

Recorded at the Request of:
Sunbrook Master Owners Association



Record against the Property
described in Exhibit A

After Recording mail to:
Sunbrook Master Owners Association
C/O CAM
P.O. Box 3333
St. George, UT 84770

**FIRST AMENDMENT TO THE AMENDED AND RESTATED BYLAWS
OF
SUNBROOK MASTER OWNERS ASSOCIATION**

WHEREAS, pursuant to Article 15, Section 1, of the *Amended and Restated Bylaws of Sunbrook Masters Owners Association* ("Bylaws"), the Bylaws may be amended, at any regular, annual, or special meeting of the Board, by a vote of the majority of the Board, except if it would result in a change of the rights, privileges, preferences, restrictions, or conditions of a membership class as to voting, dissolution, redemption, or transfer by changing the rights, privileges, preferences, restrictions, or conditions of another class.

WHEREAS, the Bylaws Section 5.1 states in its entirety:

Section 5.1. Number. The affairs of this Association shall be managed by a Board of three (3), five (5) or seven (7) Directors, the number of persons constituting the whole Board to be fixed from time to time by resolution of the Board. The Directors must be Members of the Association or in the case of multiple co-Owners or Owners not natural persons, their designees, unless the Declarant has Class B membership, in which event Directors need not be Members of the Association.

WHEREAS, Section 5.1 will be changed in its entirety to read:

Section 5.1. Number. The affairs of this Association shall be managed by a Board of three (3), five (5), seven (7), or nine (9) Directors, the number of persons constituting the whole Board to be fixed from time to time by resolution of the Board. The Directors must be Members of the Association or in the case of multiple co-Owners or Owners not natural persons, their designees, unless the Declarant has Class B membership, in which event Directors need not be Members of the Association.

WHEREAS, the Meeting where the vote on the above was held on April 18, 2023, a Quorum of the Board was present in person or by Proxy. The majority of the Board voted in favor of the First Amendment to the Amended and Restated Bylaws.

CERTIFICATE OF PRESIDENT

I, the undersigned, do hereby certify that:

1. I am the duly elected and acting president of Sunbrook Master Owners Association, a Utah nonprofit corporation ("Association"); and
2. The foregoing First Amendment to the Amended and Restated Bylaws was duly adopted by the Board of the Association at a meeting held on April 18, 2023.

IN WITNESS WHEREOF, I have hereunto subscribed my hand this 25 day of April, 2023.

SUNBROOK MASTER OWNERS ASSOCIATION,
a Utah nonprofit Corporation

Diane Monette
By: DIANE MONETTE
Its: President

STATE OF UTAH,)
 :ss.
County of Washington.)

On this 25 day of April, 2023, personally appeared before me Diane Monette, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being duly sworn (or affirmed), did say that he/she is the President of Sunbrook Master Owners Association, a Utah non-profit corporation, and that the foregoing document was signed by him/her on behalf of the Association by authority of its Bylaws, Declaration, or resolution of the Board, and he/she acknowledged before me that he/she executed the document on behalf of the Association and for its stated purpose.

Tiffany Olson
Notary Public

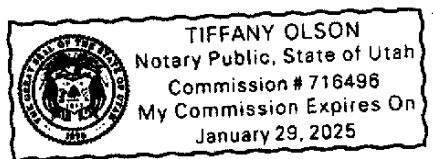


Exhibit A (Legal Description)

These Amended and Restated Bylaws of Sunbrook Master Owners Association affect the following real property, all located in Washington County, State of Utah:

French Quarter at Sunbrook

All of Lots 1 through 15, Lots 16-A through 18-A, and Lots 19 through 26, together with all Common Area, French Quarter at Sunbrook (SG), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: SG-FQS-1 through SG-FQS-15
PARCEL: SG-FQS-16-A through SG-FQS-18-A
PARCEL: SG-FQS-19 through SG-FQS-26

Santa Maria at Sunbrook

All of Lots I through 9, Lots 27 through 53, Lots 55 through 61, Lot 62-A, and Lot 63, together with all Common Area, Santa Maria at Sunbrook I (SG), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: SG-SMSB-1-1 through SG-SMSB-1-9
PARCEL: SG-SMSB-1-27 through SG-SMSB-1-53
PARCEL: SG-SMSB-1-55 through SG-SMSB-1-61
PARCEL: SG-SMSB-1-62-A
PARCEL: SG-SMSB-1-63

All of Lots 64 through 67, Lot 68-A, Lot 69-A-1-A, and Lots 70 through 89, together with all Common Area, Santa Maria at Sunbrook 2 (SG), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: SG-SMSB-2-64 through SG-SMSB-2-67
PARCEL: SG-SMSB-2-68-A
PARCEL: SG-SMSB-2-69-A-1-A
PARCEL: SG-SMSB-2-70 through SG-SMSB-2-89

