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TREASURE VALLEY HOA
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BYLAWS

of the

TREASURE VALLEY

HOMEOWNERS ASSOCIATION

WASHINGTON, UTAH

ADOPTED September 11, 2019

EFFECTIVE September 16, 2019

The Treasure Valley Homeowners Association Board of Directors shall establish policies and procedures from time to time as necessary to maintain the properties. The purpose of the Association is to govern all of the real property, private lots and common area as defined herein, included in the amended and updated declaration entitled Declaration of Protective Covenants, Conditions, and Restrictions (CC&Rs) for the Treasure Valley community.

These Amended and Restated Bylaws set forth herein hereby amend, supersede, and restate in their entirety those certain Treasure Valley Homeowners' Association Bylaws which Bylaws were executed effective as of November 10, 2009.

The Bylaws and Covenants, Conditions, and Restrictions (CC&Rs) are among the governing documents. All Homeowners, tenants, any other person(s) either living in the home or as a visitor in the community shall comply therewith.

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ARTICLE 1

Name, Principal Office, and Definitions

1.1 **Name:** Treasure Valley Homeowners Association (TV HOA, HOA, or Association). The purpose of the Association is to govern all of the TV HOA real property (lots) that encompasses all properties of privately owned lots 1-155 and all common grounds in its entirety as defined and described as recorded as the Treasure Valley Subdivision with the County Recorder of Washington County, Utah, within Washington City, Utah.

1.2 **Principal Office:** The principal office of the TV HOA shall be located in Washington County, Utah. It shall be the address of a management company as contracted with the TV HOA Board of Directors, or the address of the TV HOA President, or another Board Member as decided upon by the TV HOA Board of Directors. The principal office may be changed as determined by the TV HOA Board of Directors in compliance with the current Utah Code Community Association Act.

1.3 **Definitions:** The words used in these Bylaws shall be given their normal, commonly understood definitions and as set forth in the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) for Treasure Valley Subdivision (most current recorded date), and set forth by Utah State Codes where applicable and current.

ARTICLE 2

Membership, Meetings, Quorum, and Voting

2.1 **Membership:** The term Membership is the same as home Ownership, Owner, or Homeowner within these Bylaws. The Association has one class of Membership. Every lot Owner by record of deed holds a Membership within the TV HOA. Membership automatically transfers upon transfer of title by the record Owner to another person or entity.

2.2 **Meeting Location:** All meetings of the Association shall be held within the subdivision or at a suitable place as the Board designates within Saint George City, Utah or Washington City, Utah, which are in Washington County, Utah.

2.3 **Conduct Rules:** Except as may be modified by a Board resolution, the Robert's Rules of Order (current edition) shall govern the conduct of all of the TV HOA meetings of the Homeowners or Board of Directors. Such meetings shall be presided by the President, or the Vice President in the President's absence. The Secretary, or the assigned person, shall keep the minutes of all meetings and is responsible to keep records of the minutes and resolutions adopted and any other transactions and pertinent documents. If an HOA management company is under contract with the Association, the Secretary or the Board may have the HOA Management Company maintain these records.

2.4 **Annual Meetings:** The TV HOA Annual Homeowners Meeting shall be scheduled prior to November 1 each calendar year. It shall not be scheduled on a legal holiday or Sunday. It shall be scheduled at the time and place that would be convenient for the majority of homeowners as determined by the Board of Directors. The purposes of the annual meeting are: A) elections of the Board of Directors as defined in the CC&Rs and these Bylaws; B) the presentation of the annual financial report and the next year's budget; C) a predetermined item that requires a vote other than elections; D) present any general information that may be of interest to the Homeowners as determined by the Board of Directors. E) transaction of such other business as the Board of Directors may determine.

