

After recording mail to:  
Richards Law, PC  
4141 So. Highland Drive, Ste. 225  
Salt Lake City, UT 84124

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**AMENDMENT TO THE  
BYLAWS  
OF  
THE COVE AT JORDAN RIVER OWNERS ASSOCIATION, INC.**

This Amendment to the Bylaws of The Cove at Jordan River Owners Association, Inc. (this "Amendment"), is made on the date evidenced below by The Cove at Jordan River Owners Association, Inc. (hereinafter "Association").

**RECITALS**

A. Certain real property in Utah County, Utah, known as Parkstone Estates was subjected to certain covenants, conditions, and restrictions pursuant to a Declaration of Covenants, Conditions and Restrictions of The Cove at Jordan River Townhouses ("Declaration"), (which included Bylaws), and were recorded on November 8, 2007, as Document Entry No. 159540:2007, in the Utah County Recorder's Office, state of Utah;

B. This Amendment to the Bylaws shall be binding against the property described in the Declaration and any annexation or supplement thereto (**Exhibit A**);

C. This Amendment is intended to clarify certain provisions of the Bylaws regarding notice and voting through electronic means.

D. Pursuant to Article IX of the Bylaws, the affirmative vote of Association Members representing sixty-seven percent (67%) has been received to approve the adoption and recordation of this Amendment to the Bylaws.

**NOW THEREFORE**, Article II, Section 2.23 is hereby adopted as follows:

Section 2.23 Conducting Affairs, Electronic Means for both Member Meeting and Board Meetings. Any notice, transaction or action involving the business or affairs of the Association or the Management Committee (whether or not expressly stated any Articles or Sections of the Declaration or Bylaws), including but not limited to establishing a quorum, voting, communicating with members and providing notice or records, may be conducted by electronic means.

The Association may accept an electronic vote, consent, written ballot, waiver, proxy appointment, or proxy appointment revocation as the act of the Owner if the Association,

through the Committee, has no reason to believe it is not the act of the Owner. Any such document or writing may be delivered in an electronic medium or by electronic transmission, and may be signed by photographic, electronic, or other means. An electronic record or electronic signature is attributable to a person if it was the act of the person. An electronic signature may consist of a mark, symbol, character, letter, or number or any combination thereof attached to or logically associated with a record and executed or adopted by a person with the intent to sign the record and the same shall be considered the signature of such person. A writing includes any document, record, vote, ballot, proxy, or instrument required or permitted to be transmitted by a Member or by the Association.

**NOW THEREFORE**, Article X, Section 10.1 is hereby adopted as follows:

**Section 10.1 Notices.**

10.1.1 In any circumstance where notice is required to be given to the Owner, the Association may provide notice by electronic means, including text message, email, or an Association website, if the Management Committee deems the notice to be fair and reasonable. An Owner may require the Association, by written demand, to provide notice to the Owner by regular U.S. mail. The Management Committee is authorized to promulgate Rules and procedures facilitating the implementation of this section as it deems fit from time to time, including requiring Owners to furnish the Association with a current email address so long as such email addresses are not deemed a record of the Association and shall only be used by the Management Committee for Association business.

10.1.2 Except as otherwise provided in the Declaration, these Bylaws or law, all notices to any Owner shall be sent to such address as may have been designated by him or her, from time to time, in writing to the Management Committee, or if no address has been designated, then to the Owner's Unit. Neither the Management Committee nor its Agent(s) shall be responsible for locating the Owner if their mailing address has changed. Owners shall notify the Association of all such changes.

10.1.3 If a Unit is jointly owned or the Unit has been sold under a land sale contract, notice shall be sent to a single address (physical or electronic), of which the secretary has been notified in writing by such parties. If no address has been given to the secretary in writing, then mailing to the Unit shall be sufficient.

10.1.4 All notices to the Association or the Board of Directors shall be sent care of the managing agent, or if there is no managing agent, to the principal office of the Association or to such other address as the Board of Directors may hereafter designate from time to time.

[signatures on following page]

IN WITNESS WHEREOF, the Association has executed this Amendment to the Bylaws as of this 6<sup>th</sup> day of AUGUST, 2020.

THE COVE AT JORDAN RIVER OWNERS ASSOCIATION, INC.

[Signature]

PRESIDENT

[Signature]

TREASURER

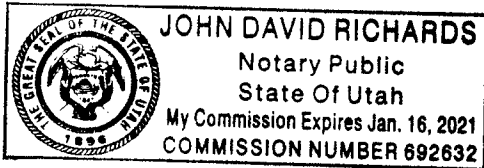
STATE OF UTAH )

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County of Utah )

On the 6 day of August, 2020, personally appeared before me Anna Maree Karen and Marie Eads who, being first duly sworn, did say that they are the President and Treasurer of The Cove at Jordan River Owners Association, Inc. and that the foregoing instrument was signed in behalf of said Association by authority of its Board of Directors; and each of them acknowledged said instrument to be their voluntary act and deed.

[Signature]  
Notary Public for Utah



**EXHIBIT A**

All Units and Common Area according to the plat(s) thereof as recorded in the office of Utah County Recorder as stated below:

**COVE AT JORDAN RIVE THE PUD PHASE 1**

First Parcel No. 65:282:0001

**COVE AT JORDAN RIVE THE PUD PHASE 2**

First Parcel No. 65:283:0154

**COVE AT JORDAN RIVE THE PUD PHASE 3 AMD**

First Parcel No. 65:324:0112

**COVE AT JORDAN RIVE THE PUD PHASE 4**

First Parcel No. 65:325:0149

**COVE AT JORDAN RIVE THE PUD PHASE 5**

First Parcel No. 65:338:0133

**COVE AT JORDAN RIVE THE PUD PHASE 6**

First Parcel No. 65:336:0024

**COVE AT JORDAN RIVE THE PUD PHASE 7 AMD**

First Parcel No. 65:357:0092

**COVE AT JORDAN RIVE THE PUD PHASE 8**

First Parcel No. 65:364:0030

**COVE AT JORDAN RIVE THE PUD PHASE 9**

First Parcel No. 65:372:0035

**COVE AT JORDAN RIVE THE PUD PHASE 10**

First Parcel No. 65:377:0056

**COVE AT JORDAN RIVE THE PUD PHASE 11**

First Parcel No. 65:391:0086