All of Lots 10SUN through 18, Lot 19-A-1, Lots 20 through 26, and Lot 54, together with all Common Area, Santa Maria at Sunbrook 3 (SG), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: SG-SMSB-3-10 through SG-SMSB-3-18
PARCEL: SG-SMSB-3-19-A-1
PARCEL: SG-SMSB-3-20 through SG-SMSB-3-26
PARCEL: SG-SMSB-3-54

All of Lots 90 through 107, together with all Common Area, Santa Maria at Sunbrook 4 Amd (SG), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: SG-SMSB-4-90 through SG-SMSB-4-107

Bellsera Townhomes at Sunbrook

All of Lots 1 through 18 and Lots 49 through 56, together with all Common Area, Bellsera TH at Sunbrook 1 (SG), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: SG-BLTS-1-1 through SG-BLTS-1-18

PARCEL: SG-BLTS-1-49 through SG-BLTS-1-56

All of Lots 19 through 31, together with all Common Area, Bellsera TH at Sunbrook 2 (SG), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: SG-BLTS-2-19 through SG-BLTS-2-31

All of Lots 32 through 48 and Lots 57 through 68, together with all Common Area, Bellsera TH at Sunbrook 3 (SG), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: SG-BLTS-3-32 through SG-BLTS-3-48

PARCEL: SG-BLTS-3-57 through SG-BLTS-3-68

Bridgewater Townhomes at Sunbrook

All of Lots 1 through 39, together with all Common Area, Bridgewater Townhomes at Sunbrook (SG), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: SG-BTSB-1 through SG-BTSB-39

Crescent Pointe Townhomes at Sunbrook

All of Lots 1 through 3 and Lots 5 through 16, together with all Common Area, Crescent Pointe TH at Sunbrook (SG), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: SG-CPTS-1 through SG-CPTS-3

PARCEL: SG-CPTS-5 through SG-CPTS-16

Canyon View Ridge at Sunbrook

All of Lots 1 through 4, Lot 5-A, Lots 7 through 13, Lots 15 through 17, Lot 18-A, Lots 19 through 27, Lot 28-A, Lots 30 through 49, Lot 50-A, Lot 51-A-2, and Lots 52 through 53, together with all Common Area, Canyon View Ridge at Sunbrook 1 (SG), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: SG-CVRS-1-1 through SG-CVRS-1-4
PARCEL: SG-CVRS-1-5-A
PARCEL: SG-CVRS-1-7 through SG-CVRS-1-13
PARCEL: SG-CVRS-1-15 through SG-CVRS-1-17
PARCEL: SG-CVRS-1-18-A
PARCEL: SG-CVRS-1-19 through SG-CVRS-1-27
PARCEL: SG-CVRS-1-28-A
PARCEL: SG-CVRS-1-30 through SG-CVRS-1-49
PARCEL: SG-CVRS-1-50-A
PARCEL: SG-CVRS-1-51-A-2
PARCEL: SG-CVRS-1-52 through SG-CVRS-1-53

All of Lots 54 through 59, together with all Common Area, Canyon View Ridge at Sunbrook 2 (SG), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: SG-CVRS-2-54 through SG-CVRS-2-59

All of Lots 61 through 65, Lots 66-A-1 through 67-A-1, and Lots 68-A through 69-A, together with all Common Area, Canyon View Ridge at Sunbrook 3 (SG), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: SG-CVRS-3-61 through SG-CVRS-3-65
PARCEL: SG-CVRS-3-66-A-1 through SG-CVRS-3-67-A-1
PARCEL: SG-CVRS-3-68-A through SG-CVRS-3-69-A

Sunbrook Centre at Sunbrook

All of Lots 1 through 4, together with all Common Area, Sunbrook Centre at Sunbrook (SG), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: SG-SCAS-1 through SG-SCAS-4

Pointe at Sunbrook

All of Lots 1 through 17, together with all Common Area, Pointe at Sunbrook 1 (SG), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: SG-PAS-1-1 through SG-PAS-1-17

All of Lots 18 through 32, together with all Common Area, Pointe at Sunbrook 2 (SG), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: SG-PAS-2-18 through SG-PAS-2-32

Dolce Vista at Sunbrook

All of Lots 1 through 39, together with all Common Area, Dolce Vista at Sunbrook 1 Amd (SG), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: SG-DVS-1-1 through SG-DVS-1-39

Bella Vista at Sunbrook

All of Lots 1 through 12, together with all Common Area, Bella Vista at Sunbrook (SG), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: SG-BVS-1 through SG-BVS-12

Cove at Sunbrook

All of Lots 101 through 130 and Lots 132 through 150, together with all Common Area, Cove at Sunbrook Amd (SG), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: SG-CSB-101 through SG-CSB-130 PARCEL: SG-CSB-132 through SG-CSB-150

Exhibit B
(Legal Description - Expansion Properties)

These Amended and Restated Bylaws of Sunbrook Master Owners Association shall also be deemed to govern all persons and lots added to the Sunbrook Community as provided for in the Second Amended and Restated Master Declaration, as amended from time to time.