall be given to each trustee by first-class mail, email, personal delivery, telephone, text message, or by any other method that is fair and reasonable given the circumstances and the subject matter of the notice or as otherwise allowed by law.

4.4.5.B.(i) **Time Requirements.**

Notices sent by first-class mail shall be deposited in the United States mail at least four (4) days before the time set for the meeting. Notices given by personal delivery, text message, telephone, or email shall be made at least 48 hours before the time set for the meeting.

Amendment Six

It is proposed that Article IV, Section 4.5. of the Declaration be amended by and replaced with the following provision:

4.5. **Action Without a Meeting.**

Any action that the governing board is required or permitted to take may be taken without a meeting if: (i) all trustees of the governing body consent in writing to the action; provided, however, that the consent of any trustee who has a material financial interest in a transaction to which the Corporation is a party shall not be required for approval of that transaction, or (2) as otherwise allowed by the Utah Revised Nonprofit Corporation Act or other applicable law. Such action by written consent shall have the same force and effect as any other validly approved action of the governing board. All consents shall be filed with the minutes of the proceedings of the governing board.

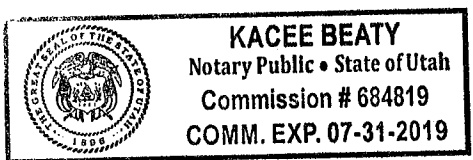
**THE COURTYARD AT PAGES LANE  
HOMEOWNERS ASSOCIATION, INC.**

By: [Signature]  
Its: President

State of Utah )  
 ) :ss  
County of Davis )

On this 10 day of JUNE, 2018, personally appeared before me David Ebbert, who being by me duly sworn, did say that he/she is the President of The Courtyard at Pages Lane Homeowners Association, Inc.; that said instrument was signed by him/her, with authority from the Board of Trustees, on behalf of said Board; and that the foregoing information is true and accurate to the best of his/her knowledge.

[Signature]  
Notary Public



**EXHIBIT "A"**

**Description of Property**

**LEGAL DESCRIPTION  
PHASE 2 PLAT**

**The Courtyard at Pages Lane Homeowners Association, Inc.**

All of certain tract of land located in the east half section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian, Davis County, State of Utah and being more particularly described as follows:

Commencing at a found brass disk in a monument well at the intersection of Pages Lane and Main Street; thence North 00°06'11" East along the monument line of Main Street for 73.069 feet; thence South 89°53'49" East, perpendicular to said monument line for 33.000 feet to the POINT OF BEGINNING; thence North 00°06'11" East along the case right of way line of said street for 165.608 feet; thence South 89°53'49" East for 222.611 feet; thence North 63°43'20" East for 162.654 feet; thence South 74°40'04" East for 130.001 feet to the beginning of a nontangent curve with a radius of 163.500 feet, whose enter bears South 66°16'44" East, with a central angle of 09°10'37" (chord bearing and distance of South 19°07'58" West 26.159 feet); thence Southwesterly along the arc of said curve for 26.187 feet; thence South 14°32'39" West for 31.207 feet to the beginning of curve to the left having a radius of 650.000 feet, a central angle of 14°56'15" (chord bearing and distance of South 07°04'31" West 168.981 feet); thence Southwesterly along the arc of said curve 169.460 feet; thence South 00°23'36" East for 16.874 feet; thence South 89°36'24" West for 174.569 feet; thence North 86°46'10" West for 150.301 feet; thence South 89°36'24" West for 100.00 feet; thence North 47°08'28" West for 44.192 feet to the POINT OF BEGINNING.

Containing 2.3853 acres.

<b>Parcel</b>	<b>Building</b>	<b>Unit</b>
03-171-0001	1	1
03-171-0002	1	2
03-171-0003	1	3
03-171-0004	1	4
03-171-0005	1	5
03-171-0006	1	6
03-171-0007	2	7
03-171-0008	2	8
03-171-0009	2	9
03-171-0010	2	10
03-171-0011	2	11
03-171-0012	2	12
03-171-0013	Common Area	Common Area

**EXHIBIT "A"**

**Description of Property**

**LEGAL DESCRIPTION  
PHASE 3 PLAT**

**The Courtyard at Pages Lane Homeowners Association, Inc.**

All of a certain tract of land located in the east half of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian, Davis County, State of Utah and being more particularly described as follows:

Commencing at a found brass disk in a monument well at the intersection of Pages Lane and Main Street; thence North 00°06'11" East along the monument line of Main Street for 238.677 feet; thence South 89°53'49" East, perpendicular to said monument line for 33.000 feet; thence South 89°53'49" East for 222.611 feet; thence North 63°43'20" East for 162.654 feet to the POINT OF BEGINNING; thence North 08°40'31" East for 93.378 feet; thence North 35°04'50" West for 120.510 feet to the beginning of a nontangent curve having a radius of 286.500 feet, whose center bears North 35°04'57" West, with a central angle of 03°53'25" (chord bearing and distance of North 52°58'20" East 19.448 feet); thence Northeasterly along the arc of said curve for 19.452 feet; thence North 51°01'38" East for 79.854 feet to the beginning of a curve to the right having a radius of 133.500 feet, a central angle of 75°59'12" (chord bearing and distance of North 89°01'14" East 139.734 feet); thence Northeasterly along the arc of said curve for 150.526 feet; thence South 52°59'08" East for 3.328 feet to the beginning of a curve to the right having a radius of 100.00 feet, a central angle of 14°01'26" (chord bearing and distance of South 45°58'27" East 24.415 feet); thence Southeasterly along the arc of said curve for 24.476 feet to a point of compound curvature having a radius of 113.500 feet, a central angle of 34°13'15" (chord bearing and distance of South 21°51'06" East 66.787 feet); thence Southeasterly along the arc of said curve for 67.790 feet to a point of compound curvature having a radius 38.500 feet, a central angle of 11°20'09" (chord bearing and distance of South 00°55'34" West 7.605 feet); thence Southwesterly along the arc of said curve for 7.617 feet; thence South 06°35'40" West for 74.704 feet to the beginning of a curve to the right having a radius of 111.500 feet, a central angle of 32°37'03" (chord bearing and distance of South 22°54'11" West 62.621 feet); thence Southwesterly along the arc of said curve for 63475 feet; thence South 39°12'43" West for 40.757 feet to the beginning of a curve to the left having a radius of 16350 feet, a central angle of 15°29'27" (chord bearing and distance of South 31°27'59" West 44.070 feet); thence Southwesterly along the arc of said curve for 44.205 feet; thence North 74°40'04" West for 130.001 feet to the POINT OF BEGINNING.

Containing 1.2769 acres.

<b>Parcel</b>	<b>Building</b>	<b>Unit</b>
03-172-0013	3	13
03-172-0014	3	14
03-172-0015	3	15
03-172-0016	3	16
03-172-0017	3	17
03-172-0018	3	18
03-172-0019	4	19
03-172-0020	4	20
03-172-0021	4	21
03-172-0022	4	22
03-172-0023	4	23
03-172-0024	4	24
03-172-0025	Common Area	Common Area

**EXHIBIT "A"**

**Description of Property**

**LEGAL DESCRIPTION  
PHASE 4 PLAT**

**The Courtyard at Pages Lane Homeowners Association, Inc.**

All of certain tract of land located in the east half section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian, Davis County, State of Utah and being more particularly described as follows:

Commencing at a found brass disk in a monument well at the intersection of Pages Lane and Main Street; thence North 00°06'11" East along the monument line of Main Street for 238.677 feet; thence South 89°53'49" East, perpendicular to said monument line for 33.000 feet to the POINT OF BEGINNING; thence North 00°06'11" East for 144.056 feet; thence North 89°36'24" East for 47.028 feet to the beginning of a curve to the ledger having a radius of 286.500 feet, a central angle of 15°40'40" (chord bearing and distance of North 81°46'04" East 78.150 feet); thence Northeasterly along the arc of said curve for 78.395 feet; thence North 73°55'44" East for 16.157 feet to the beginning of a curve to the left having a radius of 286.500 feet, a central angle of 19°00'41" (chord bearing and distance of North 64°25'23" East 94.629 feet); thence Northeasterly along the arc of said curve for 95.064 feet; thence North 54°55'03" East for 107.253 feet; thence South 35°04'50" East for 120.510 feet; thence South 08°40'31" West for 93.378 feet; thence South 63°43'20" West for 162.654 feet; thence North 89°53'49" West for 222.611 feet to the POINT OF BEGINNING.