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- 2.5 **Special Meetings:** The TV HOA President may call special meetings. It shall be the duty of the President to call a special meeting if so directed by the resolution of the majority of the Board or upon a petition signed by at least 20% of the total vote of the Homeowners who are entitled to vote.
- 2.6 **Board of Directors Meetings:** Refer to Article 3, Section 3.11.
- 2.7 **Waiver of Notice:** Waiver of Notice of a meeting of the Members shall be deemed the equivalent of proper notice. Any Homeowner may waive notice either before or after such meeting in writing. Attendance at a meeting by a Homeowner shall be deemed waiver by such Homeowner of notice of the time, date, and place thereof, unless such Homeowner specifically objects to lack of proper notice at the time the meeting is called to order. Attendance also shall be deemed waiver of notice of all business transacted at such meeting unless an objection on the basis of lack of proper notice is raised before the business is put to a vote.
- 2.8 **Adjournment of Meetings:** Refer to the CC&Rs if any meeting cannot be held because a quorum is not present. When a quorum is present the meeting may continue to do business until adjournment at the conclusion of the meeting.
- 2.9 **Quorum General Requirement:** Except as otherwise provided in these Bylaws, Articles of Incorporation or CC&Rs, the presence of 20% of all the votes of the Homeowners, or by proxy, shall constitute a quorum at all Homeowner meetings of the Association.
- 2.10 **Quorum Requirement for Assessments:** A required 51% majority vote of the Homeowners is required to change the basis or the maximum assessment, or to levy a special, temporary, or additional assessment as defined in the CC&Rs. In the event there is not a required 51% majority to form a majority, the meeting may be adjourned and a subsequent meeting may be scheduled and noticed as required in the Bylaws herein. A new quorum shall be one-half (25.5%) of the required majority at the preceding meeting, provided that a subsequent meeting shall be held no more than forty-five (45) days following the preceding meeting. This does not apply to extraordinary expenses which may be approved by the Board as described in the CC&Rs.
- 2.11 **Voting:** The voting rights of the Homeowners shall be as set forth in the CC&Rs and in these Bylaws. Homeowners may vote at a meeting by voice, raise of hands, ballot, by mail, or by proxy each as determined by the Board and the Presiding Officer and comply with requirements of the CC&Rs and the Bylaws herein. The voting procedure will be noticed in advance via the agenda to each Homeowner eligible to vote. Only one vote may be cast and counted for each lot. The vote may be cast by the Homeowner of record as defined in these Bylaws. If more than one (1) vote is received for a certain lot the votes will be voided for that lot. A non-vote constitutes a "no" vote when voting on an issue or initiative; however, not for elections of the Board of Directors. When a Homeowner has a voting suspension that lot is not counted in the total number of lots. That lot is not counted as a yes or no vote.
- 2.12 **Notice of Meetings:** Each Homeowner shall be provided with a Meeting Agenda at least fifteen (15) days and not more than thirty (30) days prior to said meeting to each Homeowner who is entitled to vote.
- 2.13 **Voting Absentee by Mail:** Ballots shall be sent to each Homeowner by the Secretary or authorized agent at least fifteen (15) days and not more than thirty (30) days before the date set for the election or initiative being voted upon. The Secretary, or authorized agent, shall include a form for the Homeowner to sign and include in the envelope that will identify the Homeowner and lot number. The Secretary, or authorized agent, shall retain the envelope to be opened on the day designated for the vote to be counted and to then be recorded.

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2.14 **Voting by Telecommunication, Email, Text, or other Electronic Means:** Voting by Homeowners by electronic means of communication is prohibited for any and all general meetings for Homeowners including annual HOA meetings. Voting by electronic means is allowed for Board Members or committee members, for their respective meetings as agreed by the majority of respective members. Participation in this manner constitutes attendance by said person. An electronic vote shall be saved and recorded.

2.15 **Voting by Written Ballot in Lieu of a Meeting:** The Board of Directors shall oversee any voting that includes the general Membership. The ballot that is to be mailed must be approved by a majority of the Board. The following guidelines shall apply: 1) The ballot shall be delivered by U.S. mail to the address of record of the Homeowner to each Homeowner entitled to vote, clearly identified by the Homeowner's name and lot number. 2) Only one (1) vote for each lot is permitted. 3) Each ballot shall clearly describe the initiative or items to be voted on. 4) Must specify the date the ballot must be received for the vote to be accepted and counted. 5) Each ballot must be received by the deadline date indicated on the ballot and not by the postmark date. 6) Must be signed by the Homeowner and returned by U.S. mail to the principle place of business for the Association. 7) The requirements of the votes within meetings regarding a quorum shall apply to votes in lieu of a meeting. 8) A non-vote will be deemed a no vote, except when there is a vote suspension. 9) Notwithstanding the above, no action by written ballot in lieu of annual, regular, or special meeting shall be permitted on matters that involve the election or removal of any director(s) or expenditure of Association funds

2.16 **Vote by Proxy:** Homeowners may vote in person or by proxy. All proxies shall be in writing with the Homeowner's signature and filed with the Secretary, or authorized Management Company if any, or Board Member, by the deadline or before for which the proxy is valid. The deadline is the date to be received, not by a postmark date. Every proxy shall be revocable if the Homeowner attends in person at a meeting and notifies the Presiding Officer, or upon written notice to the Secretary prior to the start of a meeting. A Homeowner gives the proxy entitlement to cast for any and all votes at the meeting indicated. In the event there are two proxy votes received for the same lot number, both proxies and their votes will be deemed invalid. A proxy vote is deemed invalid if it is received from a past owner when the lot has changed Homeowners, a death of the Homeowner occurs, the voting right has been suspended per these Bylaws, or the Homeowner has been declared incompetent by law and proven to the Secretary or President.

