

When Recorded Mail to:  
Edgemount Homes  
2930 Sierra Point Place  
Salt Lake City, Utah  
84109

12792868  
06/18/2018 09:24 AM #79-00  
Book - 10684 Pg - 9284-9286  
ADHAM GARDINER  
REORDER, SALT LAKE COUNTY, UTAH  
EDGEMOUNT HOMES  
2930 SIERRA POINT PLACE  
SALT LAKE CITY UT 84109  
BY: BAA, DEPUTY - 01 13 P.

**REVISED BYLAWS  
OF  
EDGEMOUNT HOMES HOMEOWNERS  
ASSOCIATION INC  
SALT LAKE CITY, SALT LAKE COUNTY  
JUNE 2018**

**REVISED BYLAWS**  
**OF**  
**EDGEMOUNT HOMES HOMEOWNERS ASSOCIATION, INC.**  
**SALT LAKE CITY, SALT LAKE COUNTY**

THESE REVISED BYLAWS OF EDGEMOUNT HOMES HOMEOWNERS ASSOCIATION, INC. ("BYLAWS") are made as of the date of the recording in the Salt Lake County Recorder's Office as directed by the EDGEMOUNT HOMES HOMEOWNERS ASSOCIATION, INC. ("Association") pursuant to the Utah Condominium Ownership Act, the Utah Revised Nonprofit Corporation Act, and the DECLARATION.

**RECITALS**

1. Capitalized terms in these BYLAWS are defined in Article I of the Amended and Restated Declaration for Edgemount Homes, a Utah Condominium Project ("DECLARATION").
2. These BYLAWS shall amend and completely replace all Bylaws, and any amendments thereto, recorded and/or adopted by the Association prior to the date of these BYLAWS.
3. These BYLAWS are adopted in order to complement the DECLARATION and to eliminate ambiguity, to further define the rights of the Association and the Unit Owners, to provide for the ability to more easily govern and operate the Association, and, to further the Association's efforts to safely, efficiently, and economically provide a quality living environment.

**ARTICLE I**  
**DEFINITIONS**

1.1 **Definitions.** Except as otherwise provided herein or as may be required by the context, all terms defined in the DECLARATION shall have the same meanings when used in these BYLAWS.

- (a) "Member" shall mean and refer to an Owner.

**ARTICLE II**  
**MEMBERS**

2.1 **Annual Meetings.** The annual meeting of the Members of the Association shall be held each year in June on a day and at a time established by the Board of Directors. The purpose of the annual meeting is to elect Board Members and transact such other business as may come before the meeting. If the election of Board Members cannot be held on the day designated herein for the annual meeting of the Members, or at any adjournment thereof, the Board of Directors shall cause the election to be held either at a special meeting of the Members to be convened as soon thereafter as may be convenient or at the next annual meeting of the Members. The Board of Directors may from time to time by resolution change the date and time for the annual meeting of the Members so long as an annual meeting is held at least once each fiscal year.

2.2 **Special Meetings.** Special meetings of the Members may be called by a majority of the Board of Directors, by the President, or upon the written request of no less than sixteen (16) Members of the Association. Any written request for a special meeting presented by the 16 Members shall be delivered to

the President and shall include the original signature of each Member affirmatively supporting such request along with a complete statement of the purpose of the meeting on each page containing signatures. The President shall then call, provide notice of, and conduct a special meeting within thirty (30) days of receipt of the request.

**2.3 Place of Meetings.** The Board of Directors may designate any place in the Salt Lake County limits reasonably convenient for the Members of the Association as the place of meeting for any annual or special meeting. If no designation is made, or if a special meeting is otherwise called and no designation of location is made, the place of the meeting shall be at the Unit of the Association's President.