Containing 1.4730 acres

<b>Parcel</b>	<b>Building</b>	<b>Unit</b>
03-173-0025	5	25
03-173-0026	5	26
03-173-0027	5	27
03-173-0028	5	28
03-173-0029	5	29
03-173-0030	5	30
03-173-0031	6	31
03-173-0032	6	32
03-173-0033	6	33
03-173-0034	6	34
03-173-0035	6	35
03-173-0036	6	36
03-173-0037	Common Area	Common Area

**EXHIBIT "A"**

**Description of Property**

**LEGAL DESCRIPTION  
PHASE 5 PLAT**

**The Courtyard at Pages Lane Homeowners Association, Inc.**

All of certain tract of land located in the east half section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian, Davis County, State of Utah and being more particularly described as follows:

Commencing at a found brass disk in a monument well at the intersection of Pages Lane and Main Street; thence North 00°06'11" East along the monument line of Main Street for 382.733 feet; thence South 89°53'49" East, perpendicular to said monument line for 33.000 feet to the POINT OF BEGINNING; thence North 00°06'11" East for 262.321 feet; thence North 89°34'25" East for 454.025 feet; thence South 00°25'35" East for 60.243 feet to the beginning of a nontangent curve having a radius of 113.500 feet, whose center bears South 03°34'42" East, with a central angle of 35°23'40" (chord bearing and distance of South 68°43'28" West 69.005 feet); thence Southwesterly along the arc of said curve for 70.115 feet; thence South 51°01'38" West for 79.854 feet to the beginning of a curve to the right having a radius of 286.500 feet, a central angle of 03°53'25" (chord bearing and distance of South 52°58'20" West 19.448 feet); thence Southwesterly along the arc of said curve for 19.452 feet; thence South 54°55'03" West for 107.253 feet to the beginning of a curve to the right having a radius of 286.500 feet, a central angle of 19°00'41" (chord bearing and distance of South 64°25'23" West 94.629 feet); thence Southwest; thence Southwesterly along the arc of said curve for 95.064 feet; thence South 73°55'44" West for 16.157 feet to the beginning of a curve to the right having a radius of 286.500 feet, a central angle of 15°40'40" (chord bearing and distance of South 81°46'04" West 78.150 feet); thence Southwesterly along the arc of said curve for 78.395 feet; thence South 89°36'24" West for 47.028 feet to the POINT OF BEGINNING.

Containing 1.9448 acres.

<b>Parcel</b>	<b>Building</b>	<b>Unit</b>
03-174-0037	7	37
03-174-0038	7	38
03-174-0039	7	39
03-174-0040	7	40
03-174-0041	7	41
03-174-0042	7	42
03-174-0043	8	43
03-174-0044	8	44
03-174-0045	8	45
03-174-0046	8	46
03-174-0047	8	47
03-174-0048	8	48
03-174-0049	Common Area	Common Area

**EXHIBIT "A"**

**Description of Property**

**LEGAL DESCRIPTION  
PHASE 6 PLAT**

**The Courtyard at Pages Lane Homeowners Association, Inc.**

All of certain tract of land located in the east half section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian, Davis County, State of Utah and being more particularly described as follows:

Commencing at a found brass disk in a monument well at the intersection of Pages Lane and Main Street; thence North 00°06'11" East along the monument line of Main Street for 382.733 feet; thence South 89°53'49" East, perpendicular to said monument line for 33.000 feet to the POINT OF BEGINNING; thence North 00°06'11" East for 262.321 feet; thence North 89°34'25" East for 454.025 feet; thence South 00°25'35" East for 60.243 feet to the beginning of a nontangent curve having a radius of 113.500 feet, whose center bears South 03°34'42" East, with a central angle of 35°23'40" (chord bearing and distance of South 68°43'28" West 69.005 feet); thence Southwesterly along the arc of said curve for 70.115 feet; thence South 51°01'38" West for 79.854 feet to the beginning of a curve to the right having a radius of 286.500 feet, a central angle of 03°53'25" (chord bearing and distance of South 52°58'20" West 19.448 feet); thence Southwesterly along the arc of said curve for 19.452 feet; thence South 54°55'03" West for 107.253 feet to the beginning of a curve to the right having a radius of 286.500 feet, a central angle of 19°00'41" (chord bearing and distance of South 64°25'23" West 94.629 feet); thence Southwest; thence Southwesterly along the arc of said curve for 95.064 feet; thence South 73°55'44" West for 16.157 feet to the beginning of a curve to the right having a radius of 286.500 feet, a central angle of 15°40'40" (chord bearing and distance of South 81°46'04" West 78.150 feet); thence Southwesterly along the arc of said curve for 78.395 feet; thence South 89°36'24" West for 47.028 feet to the POINT OF BEGINNING.

