

WHEN RECORDED, RETURN TO:

CW Land Co., LLC
Attn: Legal Department
610 N 800 W
Centerville, UT 84014

Affecting Parcel No(s): 00-0090-7101 through 00-0090-7140 00-0092-2785 through 00-0092-2835
00-0090-9181 and 00-0092-2836 and 00-0092-2837

Affecting Serial Number(s): 09-ROAMSFR1A-0101 through 09-ROAMSFR1A-0137, and 09-ROAMSFR2A-0201
09-ROAMSFR1A-A through 09-ROAMSFR1A-C-NA through 09-ROAMSFR2A-0251
09-005-044-02-1-3-7 and 09-ROAMSFR2A-A and
09-ROAMSFR2A-B

**SECOND AMENDMENT TO THE
AMENDED AND RESTATED DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS,
AND RESERVATION OF EASEMENTS FOR
ROAM**

THIS SECOND AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR ROAM (“**Second Amendment**”), is made and executed as of the date first written below on the signature page and is effective when recorded in the office of the Morgan County Recorder by the CW Land Co., LLC, a Utah limited liability company (the “**Declarant**”).

RECITALS

A. On February 8, 2023, the Amended and Restated Declaration of Covenants Conditions and Restrictions, and Reservation of Easements for Roam was recorded in the office of the Morgan County Recorder as Entry No. 162837 in Book 398 on Page 168 (the “**Amended Declaration**”).

B. On April 10, 2023, the First Amendment to Amended and Restated Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Roam was recorded in the office of the Morgan County Recorder as Entry No. 163212 (the “**First Amendment**”).

C. Following recordation of the First Amendment, the Declarant and its affiliates determined it to be in the best interest of the Association to expand the Amended Declaration, as amended by the First Amendment, to encumber additional adjacent real property (the “**Additional Property**.”)

D. Enclave TheRoam, LLC, a Delaware limited liability company and CW Land Co., LLC, a Utah limited liability company (the “**Land Owners**”) are the fee title owners of the

Additional Property and desire to encumber the same and be subject to the Amended Declaration, as amended and as further amended herein, by executing where provided for below, and become part of the Association and the Association desires to expand its boundary and the Project to include and encumber the Additional Property.

E. In addition to expansion of the Association to include the Additional Property, the Declarant, Richmond, and the Property Owners desire to further amend the Amended Declaration as set forth herein.

F. Capitalized terms in this Declaration are defined in Article 1 herein, or in other sections of this Declaration.

AMENDMENTS

NOW, THEREFORE, for the reasons recited above and subject to the Restrictions set forth below, the Declarant hereby adopts this Declaration. The Recitals above are incorporated into and made a part of this Declaration.

1. **Amendments.**

a. **Expansion of Project and Subdivision.** Exhibit A-1 of the Amended Declaration, added via the First Amendment, is hereby expanded to include the Additional Property. Therefore, Exhibit A-1 of the Amended Declaration is hereby deleted in its entirety and replaced with Exhibit A-2, attached hereto. Further, all references to "Project" and "Subdivision" in the Amended Declaration shall mean and refer to both Phase 1A SF Property and the Additional Property, Phase 2 SF Property.

b. **Fencing.** Section 9.2.1 of the Amended Declaration, as amended by the First Amendment, is hereby deleted in its entirety and replaced with the following:

9.2.1 **Fencing.** If desired by the applicable Owner, each Lot may install six-foot (6') privacy fencing in accordance with the fencing plans attached hereto as **Exhibit "E-1"**. Each Owner desiring to install a fence on its Lot shall submit such request in writing to the Design Review Committee to ensure conformity throughout the Project.

c. **Fencing plan.** Exhibit E-1 of the Amended Declaration, added via the First Amendment, is hereby deleted in its entirety and replaced with Exhibit E-2, attached hereto.

d. **Association bylaws.** Exhibit C of the Amended Declaration is hereby deleted in its entirety and replaced with Exhibit C-1, attached hereto.

2. **Conflicts.** All remaining provisions of the Amended Declaration, as amended, and all prior amendments not specifically amended herein shall remain in full force and effect. In the case of

any conflict between the provisions of this Second Amendment and the provisions of the Amended Declaration, as amended by the First Amendment, the provisions of this Second Amendment shall in all respects govern and control.


3. **Incorporation and Supplementation of Amended Declaration.** This Second Amendment is supplemental to the Amended Declaration, as amended by the First Amendment, both of which, by reference, are made a part hereof, and all of the terms, definitions, covenants, conditions, restrictions, and provisions thereof, unless specifically modified herein, are to apply to this Second Amendment and are made a part hereof as though they were expressly rewritten, incorporated, and included herein.

IN WITNESS WHEREOF, the Declarant has caused this Declaration to be executed by a duly authorized representative.

DATED as of the 23rd day of June, 2023.


DECLARANT

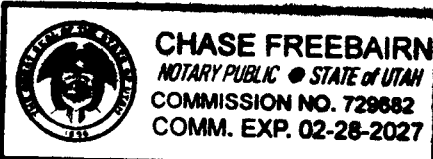
CW LAND CO., LLC,
a Utah limited liability company

By: 
Name: Darlene Carter
Its: Chief Executive Officer

STATE OF UTAH)
 §
COUNTY OF DAVIS)

On the 23rd day of June, 2023, personally appeared before me Darlene Carter who by me being duly sworn, did say that she/he is the Chief Executive Officer of CW Land Co., LLC, a Utah limited liability company, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.


(Notary Signature)


(Seal)

IN WITNESS WHEREOF, Richmond consents to recordation of this Declaration against the Additional Property.

DATED as of the 28 day of JUNE, 2023.

RICHMOND

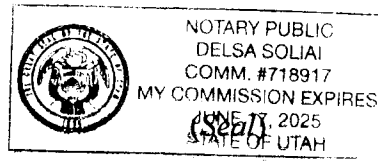
RICHMOND AMERICAN HOMES OF UTAH, INC.,
a Colorado corporation

By: Matthew D. Scott
Name: MATTHEW D. SCOTT
Its: DIRECTOR OF LAND ACQUISITION

STATE OF UTAH)
COUNTY OF Utah)

On the 28 day of June, 2023, personally appeared before me Matthew D. Scott who by me being duly sworn, did say that she / he is the Director of Land Acquisition of Richmond American Homes of Utah, Inc., a Colorado corporation, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Delisa Soliai
(Notary Signature)



IN WITNESS WHEREOF, Enclave theRoam, LLC, a Delaware limited liability company consents to recordation of this Declaration against the Additional Property.

