

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

This Third Amendment to the Bylaws of Valley Vu Owners Association (the "Third Bylaws Amendment") is made by The Valley Vu Villas Condominiums Owners Association (the "Association") and will 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 Condominium 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; despite its title as the "First Amendment," the document was actually the second amendment to the Declaration.

G. On July 10, 2017, The Association further amended the Bylaws through the "Second Amendment to the Bylaws of Valley Vu Villas Condominiums Owners Association" (the "Second Bylaws Amendment"), which document was recorded as Entry No. 12572861 in the offices of the Salt Lake County Recorder.

H. Through this Third Amendment to the Bylaws of Valley Vu Villas Condominiums Owners Association (the "Third Bylaws Amendment"), the Association desires to amend Article III, Section 2 of the Bylaws.

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4/25/2019 4:28:00 PM \$98.00
Book - 10773 Pg - 7357-7361
RASHELLE HOBBS
Recorder, Salt Lake County, UT
VIAL FOTHERINGHAM LLP
BY: eCASH, DEPUTY - EF 5 P.

I. 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").

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

NOW, THEREFORE, pursuant to the foregoing, the Association hereby amends the Bylaws as follows:

- 1) **Amendment.** Article III, Section 2 of the Bylaws is hereby deleted in its entirety and replaced with the following provision:

Section 2. Annual Meetings. Regular annual meetings of the Unit Owners must be held every year at a time and place determined by the Board, provided, that, in any event, there must not be more than 14 months between annual meetings of the Members.

- 2) **Conflicts.** All remaining provisions of the Declaration and Bylaws and any prior amendments not specifically amended in this instrument 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 are deemed, in all respects, to 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.

CERTIFICATION OF THE BOARD OF TRUSTEES

IN WITNESS THEREOF, the undersigned two officers of the Association and members of the Association's Board of Trustees hereby certify that the Board of Trustees has obtained the affirmative vote of at least 67% of the total voting interest of the Association, as required by

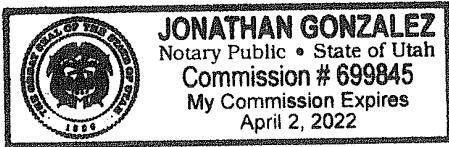
Article XXII, Section 22.01 of the Declaration, Article X of the Bylaws, and Utah Code Ann. § 57-8-39.

**The Valley Vu Villas Condominiums
Owners Association**

Ingrid Gordon
Ingrid Gordon
President

State of Utah)
) ss.
County of SALT LAKE)

The foregoing Third Amendment to the Bylaws of Valley Vu Villas Condominiums Owners Association was acknowledged before me this 18 day of APRIL, 2019, by INGRID GORDON, who, by me being duly sworn, did say that they are the President of The Valley Vu Villas Condominiums Owners Association, and that this instrument was signed on behalf of said Association.



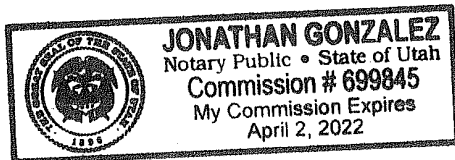
Jonathan Gonzalez
Notary Public

**The Valley Vu Villas Condominiums
Owners Association**

Mel Jones
Melvin Edward Jones Jr
Treasurer

State of Utah)
) ss.
County of SALT LAKE)

The foregoing Third Amendment to the Bylaws of Valley Vu Villas Condominiums Owners Association was acknowledged before me this 18 day of APRIL, 2019, by MELVIN EDWARD JONES JR, who, by me being duly sworn, did say that they are the TREASURER of The Valley Vu Villas Condominiums Owners Association, and that this instrument was signed on behalf of said Association.



Jonathan Gonzalez
Notary Public

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 CENTER LINE 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 SALE 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 STREE AND THE POINT OF SAID BEGINNING.

CONTAINS 12.196 ACRES
80 UNITS

Parcel Numbers

15-31-104-001-0000	15-31-104-017-0000	15-31-104-033-0000
15-31-104-002-0000	15-31-104-018-0000	15-31-104-034-0000
15-31-104-003-0000	15-31-104-019-0000	15-31-104-035-0000
15-31-104-004-0000	15-31-104-020-0000	15-31-104-036-0000
15-31-104-005-0000	15-31-104-021-0000	15-31-104-037-0000
15-31-104-006-0000	15-31-104-022-0000	15-31-104-038-0000
15-31-104-007-0000	15-31-104-023-0000	15-31-104-039-0000
15-31-104-008-0000	15-31-104-024-0000	15-31-104-040-0000
15-31-104-009-0000	15-31-104-025-0000	15-31-104-041-0000
15-31-104-010-0000	15-31-104-026-0000	15-31-104-042-0000
15-31-104-011-0000	15-31-104-027-0000	15-31-104-043-0000
15-31-104-012-0000	15-31-104-028-0000	15-31-104-044-0000
15-31-104-013-0000	15-31-104-029-0000	15-31-104-045-0000
15-31-104-014-0000	15-31-104-030-0000	15-31-104-046-0000
15-31-104-015-0000	15-31-104-031-0000	15-31-104-047-0000
15-31-104-016-0000	15-31-104-032-0000	15-31-104-048-0000

15-31-104-049-0000	15-31-104-062-0000	15-31-104-075-0000
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15-31-104-054-0000	15-31-104-067-0000	15-31-104-080-0000
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15-31-104-056-0000	15-31-104-069-0000	
15-31-104-057-0000	15-31-104-070-0000	
15-31-104-058-0000	15-31-104-071-0000	
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15-31-104-060-0000	15-31-104-073-0000	
15-31-104-061-0000	15-31-104-074-0000	