**2.4 Notice of Meetings.** The Board of Directors shall cause written or printed notice of the date, time, and place (and in the case of a special meeting, the purpose or purposes) for all meetings of the Members. Such written or printed notice shall be delivered to each Member entitled to vote at such meeting not more than sixty (60) nor less than ten (10) days prior to the meeting. Such notice may be hand-delivered or mailed. If mailed, such notice shall be deemed to be delivered when deposited in the U.S. mail addressed to the Member at the Member's address registered with the Association, with first-class postage thereon prepaid. Each Member shall register with the Association such Member's current mailing address for purposes of notice hereunder. Such registered address may be changed from time to time by notice in writing to the Association. If no address is registered with the Association, a Member's Unit address shall be deemed to be the Member's registered address. Notices may also be given to the Member by electronic means, including text message, email, or an Association website if a member has given written consent to the Board of Directors that he/she will accept notices electronically. A member may require the Association, by written notice, to provide notice by mail.

**2.5 Qualified Voters.** A Member shall be deemed to be in "good standing" and "entitled to vote" at any meeting of the Association if he or she is in full compliance with all of the terms, covenants, and conditions of the DECLARATION, or these BYLAWS, and shall have fully paid his or her share of any assessments (together with any interest and/or late fees) prior to the commencement of the meeting. Each Unit shall be entitled to one (1) vote notwithstanding that such Unit shall have more than one Owner.

**2.6 Record Date for Notice Purposes.** The Board of Directors may designate a record date, which shall not be more than sixty (60) nor less than ten (10) days prior to the meeting, for the purpose of determining Members entitled to notice of any meeting of the Members. If no record date is designated, the last date on which a notice of the meeting is mailed or delivered shall be deemed to be the record date for determining Members entitled to notice. The persons or entities appearing in the records of the Association on such record date as the Owner(s) of record of Units in the Condominium Project shall be deemed to be the Members of record entitled to notice of the meeting of the Members.

**2.7 Quorum.** At any meeting of the Members, the presence of Members, whether present in person or by proxy, holding more than fifty percent (50%) of the total votes of the Association shall constitute a quorum for the transaction of business. If however, such quorum shall not be present or represented at any meeting, the Board of Directors shall have power to adjourn the meeting and reschedule the meeting for a time no earlier than twenty-four (24) hours, nor later than thirty (30) days after the set time for the original meeting. No notice of such rescheduled meeting shall be required except an oral announcement at the meeting to be rescheduled. The presence of Members, whether present in person or by proxy, holding more than twenty percent (20%) of the total votes of the Association shall constitute a quorum for the transaction of business at the rescheduled meeting.

**2.8 Proxies.** At each meeting of the Members, each Member entitled to vote shall be entitled to vote in person or by proxy provided, however, that the right to vote by proxy shall exist only where the instrument authorizing such proxy to act shall have been executed by the Member or by the Member's

attorney when duly authorized in writing. If a Unit is jointly owned, the instrument authorizing a proxy to act may be executed by any one (1) owner of such Unit or the Members' attorneys when duly authorized in writing. Such instrument authorizing a proxy to act shall be dated, set forth the specific matters or issues upon which the proxy is authorized to act, and may allow the proxy to vote on any issue arising at any particular meeting or meetings. Such instrument shall be delivered at the beginning of the meeting to the Secretary of the Association or to such other officer or person who may be acting as secretary of the meeting. The secretary of the meeting shall enter a record of all such proxies in the minutes of the meeting.

2.9 **Votes.** With respect to each matter submitted to a vote of the Members, each Member entitled to vote at the meeting shall have the right to cast, in person or by proxy, the number of votes appertaining to the Unit of such member, as shown in the DECLARATION. The affirmative vote of a majority of the votes entitled to be cast by the Members present or represented by proxy at a meeting at which a quorum was initially present shall be necessary for the adoption of any matter voted on by the Members, unless a greater proportion is required by the Articles, these BYLAWS, the DECLARATION, or the Act. The election of Board Members may be by secret ballot. When more than one (1) Person owns an interest in a Unit, any person who is the owner may exercise the vote for such Unit on behalf of all Co-Owners of the Unit. In the event of the two (2) conflicting votes by the Co-Owners of one (1) Unit, no vote shall be counted for that Unit. In no event shall fractional votes be exercised in respect to any Unit.

2.10 **Waiver of Irregularities.** All inaccuracies and irregularities in call or notice of meetings and in the manner of voting, in the form of proxies and the method of ascertaining Members present, and in the decision and votes of the Board of Directors or of the Owners shall be waived if no objection is made either at the meeting or within thirty (30) days of the date of the meeting, or within 30 days of the notice of any decision by the Board of Directors.