2.17 **Majority Vote:** As used in these Bylaws, the term "Majority" shall mean those votes, Homeowners, or other group as the context may indicate totaling 51% or more of those eligible to vote or a required quorum.

2.18 **Voting Suspension:** The voting rights of a Homeowner are subject to the payment of annual dues and special assessments, or fines as levied by the Association. If a Homeowner fails to make payment within thirty (30) days of the due dates, the voting rights of the Homeowner may be suspended by the Board until these have been paid in full. Voting rights may also be suspended for violations which are not brought into compliance with the CC&Rs, Bylaws, ACC Guidelines, City Ordinances, and other such laws or regulations as established by the Board of Directors. Reinstatement of voting rights shall be upon decision of the Board at a required private hearing with the Homeowner, according to hearing procedures herein. If the violations, non-compliance, or past due payments reoccur, the voting suspension may be reinstated. When a Homeowner's voting is suspended that lot is not counted in the total number of lots for majority or quorums until the suspension is lifted.

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ARTICLE 3
Board of Directors

3.1 **Governing Body:** The affairs of the Association shall be governed by a Board of Directors as elected by and from within the TV HOA Membership as outlined in the CC&Rs and these Bylaws. There shall be five (5) members on the Board wherever possible. If a minimum of five (5) members for the Board cannot be found via written and floor nominations at the Annual Homeowners Meeting, a minimum number of three (3) members may serve on the Board of Directors.

3.2 **Qualifications:** A Director must be a natural person, at least 18 years of age or older, be on the title of the property deed, and be a resident in good standing with the Association.

3.3. **Nomination of Directors:** The Secretary of the Association or assigned agent shall send the nomination form by U.S. Mail or authorized electronic communications at least fifteen (15) days prior to the date set for the election of any new Board Member to ask the Homeowner for any nominations to the upcoming vacant seat(s). Any Homeowner may nominate another Homeowner. The Presiding Officer of the election meeting may ask for nominations from the floor that shall include a motion and a second with the nominee accepting the nomination. In the event no nominations are received the President shall make as many nominations for election to the Board of Directors at the President's discretion.

3.4 **Election of Directors:** An election to fill the seats for new Board Members shall be by secret written ballot in person, or by their duly appointed proxy, with one vote per lot by the Homeowner as prescribed in the Bylaws and CC&Rs. Each authorized Homeowner can cast one vote per vacancy. The ballots shall be counted by no less than three (3) Homeowners (none being on the ballot, nor a family member) and can include a member of the Management Company. The persons receiving the largest number of votes shall be elected. In the event of a tie, a vote shall be taken at the same meeting by new secret written ballot in person or by appointed proxy who is in attendance for the seat(s) that had a tie vote. When there are two (2) seats or three (3) seats to be filled, the vote because of a tie would only be if the tie was for the 2nd or 3rd place respectively.

3.5 **Officer Selection and Term:** The newly formed Board of Directors shall decide among themselves who is assigned the positions of officers or the change of positions. The term of any office is one (1) year unless the officer resigns sooner, or is otherwise removed. The positions are decided upon immediately after the annual Homeowners meeting.

3.6 **Board of Director Term:** Elected Board Members shall serve a term of two (2) years as per the CC&Rs. In alternating years, there shall be an odd number of vacant seats or an even number respectively. The term terminates as of the adjournment at the annual Homeowners meeting. In the event a vacancy occurs twelve (12) months or less prior to the end of the term or the next annual member meeting, the Board may appoint a new member, schedule a special election, or temporarily operate with a minimum of three (3) members.

3.7 **Removal of a Board Member:** In the event of death, resignation in writing, or removal, an appointment or a special election shall be held as per Article 3, Section 3.6. The new Director shall complete the unexpired term of the predecessor. The Homeowners may remove any Director from the Board with cause by a simple 51% majority vote of the Homeowners, as determined by a validated petition that is presented to the Board from the Homeowners.