DATED as of the 23rd day of June, 2023.

ENCLAVE THEROAM LLC.,
a Delaware limited liability company

By: *Darelene Carter*
Name: Darelene Carter
Its: Chief Executive Officer

STATE OF UTAH)
)
COUNTY OF Davis)
)

On the 23rd day of June, 2023, personally appeared before me Darelene Carter who by me being duly sworn, did say that she / he is the Chief Executive Officer of Enclave TheRoam, LLC, a Delaware limited liability company, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

[Signature]
(Notary Signature)



(Seal)

(Expanded Legal Description of the Project and Subdivision)

Phase 1A SF Property

ALL OF LOTS 101 THROUGH 137, INCLUSIVE, AND ALL OPEN SPACE AREAS CONTAINED WITHIN THE ROAM PHASE 1A SINGLE FAMILY, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED OCTOBER 25, 2022, IN BOOK 396 ON PAGES 50 THROUGH 52 IN THE OFFICE OF THE MORGAN COUNTY RECORDER.

Parcel No(s): 00-0090-7101 through 00-0090-7140

Serial No(s): 09-ROAMSFRIA-0101 through 09-ROAMSFRIA-0137, and 09-ROAMSFRIA-A through 09-ROAMSFRIA-C (for reference purposes only)

Additional Property

A parcel of land, situated in the Northwest quarter of Section 25 and the Southwest quarter of Section 24, Township 5 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Morgan County, Utah. Being more particularly described as follows:

Beginning at a point South 89°43'35" East 872.03 feet along the section line and South 00°16'25" West 42.61 feet from the Northwest corner of said Section 25, and running thence South 00°06'33" East 111.40 feet; thence North 89°53'27" East 201.64 feet; thence Easterly 183.72 feet along the arc of a 55.00-foot radius non-tangent curve to the right (center bears North 66°23'17" East and the long chord bears North 72°04'57" East 109.46 feet with a central angle of 191°23'20"); thence Southeasterly 7.73 feet along the arc of a 15.00-foot radius curve to the left (center bears North 77°46'37" East and the long chord bears South 26°59'23" East 7.65 feet with a central angle of 29°32'00"); thence South 41°45'23" East 25.41 feet; thence Southerly 130.84 feet along the arc of a 180.00-foot radius tangent curve to the right (center bears South 48°14'37" West and the long chord bears South 20°55'58" East 127.98 feet with a central angle of 41°38'50"); thence South 00°06'33" East 463.06 feet to a point on the Northerly line of Roam Single Family Phase 1 Subdivision; thence along the Northerly and Easterly lines of Roam Single Family Phase 1 Subdivision the following six (6) courses and distances: (1) South 89°53'25" West 582.74 feet; (2) South 13°17'54" West 9.68 feet; (3) North 76°42'06" West 168.38 feet; (4) North 13°17'54" East 71.36 feet; (5) Northerly 115.98 feet along the arc of a 331.61-foot radius non-tangent curve to the left (center bears North 76°42'07" West and the long chord bears North 03°16'42" East 115.39 feet with a central angle of 20°02'22"); and (6) North 06°44'28" West 116.93 feet; thence Northeasterly 23.56 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears North 83°15'32" East and the long chord bears North 38°15'32" East 21.21 feet with a central angle of 90°00'00"); thence North 06°44'28" West 60.00 feet; thence North 83°15'32" East 21.14 feet; thence North 00°06'33" West 147.55 feet; thence North 68°59'42" East 363.94 feet to the point of beginning.

Parcel No(s): 00-0089-0924 and 00-0089-0955

Serial No(s): 09-005-044-02-1-3-3 and 09-005-044-02-1-4-2 (for reference purposes only)

Single Family Area Phase 2 Description

A parcel of land, situated in the Northwest Quarter of Section 25 and the Southwest Quarter of Section 24, Township 5 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Morgan County, Utah. Being more particularly described as follows:

Beginning at a point on the North line of said Section 25, said point being South 89°43'35" East 899.46 feet along the section line from the Northwest Corner of said Section 25 and running thence:

North 69°02'40" East 390.21 feet to the westerly line of Rollins Ranch Phase 4B;

thence along said westerly line the following six (6) courses and distances:

- 1) South 05°13'53" East 192.37 feet;
- 2) South 41°45'22" East 110.48 feet;
- 3) North 72°46'57" East 66.68 feet;
- 4) South 05°21'11" East 122.44 feet;
- 5) southerly 218.22 feet along the arc of a 442.00-foot radius tangent curve to the right (center bears South 84°38'49" West and the long chord bears South 08°47'26" West 216.01 feet with a central angle of 28°17'13");
- 6) southerly 301.81 feet along the arc of a 356.50-foot radius curve to the left (center bears South 67°03'58" East and the long chord bears South 01°19'11" East 292.88 feet with a central angle of 48°30'26") to the northerly line of Roam Phase 1 Single Family Subdivision;

thence along the northerly and westerly lines of said Roam Phase 1 Single Family the following nine (9) course and distances:

- 1) South 89°53'43" West 158.97 feet;
- 2) North 00°06'33" West 15.00 feet;
- 3) South 89°53'25" West 582.73 feet;
- 4) South 13°17'54" West 9.68 feet;
- 5) North 76°42'06" West 168.38 feet;
- 6) North 13°17'54" East 71.36 feet;
- 7) northerly 115.98 feet along the arc of a 331.61-foot radius tangent curve to the left (center bears North 76°42'06" West and the long chord bears North 03°16'42" East 115.39 feet with a central angle of 20°02'22");
- 8) North 06°44'28" West 195.97 feet;
- 9) northerly 190.08 feet along the arc of a 280.00-foot radius tangent curve to the right (center bears North 83°15'32" East and the long chord bears North 12°42'00" East 186.45 feet with a central angle of 38°53'44");

thence North 69°02'40" East 388.13 feet to the Point of Beginning.

