

After recording mail to:

Richards Law, PC
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Salt Lake City, UT 84124

ENT 121371:2019 PG 1 of 3
Jeffery Smith
Utah County Recorder
2019 Nov 19 11:44 AM FEE 108.00 BY CS
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ELECTRONICALLY RECORDED

**AMENDMENT
TO THE
BYLAWS
of
TALONS COVE TOWNHOMES HOA**

This Amendment to Bylaws of Talons Cove Townhomes HOA (this “Amendment”), that, in connection with a recorded Declaration governs the development known as Talons Cove is made on the date evidenced below by the Talons Cove Townhomes HOA (hereinafter “**Association**”).

RECITALS

A. Certain real property in Utah County, Utah, known as Talons Cove subdivision was subjected to certain covenants, conditions, and restrictions pursuant to a Declaration of Covenants, Conditions, and Restrictions for Talons Cove Subdivision (“Declaration”), which included Association Bylaws recorded on May 6, 2014, as Entry Number 30221:2014 in the Recorder’s Office for Utah County, State of Utah.

B. This amendment shall be binding against the property described in the Declaration and Bylaws and any annexation or supplement thereto, as described in **Exhibit A**.

C. This Amendment to the Bylaws is intended to clarify and define the composition of the Board of Directors for the Association which shall expand the number of Directors and limit the terms held by Directors.

D. Pursuant to Article 7, Section 7.1 of the Bylaws, the undersigned officer(s) hereby certifies that the voting requirements to amend the Bylaws have been satisfied to adopt this Amendment.

NOW THEREFORE, Article 3, Section 3.1 of the Bylaws is hereby deleted and replaced in its entirety as follows:

3.1 Number and Qualification of Directors

The affairs of the Association shall be governed by a Board composed of five (5) Directors. Directors shall be Members in good standing.

NOW THEREFORE, Article 3, Section 3.2 of the Bylaws is hereby deleted and replaced in its entirety as follows:

3.2 Selection and Term of Directors

Directors shall serve a term of three (3) years and shall serve until their successors have been elected. There is no limit on the number of terms an Owner may serve as a Director. Directors terms shall be staggered as follows: (i) three Directors shall be elected in years ending with an even number; and (ii) two Directors shall be elected in years ending with an odd number.

IN WITNESS WHEREOF, TALONS COVE TOWNHOMES HOA has executed this Amendment to the Bylaws as of the 13 day of November, 2019, in accordance with the provisions of the Bylaws.

TALONS COVE TOWNHOMES HOA:

[Signature]
President

[Signature]
Secretary

STATE OF UTAH)
)
) :SS
COUNTY OF Utah)

On the 13 day of November, 2019, personally appeared before me Randy Hansen and Meri Gibbons, who being by me duly sworn did that say that they are the President and Secretary of the Association and that the seal affixed to the foregoing instrument is the seal of said Association and that said instrument was signed in behalf of said Association by authority of its Board of Directors; and acknowledged said instrument to be their voluntary act and deed.

[Signature]
Notary Public

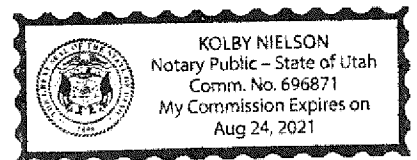


EXHIBIT A

Legal Description

All Lots and Common Area, TALONS COVE according to the official plat on file in the Utah County Recorder's Office.

Parcel Numbers: 53:498:0001 through 53:498:0044