3.8 **Offices Within the Board of Directors:** The Board of Directors shall be comprised of a minimum number of members as described in Section 3.1. The offices shall be a President, Vice President, Secretary/Treasurer and Board Member(s) at large. The Board may appoint such other positions and

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withdraw appointments as needed, such as an assistant treasurer, newsletter manager, or committee members, etc. Any two (2) offices within the Board of Directors may be held by the same person except by the President. The duties of each office or position, shall be according to Robert's Rules of Order and as defined by the Board. In the President's absence, the Vice President shall preside. The Board may delegate responsibilities as determined by the Board to the Management Company per the contract and agreements.

3.9 Duties of Officers:

A) **President:** The president shall preside at all meetings of the Board of Directors, shall see that orders and resolutions of the Board are carried out; shall sign any legal documents, shall co-sign all checks; delegate and make assignments to Board Members and Committees.

B) **Vice President:** The Vice President shall act in the place and stead of the President in the event of absence, inability, or refusal to act, and shall exercise and discharge such other duties as may be required or assigned by the Board

C) **Secretary:** The Secretary shall record the votes and maintain the minutes of all meetings (except committee meetings) and proceedings of the Board. The secretary may be appointed by the Board and need not be a member of the Board.

D) **Treasurer:** The Treasurer shall be responsible for but not limited to the following: to receive and deposit and disburse funds as directed by resolution of the Board of Directors, make certain checks are signed by two Board members, maintain financial bookkeeping, notify the Board of delinquent payment by Homeowners, prepare annual budget and present current financial information to the Board upon request and at Board meetings. By approval of the Board the responsibilities of Treasurer may be delegated to the contracted Management Company.

E) **Board Member at Large:** An elected member of the Board of Directors may have specific duties and responsibilities as assigned by the President, approved by the Board, and accepted by the Board Member at Large. These duties and responsibilities shall be clearly defined.

3.10 Compensation: A Member of the Board of Directors shall not receive any compensation of any kind such as money, goods, or other compensations, or for services rendered to or for the Association. Any Director shall be reimbursed for actual and documented expenses incurred for the benefit of the Association, or for the Director's fulfillment of duties, with prior approval by the Board. A Director may be hired by the Board for specific projects or services when it is not in conflict of the Director's duties, and which bids from other agencies or entities have been submitted, received and reviewed, and the Board Member has been awarded the contract as per the CC&Rs. That Board Member shall then have no vote at the Board meetings when voting on that particular topic or project.

3.11 Board of Directors Meetings:

3.11.1 Open Meetings: All Board meetings shall be open to all Homeowners to attend. However, Homeowners may not participate unless called on by the conducting Officer or during Open Forum that is part of the agenda. The meeting information and agenda shall be posted on the TV HOA Website and be available for every Homeowner. Arrangements per resolution are made for Homeowners who do not use the internet to receive this information.

3.11.2 Hearing: A closed meeting with the Homeowner shall be called by the Board for a closed and private hearing for any Homeowner who is appealing a fine for violations of the CC&Rs, past due payments, or for any other reason or concern. A Homeowner may request their hearing to be open or closed. A quorum of the Board must be in attendance to vote. No other persons are permitted unless invited or requested by the Homeowner. A representative of the contracted management company may be present if approved by the Board.

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3.11.3 **Executive Meeting:** A closed meeting may be called by the Board as per Utah State regulations. Topics may include but are not limited to litigation or potential litigation, contract negotiation, employment, personnel matters, or other like confidential matters to be discussed.

3.11.4 **Quorum:** A majority of the number of Directors shall constitute a quorum unless otherwise specified within the CC&Rs or State law.

3.11.5 **Action Without a Meeting:** Such action may be taken without an in-person meeting by a quorum or majority of the Board in which a record must be kept.

3.12 **Discrimination:** The Board of Directors or any Board Member shall not discriminate against or in favor of any Homeowner.

3.13 **Duties of the Board:**

3.13.1 **Duties Shall Include Without Limitation:** As per these Bylaws and TV HOA CC&Rs: Employ a HOA Management Company; designate, hire, and dismiss independent contractors or consultants; sign contracts; open bank accounts, borrow money; levy liens, levy violation fines; purchase insurances; appoint Architectural Control Committee (ACC) and adopt ACC Guidelines, and other committee appointments; exercise powers, duties, authorizations for the HOA; enforce by legal means, administer regulations and procedures, and collections of unpaid balances; pay bills and taxes; cause to be kept a complete record of all HOA affairs and meetings; maintain a reserve fund; suspend voting rights; assign and terminate appointments.