2.11 **Informal Action by Members.** Any action that is required or permitted to be taken at a meeting of the Members may be taken without a meeting, if consent in writing, setting forth the action so taken, shall be signed by enough Members such that the vote would have passed if all the Association Members had been in attendance at a regularly called meeting.

2.12 **Affairs, Electronic Means.** Any transaction or action involving the business or affairs of the Association, including but not limited to voting and providing notice or record, may be conducted by electronic means. The Association may accept a vote, consent, written ballot, waiver, proxy appointment, or proxy revocation as the act of the member if the Association, through its Board of Directors, does so in good faith and has no reason to believe it is not the act of the member. A writing may be delivered in 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 a 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 the Association.

### ARTICLE III BOARD OF DIRECTORS

3.1 **General Powers.** The property, affairs, and business of the Association shall be managed by the Board of Directors. The Board of Directors may exercise all of the powers of the Association, whether derived from the Act, the DECLARATION, or these BYLAWS, except such powers that the Articles, these BYLAWS, the DECLARATION, or the Act vest solely in the Members.

3.2 **Number, Tenure, and Qualifications.** The property, business, and affairs of the Association shall be governed and managed by a Board of Directors composed of five (5) Members, each of whom shall meet the qualifications in the DECLARATION. One (1) Board of Director position shall have a term of one (1) year. The other four (4) Board of Director positions shall have a term of three (3) years. At each annual meeting, the Members shall elect the appropriate number of Board Members to fill vacancies by the expiring terms of Board Members.

3.3 **Regular Meetings.** The Board of Directors shall hold regular meetings at least quarterly, at the discretion of the Board of Directors. The Board of Directors may designate any place in Salt Lake County, Utah as the place of meeting for any regular meeting called by the Board of Directors. Meetings may also be held with Board Members appearing telephonically so long as any Board Member appearing telephonically consents to such appearance. If no designation is made, the place of the meeting shall be at the residence of the President of the Association.

3.4 **Special Meetings.** Special meetings of the Board of Directors may be called by the President, Vice President, or a majority of the Board Members on at least five (5) days prior notice to each Board Member. The person or persons authorized to call special meetings of the Board of Directors may fix any place, within Salt Lake County, as the place for holding the meeting. Notice shall be given personally, by regular U.S. Mail at such Board Member's registered address, by email, or by telephone. If mailed, such notice shall be deemed to be delivered when deposited in the U.S. mail so addressed, with first-class postage thereon prepaid. Any Board Member may waive notice of a meeting.

3.5 **Quorum and Manner of Action.** A majority of the then authorized number of Board Members shall constitute a quorum for the transaction of business at any meeting of the Board of Directors. The act of a majority of the Board Members present at any meeting at which a quorum is present and for which proper notice was provided to the Board Members shall be the act of the Board of Directors. The Board Members shall act only as the Board of Directors, and individual Board Members shall have no powers as such.

3.6 **Compensation.** No Board Member shall receive compensation for any services that such member may render to the Association as a Board Member; provided, however, that a Board Member may be reimbursed for expenses incurred in performance of such duties as a Board Member to the extent such expenses are approved by at least one other Board Member.

3.7 **Resignation and Removal.** A Board Member may resign at any time by delivering a written resignation to either the President or the Secretary. Unless otherwise specified therein, such resignation shall take effect upon delivery. A Board Member may be removed at any time, with or without cause, at a special meeting of the Members duly called for such purpose upon the affirmative vote of at least fifty-one percent (51%) of the Members. A Board Member may also be removed by the affirmative vote of a majority of the other Board Members if he or she, in any twelve (12) month period, misses either three (3) consecutive or seventy-five percent (75%) of the regularly scheduled Board of Directors meetings.

3.8 **Vacancies and Newly Created Board Memberships.** If vacancies of a Board Member shall occur in the Board of Directors by reason of the death, resignation, disqualification, or Board of Directors removal as provided in Section 3.7, the Board Members then in office shall continue to act, and such vacancies shall be filled by a majority vote of the Board Members then in office, though less than a quorum. Any vacancy in the Board of Directors occurring by reason of removal of a Board Member by the Members may be filled by election by the Members at the meeting at which such Board Member is removed. Any Board Member elected or appointed hereunder to fill a vacancy shall serve for the unexpired term of his predecessor.