Contains: 636690 square feet or 14.616 acres, 51 lots and 2 parcels.

09-005-044-02-1-3-7

00-0090-9181

09-005-044-02-1-3-8

00-0090-9268

Known as: Roam Phase 2A Single Family
7 of 11

A parcel of land, situated in the Northwest Quarter of Section 25 and the Southwest Quarter of Section 24, Township 5 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Morgan County, Utah. Being more particularly described as follows:

Beginning at a point South 89°43'35" East 872.03 feet along the section line and South 00°16'25" West 42.61 feet from the Northwest Corner of said Section 25 and running thence:

South 00°06'33" East 111.40 feet;

thence North 89°53'27" East 201.64 feet;

thence easterly 183.72 feet along the arc of a 55.00-foot radius non-tangent curve to the right (center bears North 66°23'17" East and the long chord bears North 72°04'57" East 109.46 feet with a central angle of 191°23'20");

thence southeasterly 7.73 feet along the arc of a 15.00-foot radius curve to the left (center bears North 77°46'37" East and the long chord bears South 26°59'23" East 7.65 feet with a central angle of 29°32'00");

thence South 41°45'23" East 25.41 feet;

thence southerly 130.84 feet along the arc of a 180.00-foot radius tangent curve to the right (center bears South 48°14'37" West and the long chord bears South 20°55'58" East 127.98 feet with a central angle of 41°38'50");

thence South 00°06'33" East 463.06 feet to a point on the northerly line of Roam Single Family Phase 1 Subdivision;

thence along the northerly and easterly lines of Roam Single Family Phase 1 Subdivision the following six (6) courses and distances:

1. South 89°53'25" West 582.74 feet;
2. South 13°17'54" West 9.68 feet;
3. North 76°42'06" West 168.38 feet;
4. North 13°17'54" East 71.36 feet;
5. northerly 115.98 feet along the arc of a 331.61-foot radius non-tangent curve to the left (center bears North 76°42'07" West and the long chord bears North 03°16'42" East 115.39 feet with a central angle of 20°02'22");
6. North 06°44'28" West 116.93 feet;

thence northeasterly 23.56 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears North 83°15'32" East and the long chord bears North 38°15'32" East 21.21 feet with a central angle of 90°00'00");

thence North 06°44'28" West 60.00 feet;

thence North 83°15'32" East 21.14 feet;

thence North 00°06'33" West 147.55 feet;

thence North 68°59'42" East 363.94 feet to the Point of Beginning.

Contains: 438,057 square feet or 10.056 acres.

00-0090-9181

09-005-044-02-1-3-7

A parcel of land, situated in the Northwest Quarter of Section 25 and the Southwest Quarter of Section 24, Township 5 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Morgan County, Utah. Being more particularly described as follows:

Beginning at a point South 89°43'35" East 872.03 feet along the section line and South 00°16'25" West 42.61 feet from the Northwest Corner of said Section 25 and running thence:

North 68°59'42" East 315.90 feet to the westerly line of Rollins Ranch Phase 4B;
thence South 58°07'06" East 104.07 feet;
thence South 05°13'54" East 76.52 feet;
thence South 41°45'23" East 129.93 feet;
thence North 72°46'56" East 54.90 feet;
thence South 05°21'12" East 97.80 feet;

thence southerly 168.16 feet along the arc of a 422.00-foot radius tangent curve to the right (center bears South 84°38'48" West and the long chord bears South 06°03'44" West 167.05 feet with a central angle of 22°49'53");

thence South 48°00'22" West 37.45 feet;
thence South 00°06'33" East 51.09 feet;

thence southerly 268.39 feet along the arc of a 376.50-foot radius non-tangent curve to the left (center bears South 73°17'22" East and the long chord bears South 03°42'39" East 262.74 feet with a central angle of 40°50'35") to a point on the northerly line of Roam Phase 1 Single Family Subdivision;

thence South 89°53'43" West 136.95 feet along the northerly line of Roam Phase 1 Single Family Subdivision;
thence North 00°06'33" West 478.04 feet;

thence northerly 130.84 feet along the arc of a 180.00-foot radius tangent curve to the left (center bears South 89°53'27" West and the long chord bears North 20°55'58" West 127.98 feet with a central angle of 41°38'50");

thence North 41°45'23" West 25.41 feet;
thence northwesterly 7.73 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears North 48°14'37" East and the long chord bears North 26°59'23" West 7.65 feet with a central angle of 29°32'00");

thence westerly 183.72 feet along the arc of a 55.00-foot radius curve to the left (center bears South 77°46'37" West and the long chord bears South 72°04'57" West 109.46 feet with a central angle of 191°23'20");

thence South 89°53'27" West 201.64 feet;
thence North 00°06'33" West 111.40 feet to the Point of Beginning.

Contains: 145,677 square feet or 3.344 acres.

