

**FIRST AMENDMENT TO THE BYLAWS OF
LEHI GATEWAY MASTER HOMEOWNERS ASSOCIATION, INC.**

This First Amendment to the Bylaws of Lehi Gateway Master Homeowners Association, Inc. (the "First Amendment") is executed and adopted by Edge Gateway, LLC (the "Declarant").

RECITALS

A. The Master Declaration of Covenants, Conditions, and Restrictions for Lehi Gateway was recorded on July 26, 2016 as Entry No. 68347:2016 in the office of the Utah County Recorder (the "Declaration"). The Bylaws for Lehi Gateway Master Homeowners Association, Inc. are included as Exhibit B to the Declaration (the "Bylaws").

B. This First Amendment affects the real property located in Utah County, State of Utah, described with particularity on Exhibit A, which exhibit is attached hereto and incorporated herein by reference.

C. The Declarant desires to amend the Declaration and the Bylaws as set forth in this First Amendment to modify the Association's quorum requirement.

D. Unless otherwise set forth herein, the capitalized terms shall have their same meanings and definitions as stated in the Declaration.

E. Pursuant to Article XI, Section 11.3 of the Declaration, the Declarant has the sole authority to amend the Declaration during the Period of Declarant Control.

F. Pursuant to Article VII, Section 1 of the Bylaws, the Declarant has the sole authority to amend the Bylaws during the Period of Declarant Control.

G. As of the date of the recording of this First Amendment, the Period of Declarant Control remains in effect.

AMENDMENT

NOW, THEREFORE, in consideration of the foregoing Recitals, the Declarant hereby executes this Second Amendment, which shall be effective as of its recording date with the Utah County Recorder's office.

(1) **Amendment No. 1.** Article II, Section 9 of the Bylaws shall be deleted in its entirety and shall be replaced by the following:

9. **Quorum.** At any Owner meeting properly noticed as provided in these Bylaws, the number of Owners present, either in person or by proxy shall constitute a quorum for the transaction of business. The vote of the Owners representing a majority of the members of the Master then present in person or by proxy, shall decide any question brought before the meeting. However, if the Declaration or other governing documents require a fixed percentage of Owners to approve any action, then that percentage shall be required.

(2) **Conflicts.** All remaining provisions of the Declaration and Bylaws and any prior amendments not specifically amended in this Second Amendment shall remain in full force and effect. In the case of any conflict between the provisions of this document and the provisions of the Declaration and Bylaws, or any prior amendments, the provisions of this document shall in all respects govern and control.

(3) **Incorporation and Supplementation of Declaration.** This document is supplemental to the Declaration and Bylaws, which by reference are made a part hereof, and all the terms, definitions, covenants, conditions, restrictions, and provisions thereof, unless specifically modified herein, are to apply to this document and are made a part hereof as though they were expressly rewritten, incorporated, and included herein.

IN WITNESS WHEREOF, Declarant has executed this First Amendment this 16 day of July, 2018.

Edge Gateway, LLC
A Utah limited liability company

By: Steve Maddox

Its: Manager

State of Utah)
) ss.
County of Utah)

On the 16 day of July, 2018, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Gateway, LLC, and that the foregoing instrument is signed on behalf of said corporation and executed with all necessary authority.

Notary Public Shelley King



EXHIBIT A
Legal Description

All of **Lehi Gateway PUD Phase 1**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 68343:2016.

Parcel Numbers: 45:595:0001, and 45:595:0101 through 45:595:0118

All of **Lehi Gateway PUD Phase 2**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 8686:2017.

Parcel Numbers: 45:616:0117 through 45:616:0151

All of **Lehi Gateway Condominiums Phase 1**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 68345:2016.

Parcel Numbers: 45:596:0001 through 45:596:0038

All of **Lehi Gateway Condominiums Phase 2**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 8990:2017.

Parcel Numbers: 45:617:0001 through 45:617:0037