3.9 **Informal Action by Board Members.** Any action that is required or permitted to be taken at a meeting of the Board of Directors may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all of the Board Members.

#### ARTICLE IV OFFICERS

4.1 **Officers.** The officers of the Association shall include a President, Vice President, a Secretary, a Treasurer, and such other officers as may from time to time be appointed by the Board of Directors. The President, Vice President, Secretary, and Treasurer shall be Board Members.

4.2 **Election Tenure and Qualifications.** The officers of the Association shall be chosen by the Board of Directors annually at the first regular meeting of the Board of Directors following the annual meeting of the Members. Each officer's term shall commence on the date they are chosen. In the event of failure to choose officers at such regular meeting of the Board of Directors, officers may be chosen at any regular or special meeting of the Board of Directors. Each such officer (whether chosen at a regular meeting of the Board of Directors or otherwise) shall hold such office until the next ensuing regular meeting of the Board of Directors and until a successor has been chosen and qualified, or until such officer's death, or until resignation, disqualification, or removal in the manner provided in these BYLAWS, whichever first occurs. Any person may hold any two (2) or more of such offices, except that the President may not also be the Secretary. No person holding two (2) or more offices shall act in or execute any instrument in the capacity of more than one (1) office. The President, Vice President, Secretary, and Treasurer must be and remain Board Members of the Association during the entire term of their respective offices.

4.3 **Subordinate Officers.** The Board of Directors may from time to time appoint such other officers or agents as it may deem advisable, each of whom shall have such title, hold office for such period, have such authority, and perform such duties as the Board of Directors may from time to time determine. Subordinate officers need not be Board Members of the Association.

4.4 **Resignation and Removal.** Any officer may resign at any time by delivering a written resignation to any member of the Board of Directors or to any Managing Agent. Unless otherwise specified therein, such resignation shall take effect upon delivery. Any officer may be removed and replaced upon the affirmative vote of a majority of the Board of Directors at anytime, with or without cause.

4.5 **Vacancies and Newly Created Offices.** If any vacancy shall occur in any office by reason of death, resignation, removal, disqualification or any other cause, or if a new office shall be created, such vacancies or newly created offices may be filled by the Board of Directors at any regular or special meeting.

4.6 **The President.** The President shall preside at meetings of the Board of Directors and at meetings of the Members. At the meetings, the President shall have all authority typically granted to the person presiding over the meeting including but not limited to: (1) the right to control the order of the meeting, (2) the right to arrange for the removal of any disruptive Owner or person, (3) the right to impose and enforce reasonable rules and procedures related to the meeting such as those found in "Robert's Rules of Order" or "The Modern Rules of Order." The President shall sign on behalf of the Association all conveyances, mortgages, documents, and contracts, and shall do and perform all other acts and things as required by the Board of Directors.

4.7 **The Vice President.** The Vice President shall perform all duties of the President when the President is absent or unable or refuses to act at any meeting of the Board of Directors or Members. The Vice President shall perform such other duties as required by the Board of Directors.

4.8 **The Secretary.** The Secretary shall keep the minutes of the Association and shall maintain such books and records as these BYLAWS, the DECLARATION, the Rules, and any resolution the Board of Directors may require such person to keep. The Secretary shall also act in the place of the Vice President in the event of the President's and Vice President's absence or inability or refusal to act.

4.9 **The Treasurer.** The Treasurer shall have the custody and control of the funds of the Association, subject to the action of the Board of Directors, and when requested by the President, shall report the state of the finances of the Association at each meeting of the Members and at any meeting of the Board of Directors. The Treasurer shall perform such other duties as required by the Board of Directors.

4.10 **Compensation.** No officer shall receive compensation for any services rendered to the Association as an officer, provided, however, that an officer may be reimbursed for expenses incurred in performance of such duties as an officer to the extent such expenses are approved by the Board of Directors.