part of 00-0090-9268

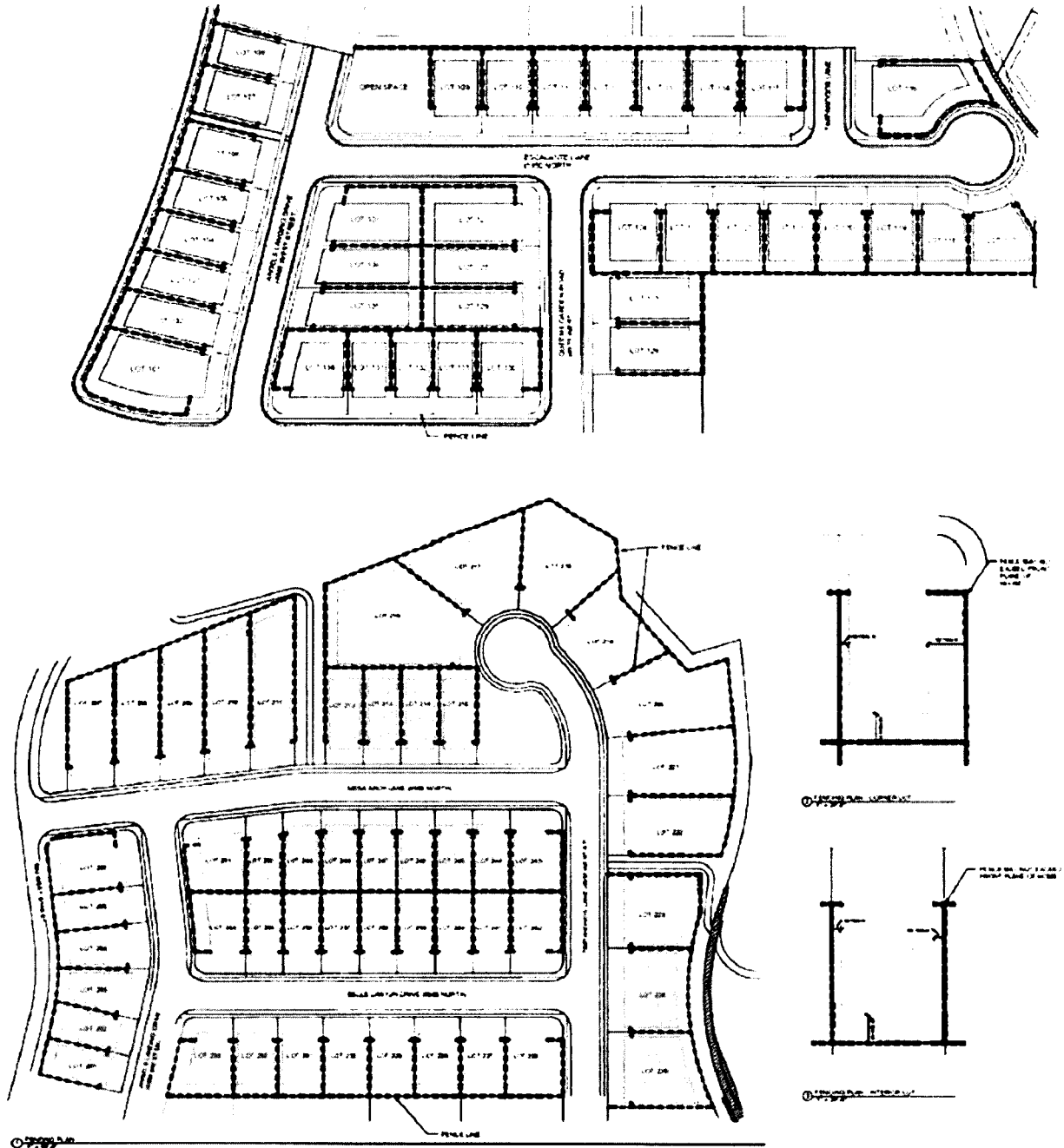
09-005-044-02-1-3-8

Roam Second Amendment

Page 8 of 10

9 of 11

EXHIBIT "E-2"
(Fencing Plans)



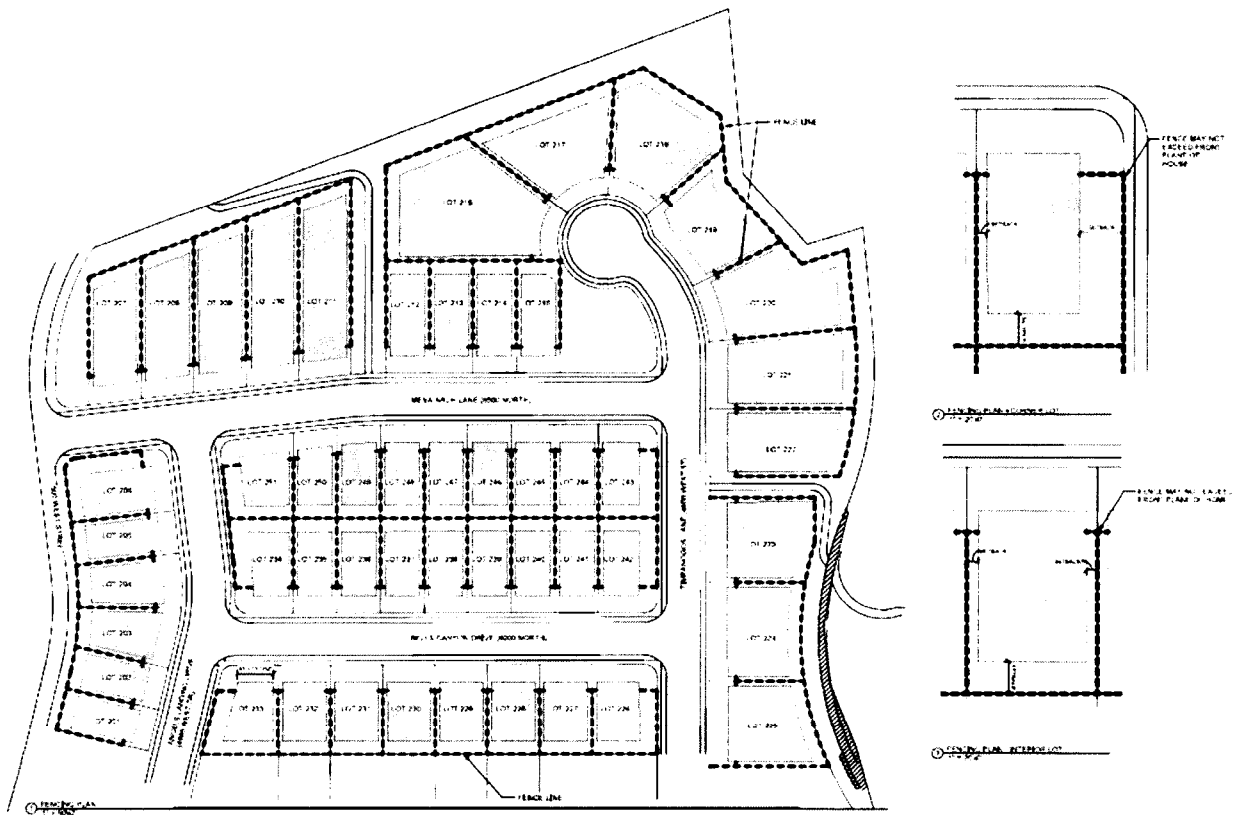


EXHIBIT "C-1"
BYLAWS OF
ROAM OWNERS ASSOCIATION, INC.

