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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
MELVIN E JONES
4716 VILLA VU DRIVE #C
WEST VALLEY CITY UT 84120
BY: CBP, DEPUTY - MI 6 P.

**SECOND AMENDMENT TO THE
BYLAWS OF
VALLEY VU VILLAS CONDOMINIUMS OWNERS ASSOCIATION**

This Second Amendment to the Bylaws of Valley Vu Owners Association (the "Second Bylaws Amendment") is made by The Valley Vu Villas Condominiums Owners Association (the "Association") and shall be effective when recorded with the Salt Lake County Recorder's office.

Recitals

A. The Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements for Valley Vu Villas, A Condominium Project (the "Declaration") was recorded on February 25, 2000, as Entry No. 7582279 in the offices of the Salt Lake County Recorder.

B. The Declaration subjects the Valley Vu Villas condominium project to the provisions of Utah's Condominium Ownership Act (Utah Code § 57-8-1 *et seq.*) (the "Act").

C. The Bylaws of Valley Vu Villas Condominiums Owners Association (the "Bylaws") were attached to the Declaration and recorded therewith.

D. On January 24, 2003, the Association amended the Declaration through the "Amendments [to the] Declaration of Covenants, Conditions, and Restrictions of Easements for Valley Vu Villas" (the "First Declaration Amendment"), which document was recorded as Entry No. 8504488 in the offices of the Salt Lake County Recorder.

E. On November 4, 2003, the Association amended the Bylaws through the "Amendments [to the] Bylaws of Valley Vu Villas Condominiums Owners Association" (the "First Bylaws Amendment"), which document was recorded as Entry No. 8879464 in the offices of the Salt Lake County Recorder.

F. On April 22, 2013, the Association further amended the Declaration through the "First Amendment to the Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements for Valley Vu Villas, A Condominium Project" (the "Second Declaration Amendment"), which document was recorded as Entry No. 11623192 in the offices of the Salt Lake County Recorder and, despite its title as the "First Amendment," the document was actually the second amendment to the Declaration.

G. Through this Second Bylaws Amendment, the Association desires to further amend Article IV, Section 4 of the Bylaws.

H. This document affects the real property located in Salt Lake County, Utah, described with particularity on Exhibit A, attached hereto and incorporated here by reference (the "Property").

I. Utah Code § 57-8-39 prohibits the Declaration from requiring more than sixty-seven percent (67%) of the Association's voting interests to adopt an amendment to the Declaration or Bylaws. Utah Code § 57-8-39 supersedes the voting percentage requirement set forth in Article XXII, Section 22.01 of the Declaration.

J. As evidenced by this instrument, the Board of Trustees has obtained the affirmative vote or written approval of at least sixty-seven percent (67%) of the total voting interests of the Association, as required by Utah Code Ann. § 57-8-39.

NOW, THEREFORE, pursuant to the foregoing, the Association hereby makes and adopts this Second Bylaws Amendment, which shall be effective as of its recording date.

- 1) **Amendment.** Article IV, Section 4 of the Bylaws is hereby deleted in its entirety and replaced with the following provision:

Section 4 Nomination. An Owner may nominate himself/herself by submitting a letter of intent to run as a member of the Board of Trustees. The Board of Trustees will publish the number of vacancies and the allotted time to enter a letter to secure a place on the ballot.

- 2) **Conflicts.** All remaining provisions of the Declaration and Bylaws and any prior amendments not specifically amended in this instrument shall remain in full force and effect. In the case of any conflict between the provisions of this document and the provisions of the Bylaws, or any prior amendments thereto, the provisions of this document shall in all respects govern and control.
- 3) **Incorporation and Supplementation of Declaration.** This document is supplemental to the 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.

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EXHIBIT A

**Legal Description and Parcel Numbers
Valley Vu Villas, a Condominium Project
Salt Lake County, Utah**

Legal Description

BEGINNING AT A POINT ON THE CENTERLINE OF 4800 SOUTH STREET, SAID POINT BEING SOUTH 00°03'39" EAST ALONG SECTION LINE 236.98 FEET FROM THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN, IN THE COUNTY OF SALT LAKE, STATE OF UTAH, THENCE SOUTH 00°03'39" EAST ALONG SAID SECTION LINE AND CENTER OF ROAD 593.14 FEET; THENCE NORTH 89°58'51" EAST 1088.86 FEET; THENCE NORTH 00°03'40" WEST 382.67 FEET TO THE CENTER OF NORTH JORDAN CANAL; THENCE NORTH 79°04'51" WEST ALONG CENTER OF SAID CANAL 1109.16 FEET TO THE CENTER OF 4800 SOUTH STREET AND THE POINT OF BEGINNING.

CONTAINS 12.196 ACRES
80 UNITS

Parcel Numbers

15-31-104-001-0000	15-31-104-016-0000	15-31-104-031-0000
15-31-104-002-0000	15-31-104-017-0000	15-31-104-032-0000
15-31-104-003-0000	15-31-104-018-0000	15-31-104-033-0000
15-31-104-004-0000	15-31-104-019-0000	15-31-104-034-0000
15-31-104-005-0000	15-31-104-020-0000	15-31-104-035-0000
15-31-104-006-0000	15-31-104-021-0000	15-31-104-036-0000
15-31-104-007-0000	15-31-104-022-0000	15-31-104-037-0000
15-31-104-008-0000	15-31-104-023-0000	15-31-104-038-0000
15-31-104-009-0000	15-31-104-024-0000	15-31-104-039-0000
15-31-104-010-0000	15-31-104-025-0000	15-31-104-040-0000
15-31-104-011-0000	15-31-104-026-0000	15-31-104-041-0000
15-31-104-012-0000	15-31-104-027-0000	15-31-104-042-0000
15-31-104-013-0000	15-31-104-028-0000	15-31-104-043-0000
15-31-104-014-0000	15-31-104-029-0000	15-31-104-044-0000
15-31-104-015-0000	15-31-104-030-0000	15-31-104-045-0000
15-31-104-046-0000	15-31-104-058-0000	15-31-104-070-0000
15-31-104-047-0000	15-31-104-059-0000	15-31-104-071-0000

15-31-104-048-0000	15-31-104-060-0000	15-31-104-072-0000
15-31-104-049-0000	15-31-104-061-0000	15-31-104-073-0000
15-31-104-050-0000	15-31-104-062-0000	15-31-104-074-0000
15-31-104-051-0000	15-31-104-063-0000	15-31-104-075-0000
15-31-104-052-0000	15-31-104-064-0000	15-31-104-076-0000
15-31-104-053-0000	15-31-104-065-0000	15-31-104-077-0000
15-31-104-054-0000	15-31-104-066-0000	15-31-104-078-0000
15-31-104-055-0000	15-31-104-067-0000	15-31-104-079-0000
15-31-104-056-0000	15-31-104-068-0000	15-31-104-080-0000
15-31-104-057-0000	15-31-104-069-0000	