4.11 **Removal of Board Members.** A Board Member who is delinquent in the payment of Assessment for longer than three months, is absent from three consecutive regular Board Meetings or is absent from 25% of the regular Board meetings held in a 12-month period, shall have be deemed to have tendered his or her resignation, and upon acceptance by the Board of Directors his or her position shall be vacant. The vacancy shall be filled as provided in accordance with Section 3.8.

4.12 **Conflicts of Interest.** A conflict of interest or conflicting interest transaction includes a contract transaction, or other financial relationship between the Association and (1) A Board Member, (2) a party related to a Board member, or (3) an entity in which the Board Member is a director, or officer or has a financial interest. A Board Member shall avoid conflicts or conflicting interest transactions, unless: (1) the material facts as to the Board Member's relationship or interest and as to the conflicting interest transaction are disclosed or known to the Board, (2) the Board in good faith authorizes, approves or ratifies the conflicting interest transaction by the affirmative vote of the majority of the disinterested Board members (even if the disinterested Board members are less than a quorum), and (3) the conflicting interest transaction is fair to the Association.

## ARTICLE V COMMITTEES

5.1 **Designation of Committees.** The Board of Directors may from time to time by resolution designate such committees as it may deem appropriate in carrying out its duties, responsibilities, functions, and powers. The membership of each such committee designated hereunder shall include at least one (1) Board Member. No member of such committee shall receive compensation for services rendered to the Association as a member of the committee; provided, however, that the committee member may be reimbursed for expenses incurred in performance of such duties as a committee member to the extent that such expenses are approved by the Board of Directors. A committee shall not have any powers, duties, or responsibilities beyond those specifically assigned by the Board of Directors in a written resolution. The Board of Directors may terminate any committee and any committee member at any time.

5.2 **Proceeding of Committees.** Each committee designated hereunder by the Board of Directors may appoint its own presiding and recording officers and may meet at such places and times and upon such notice as such committee may from time to time determine. Each such committee shall keep a record of its proceedings and shall regularly report such proceedings to the Board of Directors.

5.3 **Quorum and Manner of Acting.** At each meeting of any committee designated hereunder by the Board of Directors, the presence of members constituting at least a majority of the authorized membership of such committee (but in no event less than two (2) members) shall constitute a quorum for the transaction of business, and the act of a majority of the members present at any meeting at which a quorum is present shall be the act of such committee. The members of any committee designated by the Board of Directors hereunder shall act only as a committee, and the individual members thereof shall have no powers as such. A committee may exercise the authority granted by the Board of Directors. All action by all committees shall be recorded in writing and reported to the Board of Directors.

5.4 **Resignation and Removal.** Any member of any committee designated hereunder by the Board of Directors may resign at any time by delivering a written resignation to the President, the Board of Directors, or the presiding officer of such committee. Unless otherwise specified therein, such resignation shall take effect upon delivery. The Board of Directors may at any time, with or without cause, remove any member of any committee designated by it thereunder.

5.5 **Vacancies.** If any vacancy shall occur in any committee designated by the Board of Directors due to disqualification, death, resignation, removal, or otherwise, the remaining members shall, until the filling of such vacancy by the Board of Directors, constitute the then total authorized membership of the committee and, provided that two (2) or more members are remaining, may continue to act. Such vacancy may be filled at any meeting of the Board of Directors.

## ARTICLE VI INDEMNIFICATION

6.1 **Indemnification** No Board Member, officer, or committee member shall be personally liable for any obligations of the Association or for any duties or obligations arising out of any acts or conduct of said Board Member, officer, or committee member performed for or on behalf of the Association. The Association shall and does hereby indemnify and hold harmless each person who shall serve at any time as a Board Member and/or officer and/or committee member of the Association, as well as such person's heirs and administrators, from and against any and all claims, judgments and liabilities to which such persons shall become subject, by reason of that Board Member, officer, or committee member having served as a Board Member, officer, or committee member by reason of any action alleged to have been heretofore or hereafter taken or omitted to have been taken by him as such Board Member, officer, or committee member and shall reimburse any such person for all legal and other expenses reasonably incurred in connection with any such claim or liability; provided that no such person shall be indemnified against or be reimbursed for or be defended against any expense or liability incurred in connection with any claim or action arising out of such person's intentional misconduct. The rights accruing to any person under the foregoing provisions of this Section shall not exclude any other right to which such person may lawfully be entitled, nor shall anything herein contained restrict the right of the Association to indemnify or reimburse such person in any proper case, even though not specifically provided for herein or otherwise permitted. The Association, its Board Members, officers, committee members, employees, and agents shall be fully protected in taking any action or making any payment or in refusing so to do in reliance upon the advice of counsel.