(Morgan County, Utah)

THESE BYLAWS OF ROAM OWNERS ASSOCIATION, INC., are effective upon recording in the office of the Morgan County Recorder pursuant to the Utah Community Association Act and the Utah Revised Nonprofit Corporation Act (referred to collectively herein as the "Acts").

RECITALS

A. The Association is organized for any and all lawful purposes for which a nonprofit corporation may be organized under the Utah Revised Nonprofit Corporation Act, as amended, subject to the terms and conditions contained in the Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Roam (the "**Declaration**") and Articles of Incorporation for Roam Owners Association (the "**Articles**").

B. These Bylaws are adopted in order to complement the Declaration, to further define the rights of the Association and the Owners, to provide for the ability to effectively govern and operate the Association and the Project, and, to further the Association's efforts to safely, efficiently, and economically provide a quality living environment.

ARTICLE I
DEFINITIONS

Capitalized terms used herein shall have the same meaning and effect given to such terms in the Declaration except as otherwise provided herein or as may be required by context.

ARTICLE II
APPLICATION

All present and future Owners, Occupants, mortgagees, and any other persons who may use the facilities of the Project in any manner are subject to these Bylaws, the Declaration, and the Rules. The mere acquisition or rental of any of the Units, or the mere act of occupancy or use of any such Units or the Common Area and Facilities will signify that these Bylaws, the Declaration, and the Rules are accepted, ratified, and will be complied with by such persons.

ARTICLE. III
MEMBERSHIP IN ASSOCIATION; VOTING; MEETING OF OWNERS

3.1 **Membership in Association.** Declarant, so long as Declarant owns a Lot, and every Owner of a Lot shall be a member of the Association. Membership shall be appurtenant to ownership of any Lot. Each Lot in the Project shall be entitled to one (1) vote. Membership will begin immediately and automatically upon becoming an Owner and shall terminate immediately and automatically upon ceasing to be an Owner. If a Lot is owned by more than one person, the membership appurtenant to that Lot shall be shared by all such persons in the same proportionate interest and by the same type of tenancy in which title to the Lot is held. Ownership of a Lot within

the Project cannot be separated from the Association membership appurtenant thereto, and any devise, conveyance or other disposition of a Lot shall constitute a devise, conveyance, or other disposition, respectively, of such Owner's membership in the Association and the rights appurtenant thereto. The foregoing is not intended to include conveyances made solely for the purpose of securing performance of an obligation.

3.2 Voting. Unless otherwise provided for herein, or required by the Declaration, all matters submitted to a vote shall be by a majority vote of all votes cast. Notwithstanding the foregoing, during the Declarant Control Period, Declarant may act in all Association matters with or without a vote of the Owners. To the extent any matters are submitted to a vote of the Owners during the Declarant Control Period, the same shall be approved and implemented if, and only if, the Declarant also approves such matters. After the Declarant Control Period, all matters submitted to a vote of the Association shall be decided by the votes of the Owners. A change in the ownership of a Lot shall be effective for voting purposes from the time the deed or other instrument effecting such change is recorded. Thereafter, the new Owner shall give the Board written notice of such change of ownership and provide satisfactory evidence thereof. The vote for each Lot must be cast as one vote, and fractional votes shall not be allowed. In the event that a Lot is owned by more than one (1) Owner the vote for the Lot shall be cast as such Owners decide among themselves. In the event such Owners are unable to agree among themselves as to how their vote or votes shall be cast, they shall lose their right to vote on the matter in question. If any Owner casts a vote representing a certain Lot, it will thereafter be conclusively presumed for all purposes that such Owner was acting with the authority and consent of all other Owners of the same Lot unless objection thereto is made at the time the vote is cast. In the event more than one Owner attempts to cast the vote for a particular Lot, the vote for that Lot shall be deemed void and shall not be counted.

3.3 Annual Meeting. During the Declarant Control Period, annual meetings are not required and will only be held in the sole discretion of the Declarant. Thereafter, the annual meeting of the Owners shall be held each year on a day and at a time established by the Board. The purpose of the annual meeting shall be electing Directors and transacting such other business as may come before the meeting. If the election of Directors cannot be held on the day designated for the annual meeting of the Owners, or at any adjournment thereof, the Board shall cause the election to be held either at a special meeting of the Owners to be convened as soon thereafter as may be convenient or at the next annual meeting of the Owners. The Board may from time to time by resolution change the month, date, and time for the annual meeting of the Owners.

3.4 Special Meetings. During the Declarant Control Period, the Declarant shall have the sole right to call a special meeting. Thereafter, special meetings of the Association may be called at any time by the Board, or upon written request of the Owners who are entitled to vote thirty-three percent (33%) of all of the total votes of the Association. Any written request for a special meeting presented by the Owners shall be delivered to the Board and shall include the original signature of each Owner affirmatively supporting such request along with a complete statement of the purpose of the meeting on each page containing signatures. The Board shall then call, provide notice of, and conduct a special meeting within forty-five (45) days of receipt of the request.

3.5 Notice of Meetings. Written notice of each meeting of the Association shall be given by, or at the direction of, the Secretary / Treasurer or person authorized by the Board to call the meeting, by mailing a copy of such notice, postage prepaid, or by email, text message or other mode of electronic or digital communication, to the extent not prohibited by law, at least fifteen (15) days, and no more than sixty (60) days, before such meeting to each Owner entitled to vote, addressed to the Owner's address, email address, number for text messaging, or other mode of electronic or digital communication last appearing on the books of the Association, or supplied by such Owner to

the Association for the purpose of notice. Each Owner shall register with the Association such Owner's current email address, phone number (indicating whether the same is capable of receiving text messages), and mailing address for the purposes of notice hereunder. Such registered email, phone number, and mailing addresses may be changed from time to time by notice in writing to the Association. If no address is registered with the Association, an Owner's Unit shall be deemed to be the Owner's registered address and notice to the Unit address may be made by first-class mail or by posting the meeting notice on the front door. Such notice shall specify the place, day and hour of the meeting, and, the purpose of the meeting. The President of the Association will Chair meetings of the Owners. The presence of an Owner at a meeting shall be deemed to waive any objection such Owner has to the form and scope of the notice unless such Owner objects at the outset of the meeting.

