

5. Quorum. At the meeting of the Association, those Owners present at such meeting shall constitute a quorum for any and all purposes, except where express provisions of these By-Laws or the Declaration of Condominium require a vote of a specified percentage of the Association membership, in which event a quorum shall be the percentage of the interest required for such vote. In the absence of a quorum, the chairman of the meeting may adjourn the meeting from time to time, without notice other than by announcement at the meeting, until holders of the amount of interest requisite to constitute a quorum shall attend. At any such adjournment meeting at which a quorum shall be present any business may be transacted which might have been transacted at the meeting as originally notified.

6. Voting. When a quorum is present at any meeting, the vote of the Unit Owners representing more than fifth percent (50%) of the undivided interest present at the meeting either in person or represented by proxy, shall decide any question of business brought before such meeting, including the election of the Management Committee, unless the question is one upon which, by express provision of the Declaration or these By-Laws, a greater vote is required, in which case such express provision shall govern and control the decision of such question. All votes may be cast either in person or by proxy. All proxies shall be in writing, and in the case of proxies for the annual meeting, they shall be delivered to the secretary at least five (5) days prior to said annual meeting. Proxies for special Unit Owners' meetings must be of record with the secretary at least two days prior to said special meeting.

7. Waivers of Notice. Any Unit Owner may at any time waive any notice required to be given under these By-Laws, or by statute or otherwise. The presence of a Unit Owner in person at any meeting of the Unit Owners shall be deemed such waiver.

III. MANAGEMENT COMMITTEE

1. Purpose of Powers. The business property and affairs of the Project shall be managed and governed by the Management Committee, which for purposes of the Utah Nonprofit Corporation and Cooperative Association act shall be the same as the "Governing Board" as used in said Act.

2. Election. The Management Committee shall be elected as provided in the Declaration.

3. Vacancies. Vacancies on the Management Committee shall be filled as provided in the Declaration.

4. Regular Meetings. A regular annual meeting of the Management Committee shall be held immediately after the adjournment of each annual meeting of the Unit Owners. Regular meetings, other than the annual meeting, shall or may be held at regular intervals at such places and at such times as either the president or the Management Committee may from time to time

designate.

5. Special Meetings. Special meetings of the Management Committee shall be held whenever called by the president, vice president, or by two or more members. By unanimous consent of the Management Committee, special meetings may be held without call or notice at any time or place.

6. Quorum. A quorum for the transaction of business at any meeting of the Management Committee shall consist of a majority of the members of the Management Committee then in office.

7. Compensation. Members of the Management Committee as such, shall not receive any stated salary or compensation; provided that nothing herein contained shall be construed to preclude any member of the management Committee from serving the Project in any other capacity and receiving compensation therefore.

8. Waiver of Notice. Before or at any meeting of the Management Committee, any member thereof, may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a member of the Management Committee at any meeting thereof shall be a waiver of notice by him of the time and place thereof.

9. Adjournments. The Management Committee may adjourn any meeting from day to day or for such other time as may be prudent or necessary, provided that no meeting may be adjourned for longer than thirty (30) days.

IV. OFFICERS

1. Designation and Election. The principal officers of the Management Committee shall be a president, a vice president, and a secretary/treasurer, all of whom shall be elected by and from the Management Committee. The Management Committee may appoint an assistant secretary and an assistant treasurer and such other officers as in their judgment may be necessary or desirable. Such election or appointment shall regularly take place at the first meeting of the Management Committee immediately following the annual meeting of the Unit Owners; provided, however, that elections of officers may be held at any other meeting of the Management Committee.

2. Other Officers. The Management Committee may appoint such other officers, in addition to the officers herein expressly named, as they shall deem necessary, who shall have authority to perform such duties as may be prescribed from time to time by the Management Committee.

3. Removal of Officers and Agents. All officers and agents shall be subject to removal, with or without cause, at any time by the affirmative vote of the majority of the then

members of the Management Committee.

4. President. The president shall be the chief executive of the Management Committee, and shall exercise general supervision over its Property and affairs. He shall sign on behalf of the Project all conveyances, mortgages and contracts of material importance to its business, and shall do and perform all acts and things which the Management Committee may require of him. He shall preside at all meetings of the Unit Owners and the Management Committee. He shall have all of the general powers and duties which are normally vested in the office of the president of a corporation, including, but not limited to, the power to appoint committees from among the members (or otherwise) from time to time as he may in his discretion decide is appropriate to assist in the conduct of the affairs of the Project.

5. Vice President. The vice president shall take the place of the president and perform his duties whenever the president shall be absent or unable to act. If neither the president nor the vice president is able to act, the Management Committee shall appoint some other member thereof to do so on an interim basis. The vice president shall also perform such other duties as shall from time to time be prescribed by the Management Committee.

6. Secretary. The secretary shall keep the minutes of all meetings of the Management Committee and of the Unit Owners; he shall have charge of the books and papers as the Management Committee may direct; and he shall in general, perform all the duties incident to the office of Secretary.