6.2 **Other Indemnification.** The indemnification herein provided shall not be deemed exclusive of any other right to indemnification to which any person seeking indemnification may be under any Bylaw,



agreement, vote of disinterested Board Members or otherwise, both as to action taken in any official capacity and as to action taken in any other capacity while holding such office. It is the intent hereof that all Board Members, officers, and committee members be and hereby are indemnified to the fullest extent permitted by the laws of the State of Utah and these BYLAWS. The indemnification herein provided shall continue as to any person who has ceased to be a Board Member, officer, committee member, or employee and shall inure to the benefit of the heirs, executors and administrators of any such person.

6.3 **Insurance.** The Board of Directors, in its discretion, may direct that the Association purchase and maintain insurance on behalf of any person who is or was a Board Member, officer, committee member, or employee of the Association or is or was serving at the request of the Association as a Board Member, officer, committee member, employee or agent of another association, corporation, partnership, joint venture, trust or other enterprise against any liability asserted against, and incurred by, such person in any such capacity or arising out of such person's status as such, whether or not the Association would have the power to indemnify such person against liability under the provisions of this Article VI.

6.4 **Settlement by Association.** The right of any person to be indemnified shall be subject always to the right of the Association by the Board of Directors, in lieu of such indemnity, to settle any such claim, action, suit or proceeding at the expense of the Association by the payment of the amount of such settlement and the costs and expenses incurred in connection therewith.

## ARTICLE VII RECORDS AND AUDITS

The Association shall maintain within the State of Utah all documents, information, and other records of the Association in accordance with the DECLARATION, these BYLAWS, and the Utah Revised Nonprofit Corporation Act in the manner prescribed by a resolution adopted by the Board of Directors.

### 7.1 **General Records.**

a. The Board of Directors or managing agent for the Association shall keep detailed records of the actions of the Board of Directors and managing agent or manager; minutes of the meetings of the Board of Directors; and minutes of the member meetings of the Association.

b. The Board of Directors shall maintain a book of resolutions containing the Rules and policies adopted by the Association and Board of Directors.

c. The Board of Directors shall maintain a list of Owners.

d. The Association shall retain within the State of Utah all records of the Association for not less than the period specified in applicable law.

7.2 **Records of Receipts and Expenditures.** The Board of Directors or its designee shall keep detailed, accurate records in chronological order of the receipts and expenditures affecting the Condominium Project, itemizing the maintenance and repair expenses of the Common Areas or Association property and any other expenses incurred.

### 7.3 **Financial Reports and Audits.**

a. An annual report of the receipts and expenditures of the Association and a balance sheet

showing assets and liabilities shall be rendered by the Board of Directors to all Owners.

b. From time to time the Board of Directors, at the expense of the Association, may obtain an audit and/or review by a certified public accountant or other financial review of the books and records pertaining to the Association and furnish copies thereof to the Owners and Eligible Mortgagees of Units. At any time any Owner or Eligible Mortgagee may, at such Owner's or Eligible Mortgagee's own expense, cause an audit or inspection to be made of the books and records of the Association.

#### **7.4 Inspection of Records by Owners.**

a. Except as provided in Section 7.5 below, all records of the Association shall be reasonably available for examination by an Owner and any Eligible Mortgagee of a Unit pursuant to Rules adopted by resolution of the Board of Directors.

b. The Board of Directors shall maintain a copy, suitable for the purposes of duplication of the following:

i. The DECLARATION, Bylaws, and any amendments in effect or supplements thereto, and Rules of the Association.

ii. The most recent financial statement prepared pursuant to Section 7.3 above.

iii. The current operating budget of the Association.

c. The Association, after receipt of a written request by an Owner, shall, within a mutually agreeable period of time, furnish the requested information required to be maintained under subsection b. of this Section.

d. The Board, by resolution, may adopt reasonable Rules governing the frequency, time, location, notice and manner of examination and duplication of Association and the imposition of a reasonable fee for furnishing copies of any documents, information or records described in this Section. The fee may include reasonable personnel costs incurred to furnish the information, including any and all fees the Association may be charged by its designee that assists the Association in furnishing this information.

