After recording mail to:

Richards Law, PC 4141 So. Highland Drive, Ste. 225 Salt Lake City, UT 84124 ENT 33558: 2021 PG 1 of 3 Andrea Allen Utah County Recorder 2021 Feb 23 11:14 AM FEE 108.00 BY MG RECORDED FOR Richards Law, P.C. ELECTRONICALLY RECORDED

AMENDMENT TO THE BYLAWS of TALONS COVE TOWNHOMES HOA

This Amendment to Bylaws of Talons Cove Townhomes HOA (this "Amendment"), that, in connection with a recorded Declaration governs the development known as Talons Cove is made on the date evidenced below by the Talons Cove Townhomes HOA (hereinafter "Association").

RECITALS

- A. Certain real property in Utah County, Utah, known as Talons Cove subdivision, was subjected to certain covenants, conditions, and restrictions pursuant to a Declaration of Covenants, Conditions, and Restrictions for Talons Cove Subdivision ("Declaration"), which included Association Bylaws recorded on May 6, 2014, as Entry Number 30221:2014 in the Recorder's Office for Utah County, State of Utah.
- B. This Amendment replaces the Amendment to the Bylaws of Talons Cove Townhomes HOA, expanding the number of Directors was recorded on November 19, 2019, as Entry Number 121371:2019 in the Recorder's Office for Utah County, State of Utah.
- C. This Amendment to the Bylaws is intended to redefine the composition of the Board of Directors for the Association which shall reduce the number of Directors and ensure terms held by Directors are staggered.
- D. This amendment shall be binding against the property described in the Declaration and Bylaws and any annexation or supplement thereto, as described in **Exhibit A**.
- E. Pursuant to Article 7, Section 7.1 of the Bylaws, the undersigned officer(s) hereby certifies that the voting requirements to amend the Bylaws have been satisfied to adopt this Amendment.

[continued]

NOW THEREFORE, Article 3, Section 3.1 of the Bylaws is hereby deleted and replaced in its entirety as follows:

3.1 Number and Qualification of Directors

The affairs of the Association shall be governed by a Board composed of three (3) Directors. Directors shall be Members in good standing.

NOW THEREFORE, Article 3, Section 3.2 of the Bylaws is hereby deleted and replaced in its entirety as follows:

3.2 Selection and Term of Directors

Notary Public, State of Utah Commission # 716059 My Commission Expires January 15, 2025

Directors shall serve a term of three (3) years and shall serve until their successors have been elected. There is no limit on the number of terms an Owner may serve as a Director. Directors terms shall be staggered so that only one (1) Director term expires each year.

IN WITNESS WHEREOF, TALONS COVE TOWNHOMES HOA has executed this Amendment to the Bylaws as of the 22 day of February, 2021, in accordance with the provisions of the Bylaws.

TALONS COVE TOWNHOMES HOA: STATE OF UTAH COUNTY OF Salt Lake On the 22 day of February, 202, personally appeared before me Randy Hansen and Ryan Voorhis, who being by me duly sworn did that say that they are the President and Secretary of the Association and that the seal affixed to the foregoing instrument is the seal of said Association and that said instrument was signed in behalf of said Association by authority of its Board of Directors; and acknowledged said instrument to be their voluntary act and deed. Slacy Lasson

EXHIBIT A

Legal Description

All Lots and Common Area, TALONS COVE according to the official plat on file in the Utah County Recorder's Office.

Parcel Numbers: 53:498:0001 through 53:498:0044