

Notice

HOA Board Presidency

Sustained 2013



ENT 113424:2013 PG 1 of 5
JEFFERY SMITH
UTAH COUNTY RECORDER
2013 Dec 13 12:49 pm FEE 28.00 BY EO
RECORDED FOR KAY PLANNED UNIT

President – Ashley Watts
Vice President – Rick Harding
Secretary – Heather Palmer

Kay Condo Annual Assessment Changes

Effective January 2014

Kay Condo annual assessment will change from the previous balance of \$960 per unit to \$1380 per unit. This change will become mandatory on January 1, 2014.

To make this change easier, the annual assessment can be broken up into 12 monthly payments due on the 1st of each month. The monthly payment will then be \$115.

This change has been proposed to help cover our monthly bills and fees. And also to help build a reserve fund for the community that can be accessed in case of major damage or catastrophe. We hope to be able to avoid a special assessment of an unknown amount, but this HOA dues increase does not exempt the homeowners from such instance.

Thank you all for paying your dues and being willing to do your part of this community. We, as a board, strive to make this a pleasant and beautiful place to live.

- Ashley Watts
- Heather Palmer
- Rick Harding
- ~~_____~~
- K. Heald

Description of Attached Document

Title or Type of Document HOA Board Presidency - Kay Condu Annual Assessment Changes

Document Date Effective January 2014 Number of Pages 1

Acknowledgment

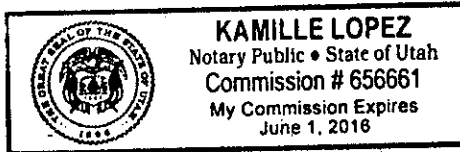
State of Utah

County of Utah

On this day of November 26th in the year 2013, before me, Kamille Lopez a notary public, personally appeared Ashley Nicole Watts, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

Kamille Lopez
Notary Signature and Seal



Effective July 2013

Effective immediately "Article VI – Members And Voting Rights" of the original CC&Rs becomes void and the following will be the new governing rules and regulations regarding membership and voting rights. It will be know as "Article IV – Members and Voting Rights".

Article IV

- 4.1 Membership: Each owner shall be a member of the Association by virtue of his lot ownership which shall be the sole qualification for membership. Membership shall be appurtenant to and shall pass from an owner only with conveyance of title to such owner's unit.
- 4.2 Members are entitled to one vote for each unit owned.
- 4.3 Proxies: An owner may give his proxy, either specific or general, to another member of the association, tenant of his unit, or contract renter of his unit.
 - 4.3.1. The proxy may be used to vote on all matters coming before the association for votes.
 - 4.3.2. A proxy ballot needs to be submitted in print, writing, or via e-mail authorizing the delegation of voting rights and signed by the owner, the proxy person if one is appointed, and a witnesses.
 - 4.3.3. If no proxy is appointed on a submitted ballot, then the HOA board president will be appointed as the default proxy. This could result in the HOA board president having more than one vote.
 - 4.3.4. The proxy ballot then needs to be given to the property management, should one be hired, or an HOA board member before the specified meeting or upon arrival to the meeting.
 - 4.3.5. The proxy ballot will be valid for one year from the date marked on the ballot. It will also become void after that one year or if the owner notifies the property management or a member of the HOA board in print, writing, or via e-mail.
 - 4.3.6. In the case of a scheduled meeting, if an owner or designated proxy is absent or a proxy ballot has not been provided by an owner, then that member forfeits his vote and the remaining eligible voters will place votes and motions will be settled on based on with a majority vote.
- 4.4 Suspension of Voting Rights: The voting rights of any member shall be automatically suspended during any period in which he shall be delinquent for more than 30 days in the payment of any form of assessment due to the association. Voting rights will be suspended for the entire length of time that the owner is delinquent.
 - 4.4.1. This addendum also voids "Article II, 2.01, (a)" of the original CC&Rs.
- 4.5 Passing a Motion: In such instances when a vote is needed in compliance with the CC&Rs, to pass the motion a majority of eligible member's or board member's vote will be needed, depending on the motion. This voids any voting percentage requirement as stated in any area of the CC&Rs.

- Ashley Watts
- Heather Johnson
- Richard Harding

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Description of Attached Document

Title or Type of Document Members & Voting Rights - Article IV

Document Date Effective July 2013 Number of Pages 1

Acknowledgment

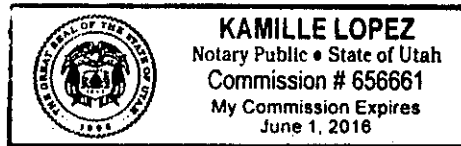
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Kamille Lopez
Notary Signature and Seal



44:054:001 Lot 1 Kay planned unit development

44:054:002 Lot 2 Kay planned unit development

44:054:003 Lot 3 Kay planned unit development

44:054:004 Lot 4 Kay planned unit development

44:054:005 Lot 5 Kay planned unit development

44:054:006 Lot 6 Kay planned unit development

44:054:007 Lot 7 Kay planned unit development

44:054:008 Lot 8 Kay planned unit development