**7.5 Records Not Subject to Inspection.** Records kept by or on behalf of the Association may be withheld from examination and duplication to the extent the records concern:

a. Personnel matters relating to a specific identified person or a person's medical records.

b. Contracts, leases, and other business transactions that are currently under negotiation to purchase or provide goods or services.

c. Communications with legal counsel that relate to matters specified in subsections a. and b. of this Section, or current or pending litigation.

d. Disclosure of information in violation of law.

e. Documents, correspondence, or management or Board of Director reports compiled for or on behalf of the Association or the Board by its agents or committees for consideration by the Board in executive session.

f. Documents, correspondence, or other matters considered by the Board of Directors in executive session.

g. Files of individual Owners, other than those of a requesting Owner or requesting Eligible Mortgagee of an individual Owner, including any individual Owner's file kept by or on behalf of the Association.

#### ARTICLE VIII RULES AND REGULATIONS

The Board of Directors shall have the authority to adopt and establish by resolution such Condominium Project management and operational Rules and regulations as it may deem necessary for the maintenance, operation, management, and control of the Condominium Project, and the Board of Directors may from time to time, by resolution, alter, amend, and repeal such Rules and regulations and use their best efforts to see that they are strictly observed by their lessees and the persons over whom they have or may exercise control or supervision, it being clearly understood that such Rules and regulations shall apply and be binding upon all Unit Owners of the Condominium Project. Copies of all Rules, regulations, and resolutions adopted by the Board of Directors shall be sent to all Unit Owners at least ten (10) days prior to the effective date thereof.

#### ARTICLE IX AMENDMENTS

9.1 **How Proposed.** Amendments to these BYLAWS shall be proposed by either a majority of the Board of Directors or by Owners holding at least forty percent (40%) of the voting interests of the Association. The proposed amendment must be reduced to writing and must be included in the notice of any meeting at which action is to be taken thereon.

9.2 **Adoption.** Amendments may be approved by the Association at a duly constituted meeting or by written ballot in lieu of a meeting for such purpose. These BYLAWS may be amended, altered, or repealed and new Bylaws may be adopted by the members upon the affirmative vote of more than fifty percent (50%) of the voting interests of the Association.

9.3 **Execution and Recording.** An amendment shall not be effective unless and until certified by the President of the Association as being adopted in accordance with these BYLAWS, acknowledged, and recorded with the Recorder's Office of Salt Lake County.

#### ARTICLE X MISCELLANEOUS PROVISIONS


10.1 **Waiver.** No restriction, condition, obligation, or provision contained in these BYLAWS shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches thereof which may occur.

10.2 **Invalidity; Number; Captions.** The invalidity of any part of these BYLAWS shall not impair or affect in any manner the validity, enforceability or effect of the balance of these BYLAWS. As used in these BYLAWS, the singular shall include the plural, and the plural the singular. The masculine and neuter shall each include the masculine, feminine and neuter, as the context requires. All captions are intended solely for convenience of reference and shall in no way limit any of the provisions of these BYLAWS.

10.3 **Conflicts.** These BYLAWS are intended to comply with the DECLARATION. In case of any irreconcilable conflict, the DECLARATION shall control over these BYLAWS.

EXECUTED this 18<sup>th</sup> day of June, 2018


EDGEMOUNT HOMES HOMEOWNERS ASSOCIATION, INC.

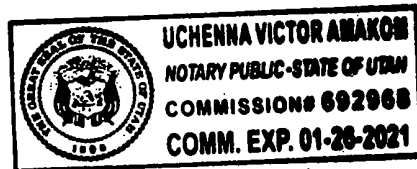
By: 

TITLE: President

STATE OF UTAH )  
 )SS:  
COUNTY OF SALT LAKE )

On the 18<sup>th</sup> day of June 2018, personally appeared before me Douglas C. Black, who by me being duly sworn, did say that he/she is the President of Edgemount Homes Homeowners Association, Inc. and that the foregoing instrument was approved by at least 50% of the total votes of the Association.