7. Treasurer. The treasurer shall have the responsibility for the funds and securities of the management Committee and shall be responsible for keeping full and accurate accounts of all receipts of all disbursements in books belonging the Management Committee. He shall be responsible for the deposit of all monies and all other valuable effects in the name and to the credit of, the Management Committee in such depositories as may from time to time be designate by the Management Committee.

8. Compensation. No compensation shall be paid to the officers for their services as officers. No remuneration shall be paid to an officer for services performed by him for the Management Committee in any other capacity, unless a resolution authorizing such remuneration shall have been unanimously adopted by the Management Committee before the services are undertaken.

V. ACCOUNTING

1. Books and Accounts. The books and accounts of the Management Committee shall be kept under the direction of the treasurer and in accordance with the reasonable standards of accounting procedures.

2. Report. At the close of each accounting year, the books and records of the

Management Committee shall be reviewed by a person or firm approved by the Unit Owners. Report of such review shall be prepared and submitted to the Unit Owners at or before the annual meeting of the Unit Owners. Provided, however, that a certified audit by a certified public accountant approved by the Unit Owners shall be made if Owners representing at least seventy-five percent (75%) of the undivided interest in the Common Areas and Facilities determine to require the same.

3. Inspection of Books. All books and records of the association shall be available at the principal office of the Management Committee and may be inspected by any Unit Owner, or his agent or attorney, for any proper purpose at any reasonable time.

VI. BUILDING RULES

The Management Committee shall have the power to adopt and establish, by resolution, such building, management and operational rules and regulations as it may deem necessary for the maintenance, operation, management and control of the Project, and the Management Committee may from time to time, by resolution, alter, amend, and repeal such rules and regulations. Unit Owners shall at all times obey such rules and regulations and use their best efforts to see that they are faithfully 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 Project. Provisions of the Act pertaining to rules and regulations are incorporated herein by reference and shall be deemed a part hereof.

VII. AMENDMENT OF THE BY-LAWS

The By-Laws may be altered or amended in the same manner and subject to the same conditions as apply with respect to amendment of the Declaration.

VIII. OPERATION AND MAINTENANCE OF PROJECT

The Management Committee shall be responsible for the maintenance, control, operation and management of the Project in accordance with the provisions of the Act, the Declaration under which the Project was established and submitted to the provisions of the Act, these By-Laws and such rules and regulations as the Association of Unit Owners may adopt from time to time as herein provided, and all agreements and determinations lawfully made and entered into by the Association of Unit Owners.

(Signatures on Following Page)

ADOPTED this 14th day of January, 2011.

LA MIRAGE OWNERS ASSOCIATION
MANAGEMENT COMMITTEE

John Macumber

Gail Nelson

Alice R. Ruden

EXHIBIT A

LEGAL DESCRIPTION

All of Units 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 201, 202, 203, 204, 205, 206, 207 La Mirage Condominiums Phase 1, a condominium project formed under the Utah Condominium Ownership Act, together with appurtenant undivided interest in and to the common areas and facilities, as identified and created on the official plat thereof, records of Washington County Recorder State of Utah, and as described, defined, and provided for in the Declaration of Condominium of said project, recorded December 23, 1986, in Book 436, at Page 396, as Entry No. 307080, and any amendments and/or Supplements thereto, records of Washington County, Utah.

Parcel Numbers: SG-LAM-1-1-101, SG-LAM-1-1-102, SG-LAM-1-1-103, SG-LAM-1-1-104, SG-LAM-1-1-105, SG-LAM-1-1-106, SG-LAM-1-1-107, SG-LAM-1-1-108, SG-LAM-1-1-109, SG-LAM-1-1-110, SG-LAM-1-1-111, SG-LAM-1-1-112, SG-LAM-1-1-113, SG-LAM-1-2-201, SG-LAM-1-2-202, SG-LAM-1-2-203, SG-LAM-1-2-204, SG-LAM-1-2-205, SG-LAM-1-2-206, SG-LAM-1-2-207.

AFFIDAVIT OF RECORDING

BYLAWS OF LA MIRAGE OWNERS ASSOCIATION

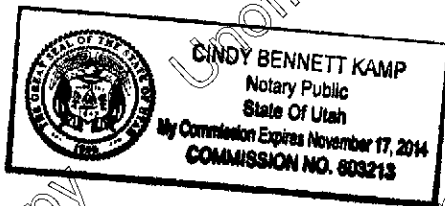
STATE OF UTAH)
 : ss.
County of Washington)

Affiant, being duly sworn, avers as follows:

On the 21st day of January, 2011, that attached hereto is a true and correct copy of the By-Laws of La Mirage Owners Association to be recorded in the office of the Washington County Recorder, Washington County, Utah, against the property of the La Mirage Condominium project.

John Macumber
JOHN MACUMBER

SUBSCRIBED AND SWORN to before me this 21st day of January, 2011.



Cindy Bennett Kamp
NOTARY PUBLIC