3.6 Record Date for Notice Purposes. The Board may designate a record date, which shall not be more than sixty (60) nor less than fifteen (15) days prior to the meeting, for the purpose of determining Owners entitled to notice for any meeting of the Owners. 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 Owners 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 Project shall be deemed to be the Owners of record entitled to notice of the meeting of the Owners.

3.7 Place of Meetings. The Board may designate any place in Morgan County that is reasonably convenient for the Owners as the place of meeting for any annual or special meeting. If no designation is made, or if a special meeting is otherwise called, the place of the meeting shall be held at the office of the Association.

3.8 Quorum. Except for meetings addressing an amendment of these Bylaws, an amendment of the Declaration, or other matters for which the affirmative votes of a certain percentage of Owners is acquired for approval, the Owners present in person or by proxy at a meeting of the Association shall constitute a quorum. Where a certain percentage of affirmative votes of Owners is required to approve an action and such action is to be discussed at the meeting, a quorum shall consist of not less than the number of affirmative votes required to approve such action.

3.9 Proxies. At all meetings of the Association, each Owner may vote in person or by proxy. All proxies shall be in writing, signed by the applicable Owner(s) of the Unit(s), and filed with the Secretary / Treasurer or any professional manager the Association chooses to retain. Every proxy shall be revocable and shall automatically cease upon conveyance by the Owner(s) of his or her Lot(s).

3.10 Waiver. All inaccuracies and irregularities in calls or notices of meetings and in the manner of voting, in the form of proxies and the method of ascertaining Owners present, and in the decision and votes of the Board or of the Owners shall be deemed waived if no objection is made either at the meeting or within thirty (30) days of the date of the meeting, or within thirty (30) days of notice of any decision by the Board. The presence of an Owner in person at any meeting of the Owners shall be deemed a waiver of any notice requirements.

3.11 Action Taken Without a Meeting. Owners have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of Owners in accordance with the requirements of Utah Code Ann. §16-6a-707 and any other applicable sections of the Acts. Any action so approved shall have the same effect as though taken at a meeting of the Owners.

ARTICLE IV
BOARD; SELECTION; TERM OF OFFICE

4.1 General Powers. The Project and the affairs and business of the Association shall be managed by the Board. The Board may exercise business judgment and all of the powers of the Association, whether derived from the Declaration, the Bylaws, the Articles of Incorporation, or the Acts except such powers that the Declaration, the Bylaws, the Articles of Incorporation and the Acts vest solely in the Owners.

4.2 Number, Selection and Tenure. The Association will be composed of three (3) Directors. Initially, the Board will have three (3) Directors who will be selected by the Declarant. The Declarant shall decide who serves on the Board during the Declarant Control Period and may increase the number of Directors. After the Declarant Control Period, the Board will consist of three (3) Directors. Within ninety (90) days after the end of the Declarant Control Period, the Association shall hold an election at which the Owners shall be entitled to elect all three (3) Directors. Upon such election, the terms of the Directors will be staggered as follows: the two (2) Directors receiving the highest number of votes in such election shall serve for an initial term of three (3) years, and the one (1) Director receiving the next highest number of votes shall serve for an initial term of two (2) years. After the expiration of the initial terms, all Directors shall serve terms of two (2) years. After the Declarant Control Period, the Board may change the number of Directors on the Board by the vote of a majority of Directors. In addition, after the Declarant Control Period the Owners may change the number of Directors by the vote of a majority of Owners. Notwithstanding the foregoing, there shall always be an odd number of Director slots and the terms of the Directors shall be staggered. Notwithstanding the foregoing, Declarant may, at Declarant's discretion, allow one (1) or more seats on the Board to be filled by an Owner chosen by the Members of the Association at any time during the Declarant Control Period. Such action shall not be deemed as a termination of the Declarant Control Period or a waiver of any of the rights of Declarant as provided herein.

4.3 Removal and Replacement. After the Declarant Control Period, a Director may be removed with or without cause by a majority vote of the other Directors or by a majority vote of the Owners at a meeting of the Owners called for the purpose of voting on removal. If a Director is removed, the remaining Directors (provided there are at least two (2) Directors serving) shall determine a replacement Director to fill the remainder of the term of the removed Director. If the Board cannot determine a replacement, or if there are not two (2) Directors then serving, the Owners shall fill vacancies on the Board at a meeting called for the purpose of filling vacancies.

4.4 Non-Liability of Officials. To the fullest extent permitted by law, none of the following Persons: (i) every Director and officer of the Association, (ii) every member of the Design Review Committee, or other committees of the Association, (iii) Declarant and the Declarant Related Parties, and (iv) all employees of the Association (collectively, the "Released Persons") shall be liable to any Owner, Occupant, the Association or any other Person for any damage, loss or prejudice suffered or claimed on account of any decision, approval or disapproval of plans or specifications (whether or not defective), course of action, act, inaction, omission, error, negligence or the like made in good faith and which the following Persons reasonably believed to be within the scope of their representative duties. Each Owner, Occupant and other Person having any interest in the Project or entering upon or using any portion of the Project is deemed to acknowledge and accept the following:

(a) None of the Released Persons shall be liable or responsible for, or in any manner be guarantor or insurer of, the health, safety, or welfare of any Owner, Occupant or other Person entering upon or making use of any portion of the Project. Each Owner, Occupant and other Person

assumes all risks associated with the use and enjoyment of the Project, including but not limited to, any recreational facilities upon or within the Project.

(b) None of the Released Persons shall be liable or responsible for any personal injury, illness or any other loss or damage caused by the presence or malfunction of any utility line, equipment, or substation, adjacent to, near, over, or on the Project. Each Owner, Occupant and other Person assumes all risks of personal injury, illness or other loss or damage arising from the presence of malfunction of any utility line, equipment, or substation adjacent to, near, over or on the Project.

(c) No provision of these Bylaws or any other Governing Document shall be construed or interpreted as creating a duty by any of the Released Persons to protect or further the health, safety, or welfare of any Person, even if funds of the Association are used for such a purpose.

4.5 Indemnification. In the event that any legal claim or action is asserted or commenced against a Director or Officer for actions undertaken in his role as a member of the Board or as an Officer of the Association, whether or not such Director or Officer is still acting in their official capacity, the Association shall indemnify such Director or Officer for losses or claims, and undertake all costs of defense, until and unless a court of competent jurisdiction determines that such Director or Officer acted with willful or wanton misfeasance or with gross negligence. After such determination, the Association is no longer liable for the cost of defense and may recover costs already expended from the Director or Officer who so acted.