  
Notary Public



**EXHIBIT A**  
**ASSOCIATION UNIT PARCEL NUMBERS AND LEGAL DESCRIPTIONS**

16271070020000	UNIT 1, EDGEMOUNT HOMES CONDMN
16271070030000	UNIT 2, EDGEMOUNT HOMES CONDMN
16271070040000	UNIT 3, EDGEMOUNT HOMES CONDMN
16271070050000	UNIT 4, EDGEMOUNT HOMES CONDMN
16271070060000	UNIT 5, EDGEMOUNT HOMES CONDMN
16271070070000	UNIT 6, EDGEMOUNT HOMES CONDMN
16271070080000	UNIT 7, EDGEMOUNT HOMES CONDMN
16271070090000	UNIT 8, EDGEMOUNT HOMES CONDMN
16271070100000	UNIT 9, EDGEMOUNT HOMES CONDMN
16271070110000	UNIT 10, EDGEMOUNT HOMES CONDMN
16271070120000	UNIT 11, EDGEMOUNT HOMES CONDMN
16271070130000	UNIT 12, EDGEMOUNT HOMES CONDMN
16271070140000	UNIT 13, EDGEMOUNT HOMES CONDMN
16271070150000	UNIT 14, EDGEMOUNT HOMES CONDMN
16271070160000	UNIT 15, EDGEMOUNT HOMES CONDMN
16271070170000	UNIT 16, EDGEMOUNT HOMES CONDMN
16271070180000	UNIT 17, EDGEMOUNT HOMES CONDMN
16271070190000	UNIT 18, EDGEMOUNT HOMES CONDMN
16271070200000	UNIT 19, EDGEMOUNT HOMES CONDMN
16271070210000	UNIT 20, EDGEMOUNT HOMES CONDMN
16271070220000	UNIT 21, EDGEMOUNT HOMES CONDMN
16271070230000	UNIT 22, EDGEMOUNT HOMES CONDMN
16271070240000	UNIT 23, EDGEMOUNT HOMES CONDMN
16271080020000	UNIT 24, EDGEMOUNT HOMES CONDO PH 2
16271080030000	UNIT 25, EDGEMOUNT HOMES CONDO PH 2
16271080040000	UNIT 26, EDGEMOUNT HOMES CONDO PH 2
16271080050000	UNIT 27, EDGEMOUNT HOMES CONDO PH 2
16271080060000	UNIT 28, EDGEMOUNT HOMES CONDO PH 2
16271080070000	UNIT 29, EDGEMOUNT HOMES CONDO PH 2
16271080080000	UNIT 30, EDGEMOUNT HOMES CONDO PH 2
16271080090000	UNIT 31, EDGEMOUNT HOMES CONDO PH 2
16271080100000	UNIT 32, EDGEMOUNT HOMES CONDO PH 2
16271080110000	UNIT 33, EDGEMOUNT HOMES CONDO PH 2
16271080120000	UNIT 34, EDGEMOUNT HOMES CONDO PH 2
16271080130000	UNIT 35, EDGEMOUNT HOMES CONDO PH 2
16271080140000	UNIT 36, EDGEMOUNT HOMES CONDO PH 2
16271080150000	UNIT 37, EDGEMOUNT HOMES CONDO PH 2
16271080160000	UNIT 38, EDGEMOUNT HOMES CONDO PH 2
16271080170000	UNIT 39, EDGEMOUNT HOMES CONDO PH 2
16271080180000	UNIT 40, EDGEMOUNT HOMES CONDO PH 2
16271080190000	UNIT 41, EDGEMOUNT HOMES CONDO PH 2
16271080200000	UNIT 42, EDGEMOUNT HOMES CONDO PH 2
16271080210000	UNIT 43, EDGEMOUNT HOMES CONDO PH 2
16271080220000	UNIT 44, EDGEMOUNT HOMES CONDO PH 2
16271080230000	UNIT 45, EDGEMOUNT HOMES CONDO PH 2
16271080240000	UNIT 46, EDGEMOUNT HOMES CONDO PH 2