3.13.2 **Action Within Thirty (30) Days:** Upon any request for approval, disapproval, or hearing or appeal to ruling by any Homeowner pursuant to the CC&Rs, the Board must respond within thirty (30) days in writing.

3.13.3 **Assessments:** A written notice shall be sent to every Homeowner subject thereto at least thirty (30) days prior to the annual assessment period. A lien may be brought against any property that is past due of dues, assessments, special assessments, or fines. The Board may bring a lawful action against the Homeowner. A lien may be withdrawn if and when the payments are made in full or is withdrawn by the Board.

ARTICLE 4

Indemnification of Directors, Officers, and Appointees

4.1 **Board of Directors:** Each Director and Officer of the Association currently or hereafter serving as such shall be indemnified by the Association against any and all claims and liabilities to which the Director or Officer has or shall become subject while or after serving by reason of serving as a Director or Officer, or by reason of any action alleged to have been taken, omitted, or neglected by the Director or Officer, as such Director or Officer; and the Association shall reimburse each such person for all legal expenses reasonably incurred by the Director or Officer in connection with any such claim or liability; provided, however, that no such person shall be indemnified against, or be reimbursed for any expense incurred in connection with, any claim or liability arising out of the Director's or Officer's own willful misconduct or gross negligence. The right of indemnification herein provided for shall not be exclusive of any rights to which any Director or Officer of the Association may otherwise be entitled by law.

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4.2 **Appointees:** Appointees and appointed committee members who have been appointed by the Board shall have indemnification as stated in Article 4, Section 4.1 herein while performing their duties during and after their time of service, and while acting under the direction of the Board.

ARTICLE 5
Committees

5.1 **Architectural Control Committee:** Members of the Architectural Control Committee (ACC) may be appointed by the Board of Directors and may be comprised of the Board Members as further set forth in the CC&Rs. The committee shall have a chairman appointed by the Board. Any or all of the Board Members may be on the committee and one may be the chairman. There shall be a minimum of three (3) and maximum of seven (7) committee members. A vote requires three (3) members. It is not required to have Homeowners on this committee who are not a Board member. The ACC shall have and use ACC Guidelines as adopted by the Board for the benefit of all Homeowners, the Board, and the ACC, and is to be accessible to all Homeowners on the website or by request by the Homeowner to a Board Member or management company. The committee may modify the ACC Guidelines which must be adopted by a majority vote of the Board. The ACC Guidelines shall not conflict with any governing documents.

5.2 **Additional Committees:** The Board may create or dissolve committees by resolution, as needed and deemed appropriate in helping the Board more effectively execute its responsibilities. The duties, responsibilities, and term of the committee shall be clearly outlined in writing. Each committee shall have a chairman appointed by the Board and a minimum of three (3) and a maximum of seven (7) members. Board Members may be a committee member or chairman. Committee members shall not be compensated for their time and efforts, but shall be reimbursed for expenses with prior approval by the Board.

ARTICLE 6
Financial, Books, and Records

6.1 **Fiscal Year:** The fiscal year of the TV HOA shall be a calendar year.

6.2 **Contracts:** The Board of Directors may authorize by majority vote for any officer or officers to enter into a contract or agreements of any kind. No officer, agent, or employee shall have any power or authority to bind the Association without the majority vote of the Board. The exception would be in an emergency situation such as a water break in a common area where a Board Member may make an evaluation and decision.

6.3 **Annual reports:** The Board of Directors shall present to the Homeowners a hard copy of the report by the Treasurer at the Annual Homeowners Meeting. The report shall show the annual budget, statement of income and expenses, and a report of other financial affairs of the Association during the preceding year.

6.4 **Depositories:** The Board of Directors shall select such depositories as it considers proper for the funds of the Association. All checks and drafts against such deposited funds shall be signed by two (2) Board Members as assigned by the Board or in these Bylaws. The Board shall require signatures for any withdrawal of reserve funds by two (2) Board Members after approval of said withdrawal of a majority vote of the Board. A management company may oversee the depositories as authorized by the Board. Signatures by two (2) assigned Board Members are required to make payments from or withdrawals from the general fund in order to pay bills and other obligations that have previously been determined by the Board.

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6.5 **Bookkeeping:** The Association shall keep as permanent records for a minimum of seven (7) years as follows but not limited to: Minutes of all meetings, actions taken by the Board, actions taken by committees, ACC requests and results, accounting records, all Homeowner's names and address and other contact information, voting results, all governing documents, written communications to and from Homeowners, all financial records and reports, contracts, any other records or reports that are required by the State of Utah laws.