ARTICLE V MEETINGS OF THE BOARD OF DIRECTORS

5.1 Regular Meetings. Meetings of the Board shall be held as frequently as the Board deems appropriate, but at least annually, at such place and hour as may be fixed from time to time by resolution of the Board. Should such meeting fall upon a weekend or legal holiday, then that meeting shall be held at the same time on the next day which is not a weekend or legal holiday.

5.2 Special Meetings. Special meetings of the Board shall be held when called by the President of the Association, or by any two (2) Directors, after not less than five (5) days written notice to each Director.

5.3 Open Meetings. After the Declarant Control Period, meetings of the Board shall be open to the Owners or Owners' agents except in cases where the Utah Revised Nonprofit Act permits private meetings. After the Declarant Control Period, any Owner may request notice of all meetings of the Board, in which case the Board shall provide notice of all meetings to such Owner not less than forty-eight (48) hours prior to such meeting.

5.4 Quorum and Voting. A majority of the number of Directors shall constitute a quorum for the transaction of business. During the Declarant Control Period, all matters requiring a vote of the Directors or otherwise submitted to a vote of the Directors shall be approved and implemented if, and only if, the Declarant also approves such matters. After the Declarant Control Period, all matters submitted to a vote of the Directors shall be decided by the votes of the Directors. Every act or decision done or made by a majority of the Directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board and of the Association.

ARTICLE VI
POWERS AND DUTIES OF THE BOARD; APPLICABILITY OF THE ACTS

6.1 Powers. The Board shall have power to:

6.1.1 Adopt and publish Rules and Regulations governing the use of the Common Area and Facilities within the Neighborhood or as shown on the Plat Map or identified in the Declaration, and the personal conduct of the Owners and their guests thereon, and to establish penalties for the infraction thereof;

6.1.2 Adopt and publish other Rules and Regulations for the management of the Association as are not in conflict with the Acts, the Declaration, or these Bylaws;

6.1.3 As the Board deems necessary, employ a professional manager, or rather independent contractors or employees, to carry out the functions of the Association and exercise the powers of the Board which are properly the subject of delegation; and

6.1.4 Exercise for the Association all powers, duties and authority vested in or delegated to the Association by the Acts, the Declaration, or the Articles of Incorporation.

6.2 Duties. It shall be the duty of the Board to:

6.2.1 Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Owners at the annual meeting of the Association, or at any special meeting when such statement is requested in writing by the Owners who are entitled to vote thirty-three percent (33%) of the total votes;

6.2.2 Supervise any professional manager and all Officers, agents and employees of this Association, and to see that their duties are properly performed;

6.2.3 After the Declarant Control Period, do each of the following in the manner set forth in the Declaration:

6.2.3.1 Prepare the budget for the Association as provided in the Declaration and Section 10.1 of these Bylaws; and

6.2.3.2 Fix the amount of the annual assessment assessed against each Lot and fix the amount of any supplemental assessments or special assessments applicable to any Lots;

6.2.4 Send written notice of each annual assessment to every Owner subject thereto at least fifteen (15) and no more than sixty (60) days in advance of each annual assessment period and similar notice for imposition of each supplemental assessment or special assessment;

6.2.5 Foreclose the lien (at the option of the Board) against any Lot for which assessments are not paid in the manner provided for in the Association Act and the Declaration or to bring an action at law (at the option of the Board) against the Owner personally obligated to pay the same;

6.2.6 Issue, or to cause an appropriate Officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid and to charge a reasonable fee for the issuance of these certificates;

6.2.7 Procure and maintain insurance as required by the Declaration and the provisions of the Association Act relating to insurance;

6.2.8 Establish a reserve fund and conduct a reserve fund analysis in accordance with the provisions of the Association Act relating to reserve funds;

6.2.9 Cause all Officers or employees having fiscal responsibilities to be bonded, as the Board may deem appropriate; and

6.2.10 Cause the Common Area and Facilities to be properly maintained and managed.

6.3 Legal Action Involving Declarant. Neither the Board nor any other person or entity acting, or purporting to act, on behalf of the Association shall file, commence, or maintain any lawsuits or legal proceedings of any nature against Declarant, the individual managers, owners, members, or officers of Declarant, Declarant's contractors, or any other person or entity involved in the construction of the Units or Units thereon unless and until all of the "MANDATORY DISPUTE RESOLUTION REQUIREMENTS" set forth in the Declaration have been satisfied. Any Claims against Declarant shall comply with all the terms and conditions of the Declaration.

6.4 Applicability of the Community Association Act. The provisions of the Community Association Act shall apply and govern the Association's rights with respect to levying of assessments, collection of assessments, and remedies that apply in the event of non-payment of assessments.

6.5 Applicability of the Utah Revised Nonprofit Act. The provisions of the Utah Revised Nonprofit Act shall apply and govern the operations and dealings of the Association to the extent not otherwise provided in these Bylaws, the Declaration, or the Articles of Incorporation.

ARTICLE VII OFFICERS AND THEIR DUTIES

7.1 Enumeration of Officers. The following positions shall constitute the officers of this Association ("Officers"): a President, a Vice-President, a Secretary / Treasurer, and such other Officers as the Board may from time to time by resolution create.

7.2 Selection of Officers. The Declarant shall select the three (3) initial Officers, and the Declarant shall decide who serves as Officers during the Declarant Control Period. After the Declarant Control Period, the Board shall annually, at the next meeting of the Board after the Association's annual meeting, select the Officers. After the Declarant Control Period, all Officers shall be members of the Board.

7.3 Term. After the Declarant Control Period, the Officers of the Association shall be elected annually by the Board and each shall hold office for one (1) year unless they shall sooner resign, or shall be removed, or are otherwise disqualified to serve.

7.4 Special Appointments. The Board may elect such other Officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

7.5 Resignation and Removal. After the Declarant Control Period, any Officer may be removed from office with or without cause by the Board. Any Officer may resign at any time by giving written notice to the Board, the President, or the Secretary / Treasurer. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

7.6 Vacancies. After the Declarant Control Period, a vacancy in any office may be filled by appointment by the Board. The Officer appointed to such vacancy shall serve for the remainder of the term of the Officer he or she replaces.

