

After Recording Return to:

**FIRST AMENDMENT TO THE BYLAWS  
OF  
THE VILLAS AT SLEEPY RIDGE HOMEOWNERS ASSOCIATION, INC.**

This First Amendment to the Bylaws of The Villas at Sleepy Ridge Homeowners Association, Inc., (hereinafter "First Amended Bylaws") hereby amends those certain Bylaws recorded as Exhibit A to the Declaration of Covenants, Conditions and Restrictions for The Villas at Sleepy Ridge A Planned Unit Development, as amended, recorded on October 27, 2016 in the Utah County Recorder's Office as Entry No. 108004:2016 ("Declaration") and is adopted by The Villas at Sleepy Ridge Townhomes, LLC ("Declarant") and made effective as of the date recorded in the Utah County Recorder's Office.

**RECITALS:**

- (A) This Amendment affects and concerns the real property located in Utah County, Utah, and more particularly described in the attached **Exhibit "A"** ("Property").
- (B) On or about October 27, 2016, the Bylaws were recorded as Exhibit A to the Declaration.
- (C) The Project remains within the Class B Control Period, as set forth in the Declaration.
- (D) Pursuant to Article 10.1 of the Bylaws, the Bylaws may be amended by the Declarant.

NOW, THEREFORE, pursuant to the foregoing, the Declarant makes and executes this First Amended Bylaws, which shall be effective as of its recording date.

**COVENANTS, CONDITIONS AND RESTRICTIONS**

- 1. Recitals. The above Recitals are incorporated herein by reference and made a part hereof.
- 2. No Other Changes. Except as otherwise expressly provided in this First Amended Bylaws, and subsequent amendments, the Bylaws remain in full force and effect without modification.
- 3. Authorization. The individuals signing for the respective entities make the

following representations: (i) he/she has read the First Amended Bylaws, (ii) he/she has authority to act for the entity designated below, and (iii) he/she shall execute the First Amended Bylaws acting in said capacity.

4. **Conflicts.** In the case of any conflict between the provisions of this First Amended Bylaws and the provisions of the Bylaws, the provisions of this First Amended Bylaws shall in all respects govern and control. In the case of any existing provision with the Bylaws that could be interpreted as prohibiting the modifications set forth in this First Amended Bylaws, such provision is hereby modified in order to accomplish the purpose and intent of the First Amended Bylaws.

### **AMENDMENTS**

5. Article 2.4, "Quorum" is hereby deleted in its entirety and replaced with the following, which provisions shall also control over any conflicting language set forth in any existing bylaws for the Association:

**Section 2.4 Quorum.** The quorum required for any action by the Owners hereunder, unless otherwise specifically set forth in the Declaration, shall be those Owners present in person or proxy at the meeting.

6. Article 2.7, "Action Taken Without a Meeting" is hereby deleted in its entirety and replaced with the following, which provisions shall also control over any conflicting language set forth in any existing bylaws for the Association:

**Section 2.7 Action Taken Without Meeting.** Under the direction of the Board, any action that may be taken at any annual or special meeting of Owners may be taken without a meeting and without prior notice, if one or more consents in writing, setting forth the action taken, are signed by the Owners having not less than the minimum voting power that would be necessary to authorize or take the action at a meeting at which all Owners eligible to vote on the action were present and voted, unless a different approval percentage for the action is specifically set forth in the Declaration. The Board may obtain such approvals and conduct business through mail or email/electronic ballots.

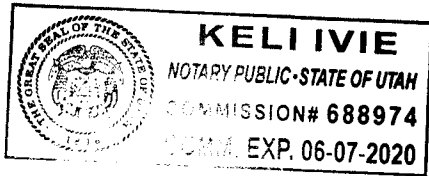
Ballots shall set forth each proposed action and provide the option of voting for or against each proposed action. The ballot must specify the period of time, up to 90 days, during which the Association shall accept written ballots. Following this period, the Association shall provide notice if such action was approved.

**The Villas at Sleepy Ridge Townhomes, LLC, the Declarant**

By: [Signature]  
Its: Authorized Member

STATE OF UTAH )  
 ) : SS  
COUNTY OF Utah )

On this 29 day of March, 2019, personally appeared before me Harold B. Irving, who being by me duly sworn, did say that he/she is an authorized member of The Villas at Sleepy Ridge Townhomes, LLC, and that the within and foregoing instrument was signed on behalf of said corporation by authority and said individual duly acknowledged to me that said corporation approved the same.



[Signature]  
Notary Public

**Exhibit A  
Legal Description**

**PHASE 1:**

ALL OF LOT 101 THROUGH LOT 145, THE VILLAS AT SLEEPY RIDGE, PHASE 1, INCLUDING ALL COMMON AREAS, LIMITED COMMON AREAS, STREETS AND OTHER AREAS INTENDED TO BE A PART THEREOF AS SHOWN ON THE OFFICIAL PLAT THEREOF OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

Tax I.D. Nos.: 54:332:0101 through 54:332:0148

**PHASE 2 AMENDED:**

ALL OF LOT 201 THROUGH LOT 229, THE VILLAS AT SLEEPY RIDGE AMENDED PHASE 2, INCLUDING ALL COMMON AREAS, LIMITED COMMON AREAS, STREETS AND OTHER AREAS INTENDED TO BE A PART THEREOF AS SHOWN ON THE OFFICAL PLAT THEREOF OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

Tax I.D. Nos.: 54:361:0201 through 54:361:0230