6.6 **Minutes:** Minutes shall be taken by the Secretary, or by an appointed homeowner by approval of the Board, who is a full-time resident, and is in good standing, by another Board Member, or an employee of the management agency in the absence of the person assigned to take the minutes.

ARTICLE 7
Rules and Regulations

Rules and Regulations: The Board shall have the power, by a Resolution by the Board, to adopt and establish rules, regulations, and stipulations, not included in any of the other governing documents of the Association, as it may deem necessary for the cost-effective maintenance, operations management, and control of the common property, and utilities of the Association, but cannot be in conflict of the Articles of Incorporation, CC&Rs or other State law or governing documents. These Resolutions may be deemed amendments to these Bylaws. The Board has authority to adopt resolutions, modify, or amend the Bylaws by majority vote of the Board (refer to Article 8). A vote by the Homeowners is not required. Homeowners shall receive these newly adopted resolutions, modifications, or amendments according to the current adopted modes of communication be it by email, U.S. mail, or other approved means.

Homeowners are responsible for their property at all times. They are also the responsible for any and all individuals living in, visiting, leasing or renting their property to abide by the CC&Rs, and Rules and Regulations as listed herein. There shall be a fine to the Homeowner for any violation or non-compliance by the Homeowner or other person(s) as listed herein.

ARTICLE 8
Amendments

Amendments: These Bylaws may be altered, amended, repealed or added to by a majority vote of the Board of Directors at any regular or special board meeting. Such modification may also be adopted by majority vote at any annual or special meeting of the Homeowners. However, a vote or meeting with the Homeowners is not required.

ARTICLE 9
Conflicts and Interpretations

9.1 **Conflicts of Rules:** If there are conflicts between the provisions of Utah State law, the Articles of Incorporation, CC&Rs, these Bylaws, any resolutions or amendments, the rules and regulations shall prevail in that order.

9.2 **Titles and Headings:** The Titles and Headings contained in these Bylaws are for convenience only and do not define, limit or construe the contents of these Bylaws.

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ARTICLE 10
Certification

I, the undersigned, do hereby certify that I am the duly elected Secretary or President of Treasure Valley Homeowners Association, a Utah Non-Profit Corporation.

The foregoing Bylaws constitute the Bylaws of the Treasure Valley Homeowners Association as duly adopted at a meeting of the Board of Directors on September 11, 2019.

Executed effective as of September 16, 2019.

Signature *Clinton Merrell* Date 9-27-19

Print name CLINTON MERRELL

Position PRESIDENT

STATE OF UTAH)
 : ss.
County of Washington)

On the 27 day of September, 2019, personally appeared before me Clinton Merrell, who being by me duly sworn, did say that he/she is the Secretary or President of the Treasure Valley Homeowners Association, the authorized individual empowered to sign these Bylaws and that the Bylaws were signed on behalf of said Association and said person acknowledged to me that said Association authorized the execution of same.

Tiffany Olson
Notary Public

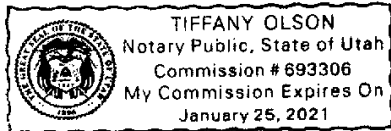


Exhibit A
(Legal Description)

These Bylaws of the Treasure Valley Homeowners Association affect the following real property, all located in Washington County, State of Utah:

All of Lots 1 through 26, Treasure Valley 1 Amd (W), together with all Common Area, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCELS: W-TREA-1-1 through W-TREA-1-26

All of Lots 27 through 59, Treasure Valley 2 (W), together with all Common Area, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCELS: W-TREA-2-27 through W-TREA-2-59

All of Lots 60 through 91, Treasure Valley 3 (W), together with all Common Area, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCELS: W-TREA-3-60 through W-TREA-3-91

All of Lots 92 through 102, Treasure Valley 4 (W), together with all Common Area, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCELS: W-TREA-4-92 through W-TREA-4-102

All of Lots 103 through 120, Treasure Valley 5 (W), together with all Common Area, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCELS: W-TREA-5-103 through W-TREA-5-120

All of Lots 121 through 142, Treasure Valley 6 (W), together with all Common Area, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCELS: W-TREA-6-121 through W-TREA-6-142

All of Lots 143 through 155, Treasure Valley 7 (W), together with all Common Area, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCELS: W-TREA-7-143 through W-TREA-7-155