7.7 Multiple Offices. Members of the Board may be Officers in the Association. No person shall simultaneously hold more than one (1) of any of the offices identified above, except in the case of special Officers created pursuant to Section 7.4, above.

7.8 Duties of Officers. The duties of the Officers are as follows:

7.8.1 President. The President shall preside at all meetings of the Board; shall see that orders and resolutions of the Board are carried out; and shall sign all written contracts or agreements of the Association. The President shall execute any amendments to the Declaration and deliver the same to the Secretary / Treasurer for certification and recordation, provided approval for such amendment has been obtained as provided in the Declaration.

7.8.2 Vice-President. The Vice-President shall act in the place and stead of the President in the event of his or her absence, inability, or refusal to act, and shall exercise and discharge such other duties as may be required of him or her by the Board.

7.8.3 Secretary / Treasurer. The Secretary / Treasurer shall record the votes and keep the minutes of all things and proceedings of the Board and of the Owners; serve notice of meetings of the Board and of the Owners; keep appropriate current records showing the Owners of the Association together with their addresses; certify that any amendments to the Declaration have received the required approval and have been executed by the President and shall record the same; and shall perform such other duties as required by the Board. The Secretary / Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by the Board; shall sign all checks and promissory notes of the Association; keep the Associations book and accounts; and shall assist the Board with the preparation of the annual budget to be presented to the Owners as provided herein.

ARTICLE VIII COMMITTEES

8.1 Committees Authorized. The Board may appoint Committees as it deems appropriate for carrying out the purposes of the Association.

ARTICLE IX
BOOKS AND RECORDS

9.1 Open Records. Notwithstanding Section 6.2.1, above, the books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any Owner. The Declaration, the Articles of Incorporation, the Bylaws, and any Rules promulgated by the Board shall be available for inspection by any Owner at the principal office of the Association, where copies may be purchased at a reasonable cost.

ARTICLE X
BUDGET AND ASSESSMENTS

10.1 Budget. The Board shall prepare an annual budget showing the estimated expenses of the Association and the anticipated annual assessment for the following year attributable to each Lot. The budget shall be completed and distributed to the Owners on or before December 1 of each year.

10.2 Fiscal Year. The fiscal year of the Association shall begin on January 1 and end on December 31 of every year, except that the first fiscal year shall begin on the date of incorporation.

10.3 Payment of Assessments. As more fully set forth in the Declaration, and subject to the exemptions set forth in the Declaration, each Owner is obligated to pay to the Association all assessments, and the Owner's obligation to pay such assessments is secured by a continuing lien upon the Owner's Lot. Any assessment which is not paid when due is delinquent. If the assessment is not paid on time, then the Board has the authority to establish late fees and collect the same from the delinquent Owner. The Board, in the name of the Association, may bring an action at law against the Owner personally obligated to pay the assessments and late fees or foreclose the lien against the Lot in the manner provided by the Association Act, and interest, costs, and reasonable attorney fees of any such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments and late fees provided for herein or provided in the Declaration by nonuse of the Common Area and Facilities or abandonment of his or her Lot.

10.4 Set-up Fee. In addition to the assessments identified in the Declaration, the Association may charge an administrative set-up fee whenever a new Owner takes title to a Lot. The amount of any set-up fee will be determined by the Board in accordance with these Bylaws and may be adjusted by the Board from time to time. The set-up fee will be used to offset the administrative, data entry, and recordkeeping costs associated with the change of ownership from one Owner to another.

ARTICLE XI
AMENDMENTS

11.1 Amendment. During the Declarant Control Period, the Declarant shall have the right to amend these Bylaws without the consent of the Association or any Owner. After the Declarant Control Period, these Bylaws may be amended, at a regular or special meeting of the Association, by an affirmative vote, in person or by proxy, of the Owners entitled to cast at least sixty-seven percent (67%) of the total votes of the Association; provided, however, that no amendment to the Bylaws shall be adopted that is inconsistent with or contradicts any provisions of the Declaration unless and until the Declaration is also amended (in accordance with the amendment requirements of the Declaration) to resolve such inconsistency or contradiction. No

amendment to these Bylaws shall be effective until they are recorded in the office of the Morgan County Recorder.

11.2 Conflict. In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control; and in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

ARTICLE XII
MISCELLANEOUS

12.1 Governing Law. These Bylaws shall be governed by, and interpreted in accordance with, the laws of the State of Utah, without regard to conflict of law provisions.

12.2 Severability. If any section, term, or provision of these Bylaws is determined to be invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect the remaining sections, terms, and provisions of this Declaration which shall all remain in full force and effect.

12.3 No Waiver. The failure by the Declarant or the Association to enforce any term or provision of these Bylaws shall not be deemed as a waiver of the right to thereafter enforce such term or provision.

IN WITNESS WHEREOF, on the 22nd day of May, 2023, the Incorporator of the Company has executed and adopted these Bylaws.

INCORPORATOR

CW LAND CO., LLC,
a Utah limited liability company

By: *Darlene Carter*
Name: Darlene Carter
Its: Chief Executive Officer

STATE OF UTAH)
 §
COUNTY OF DAVIS)

On the ²⁴ day of June, 2023, personally appeared before me *Darlene Carter* who by me being duly sworn, did say that she is the Chief Executive Officer of CW Land Co., LLC, a Utah limited liability company, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

[Signature]
(Notary Signature)

(Seal)



IN WITNESS WHEREOF, Richmond consents to recordation of this Declaration and these Bylaws against the Phase IA SF Property.

DATED as of the 13 day of JUNE, 2023.

RICHMOND

RICHMOND AMERICAN HOMES OF UTAH, INC.,
a Colorado corporation

By: Matthew D. Scott
Name: Matthew D. Scott
Its: DIRECTOR OF LAND ACQUISITION

STATE OF UTAH)
 §
COUNTY OF DAVIS)

On the 13 day of JUNE, 2023, personally appeared before me Matthew D. Scott who by me being duly sworn, did say that (s)he is Director of Land Acquisition of Richmond American Homes of Utah, Inc., a Colorado corporation, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Delisa Solari
(Notary Signature)

