

2020 AMENDMENT

TO

**AMENDED BYLAWS OF CAMELOT CONDOMINIUMS A/K/A
CASTLEBROOK CONDOMINIUMS**

This 2020 Amendment to the Amended Bylaws of Camelot Condominiums a/k/a Castlebrook Condominiums (the “**2020 Amendment**”) is made and executed by Castlebrook Homeowners Association, Inc. (the “**Association**”) on the date set forth below and shall be effective upon recording in the Office of the Utah County Recorder.

RECITALS

A. The Utah condominium project known as Camelot Condominiums was originally made subject to that certain instrument entitled the *Declaration of Covenants, Conditions, and Restrictions of Camelot Condominiums*, as recorded with the Utah County Recorder on July 20, 1977 as Entry Number 22796. Bylaws of the Association were attached to this Declaration.

B. An *Amended Declaration of Condominium of Camelot Condominiums* was recorded with the Utah County Recorder on December July 30, 1985 as Entry Number 21419 (the “**1985 Declaration**”). Amended Bylaws of the Association were attached to the 1985 Declaration (the “**Amended Bylaws**”).

C. At some point after the 1985 Declaration was recorded, the project also became known as the Castlebrook Condominiums.

D. *Amendments to the Bylaws of Castlebrook Condominiums, Inc. aka Camelot Homeowners Association* were recorded on September 12, 1991 as Entry No. 36261.

E. *Amendments to the Bylaws of Castlebrook Condominiums, Inc. aka Camelot Homeowners Association* were recorded on September 17, 2003 as Entry No. 152036:2003.

F. *Amendments to the Bylaws of Castlebrook Condominiums, Inc. aka Camelot Homeowners Association* were recorded on September 6, 2006 as Entry No. 116895:2006.

G. The current name of the Association for the Castlebrook Condominiums is Castlebrook Homeowners Association, Inc. The Association has been previously

known as Castlebrook Condominium Homeowners Association, Camelot Homeowners Association and/or Camelot Condominiums.

H. The Association desires to adopt this 2020 Amendment to allow the Association to provide electronic notices to its members.

I. Section 16.11 of the 1985 Declaration (Notices) does not require that notice be given in a particular manner, thus allowing notice to be provided electronically if allowed under the Bylaws.

J. Pursuant to Article VI, Section 1 of the Amended Bylaws, at least fifty-one percent (51%) of the voting interests in the Common Areas and Facilities of Castlebrook Condominiums have approved this 2020 Amendment, and the undersigned hereby certifies that such votes were obtained.

K. This 2020 Amendment affects the real property situated in Provo, Utah County, Utah, described with particularity on Exhibit A, and shall be binding on all parties having or acquiring any right, title, or interest to the property or any part thereof.

2020 AMENDMENT

NOW, THEREFORE, the Association hereby amends the Amended Bylaws as follows:

(1) Article II, Section 6 (Notice of Meeting) is hereby stricken in its entirety and shall read as follows:

6. Notice of Meetings. The Management Committee shall cause written or printed notice of the date, time, and place (and in the case of a special meeting, the purpose or purposes) for all meetings of the Owners. Such written or printed notice shall be delivered to each Owner of record entitled to vote at such meeting not more than sixty (60) or less than fifteen (15) days prior to the meeting. Such notice may be emailed, hand-delivered, or mailed, or delivered in another manner allowed under Utah law such as by text message or posting the notice on an official Association website. If emailed, such notice shall be deemed delivered when sent to the Owner's email address registered with the Association. Notice by email is not proper notice if an Owner sends a written request to the Management Committee stating that the Owner will not accept notices by email. If mailed, such notice shall be deemed to be delivered when deposited in the U.S. mail addressed to the Owner at the Owner's address registered with the Association, with first-class postage thereon prepaid. Each Owner shall register with the Association such Owner's current email address and mailing address for purposes of notice hereunder. Such registered email and mailing addresses may be changed from time to time by the Owner 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.

(2) Article VII, Section 1 (Manner of Notice) is hereby stricken in its entirety and shall read as follows:

1. Manner of Notice. Any notice demands, bills, statements, or other communications to be given to an Owner, the Association, or any other person or entity under the provisions of these Bylaws shall be in writing and shall be delivered as follows:
 - a. Notice to an Owner shall be delivered personally, by text message, by email, or placed in the first-class United States mail, postage prepaid, to the most recent address furnished by such Owner in writing to the Association for the purpose of giving notice, or if no such address shall have been furnished, then to the street address of such Owner's Unit or posted on the front door of the Unit. Any notice sent by mail shall be deemed delivered when deposited in the United States mail. Any notice delivered by email or text message shall be deemed delivered when sent. In the case of co-Owners, any such notice may be delivered or sent to any one of the co-Owners on behalf of all co-Owners and shall be deemed delivered to all such co-Owners. Notice by email is not proper notice if an Owner sends a written request to the Management Committee stating that the Owner will not accept notices by email. Owners shall register an email address, a phone number that is capable of receiving text messages, and a mailing address with the Association.
 - b. The declaration of an officer or authorized agent of the Association declaring under penalty of perjury that a notice has been sent to any Owner or Owners, or to any person or entity in any manner that this Section 1 allows, shall be deemed conclusive proof of such mailing or delivery.
 - c. Notice to the Association shall be delivered personally or by first-class mail, postage prepaid, to the office of the Manager of the Association (if any) or if there is no Manager, the Registered Agent with the Utah Department of Commerce (if any) or if there is none, to the President of the Association. Notice to the Association may also be delivered by e-mail if the Association designates an email address for such purpose.

(3) Article VII, Section 2 (Waiver of Notice) shall remain unchanged.

EXHIBIT A

Legal Description and Parcel Numbers

All of Camelot Condominium Plat, recorded in the Office of the Utah County Recorder, including 92 units.

Parcel Numbers: **36:143:0001** through **36:143:0092**