Containing 0.7716 acres.

<b>Parcel</b>	<b>Building</b>	<b>Unit</b>
03-175-0049	9	49
03-175-0050	9	50
03-175-0051	9	51
03-175-0052	9	52
03-175-0053	9	53
03-175-0054	9	54
03-175-0055	Common Area	Common Area



**EXHIBIT "A"**

**Description of Property**

**LEGAL DESCRIPTION  
PHASE 7 PLAT**

**The Courtyard at Pages Lane Homeowners Association, Inc.**

All of certain tract of land located in the east half section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian, Davis County, State of Utah and being more particularly described as follows:

Commencing at a found brass disk in a monument well at the intersection of Pages Lane and Main Street; thence North 89°36'24" East along the monument line of Pages Lane for 774.467 feet; thence North 00°23'26" West, perpendicular to said monument line for 33.000 feet; thence North 00°13'34" for 144.283 to the POINT OF BEGINNING; thence North 52°20'10" West for 170.140 feet; thence North 73°20'25" West for 93.779 feet; thence North 39°12'43" East for 40.757 feet to the beginning of a curve to the left having a radius of 111.500 feet, a central angle of 32°37'03" (chord bearing and distance of North 22°54'11" East 62.621 feet); thence Northeasterly along the arc of said curve for 63.475 feet; thence North 06°35'40" East for 74.704 feet to the beginning of a curve to the left having a radius of 38.500 feet, a central angle of 11°20'09" (chord bearing and distance of North 00°55'34" East 7.605 feet); thence Northeasterly along the arc of said curve for 7.617 feet; thence North 73°45'20" East for 174.020 feet; thence South 00°13'34" West for 350.606 feet to the POINT OF BEGINNING.

Containing 1.0838 acres.

<b>Parcel</b>	<b>Building</b>	<b>Unit</b>
03-176-0055	10	55
03-176-0056	10	56
03-176-0057	10	57
03-176-0058	10	58
03-176-0059	10	59
03-176-0060	10	60
03-176-0061	11	61
03-176-0062	11	62
03-176-0063	11	63
03-176-0064	11	64
03-176-0065	11	65
03-176-0066	11	66
0067	Common Area	Common Area

**EXHIBIT "A"**

**Description of Property**

**LEGAL DESCRIPTION  
PHASE 8 PLAT**

**The Courtyard at Pages Lane Homeowners Association, Inc.**

All of certain tract of land located in the east half section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian, Davis County, State of Utah and being more particularly described as follows:

Commencing at a found brass disk in a monument well at the intersection of Pages Lane and Main Street; thence North 89°36'24" East along the monument line of Pages Lane for 774.467 feet; thence North 00°23'26" West, perpendicular to said monument line for 33.000 feet to the POINT OF BEGINNING; thence South 89°36'24" West for 284.078 feet; thence North 00°23'36" West for 16.874 feet to the beginning of a curve to the right having a radius of 650.000 feet, a central angle of 14°56'15" (chord bearing and distance of North 07°04'31" East 168.981 feet); thence Northeasterly along the arc of said curve for 169.460 feet; thence North 14°32'39" East for 31.204 feet to the beginning of a curve to the right having a radius of 163.500 feet, a central angle of 24°40'04" (chord bearing and distance of North 26°52'41" East 69.850 feet); thence Northeasterly along the arc of said curve for 70.392 feet; thence South 73°20'25" East for 93.779 feet; thence South 52°20'10" East for 170.140 feet; thence South 00°13'34" West for 144.283 feet to the POINT OF BEGINNING.

Containing 1.0838 acres.

<b>Parcel</b>	<b>Building</b>	<b>Unit</b>
03-177-0067	12	67
03-177-0068	12	68
03-177-0069	12	69
03-177-0070	12	70
03-177-0071	12	71
03-177-0072	12	72
03-177-0073	13	73
03-177-0074	13	74
03-177-0075	13	75
03-177-0076	13	76
03-177-0077	13	77
03-177-0078	13	78
03-177-0079	Common Area	Common Area