

12-290-0001 to 0022
15-046-0301 to 0318
15-111-0401 to 0417

**BYLAWS
OF
CRAYTHORN HOMESTEAD (all phases) HOMEOWNERS ASSOCIATION, INC.**

**ARTICLE 1.
DEFINITIONS**

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/22/2022 01:37 PM
FEE \$134.00 Pgs: 11
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NT

1.01 Declaration.

As used herein, "Declaration" means the Declaration of Protective Covenants, Conditions and Restrictions for Craythorn Homestead Homeowners Association, as the same may be amended from time to time, recorded in the Official Records of Davis County, Utah.

1.02 Other Definitions.

Unless otherwise defined herein, all capitalized terms used herein shall have the meanings given to them in the Declaration.

**ARTICLE 2.
OFFICES**

The Association is a Utah nonprofit corporation, with its principal office located at 4252 South Highland Drive #105, Salt Lake City Utah 84124.

**ARTICLE 3.
VOTING, QUORUM, AND PROXIES**

3.01 Voting.

Votes shall be allocated as set forth in Section 2.2 of the Declaration.

3.02 Quorum.

Except as otherwise required by law or by the Articles, the presence in person or by proxy of Owners entitled to vote more than twenty percent (20%) of the total votes of the Owners shall constitute a quorum.

3.03 Proxies.

Votes may be cast in person or by proxy. Every proxy must be executed in writing by the Owner or his duly authorized attorney-in-fact. Such proxy shall be filed with the secretary or manager of the Association before or at the time of the meeting. No proxy shall be valid after the expiration of eleven months from the date of its execution unless otherwise provided in the proxy.

3.04 Majority Vote.

At any meeting of the Owners, if a quorum is present, the affirmative vote of a majority of the votes represented at the meeting, in person or by proxy, shall be the act of the Owners, unless the vote of a greater number is required by law, the Articles, the Declaration, or these Bylaws.

ARTICLE 4.
ADMINISTRATION

4.01 Annual Meeting.

The annual meeting of the Owners shall be held at a time designated by the Board between the months of January and March each year, or at such other date designated by the Board, beginning with the year 2023, for the purpose of electing Directors and for the transaction of such other business as may come before the meeting.

4.02 Special Meetings.

Special meetings of the Owners, for any purpose, unless otherwise prescribed by statute, may be called by the president or by a majority of the Directors and shall be called by the president at the request of Owners entitled to vote 40% percent or more of the total votes of all Owners.

4.03 Place of Meeting.

The Board may designate the Association's principal offices or any place within Davis County, Utah, as the place for any annual meeting or for any special meeting called by the Board.

4.04 Notice of Meeting.

Written or printed notice of any meeting of the Owners, stating the place, day, and hour of the meeting and the purpose or purposes for which the meeting is called, shall be delivered by US mail first class or by E-mail to each Owner entitled to vote at such meeting not less than ten (10) nor more than forty-five (45) days before the date of the meeting. If mailed or emailed, such notice shall be deemed to be delivered when deposited in the United States mail, addressed to the Owner at his address as it appears in the office of the Association, with postage thereon prepaid. For the purpose of determining Owners entitled to notice of or to vote at any meeting of the Owners, the Board may set a record date for such determination of Owners, in accordance with the laws of the State of Utah. If requested by the person or persons lawfully calling such meeting, the secretary shall give notice thereof at the expense of the Association.

4.05 Informal Action by Owners.

Any action required or permitted to be taken at a meeting of the Owners may be taken without a meeting if consent in writing, setting forth the action so taken, shall be signed by all the Owners entitled to vote with respect to the subject matter thereof. Such consent shall have the same force and effect as a unanimous vote of the Owners.

ARTICLE 5.
BOARD

6.01 Number and Election of Directors.

The Board shall consist of not less than three (3) and not more than five (5) Directors. The initial Directors shall hold office until the election or appointment of their successors. Thereafter, two Directors will hold office for a term of three (3) years; two Directors will hold office for two (2) years; one Director will hold office for one (1) year. Thereafter each succeeding board member will be elected for a three (3) year term. The Owners shall elect the Directors at the annual meetings.

6.02 Removal of Directors.

Each Director may be removed, with or without cause, by a sixty-seven percent (67%) or greater vote of all Owners of the Lots. Directors may also be removed by the Board in the event that three (3) consecutive committee meetings have been missed.

6.03 Replacement of Directors.

i. A vacancy on the Board created by the removal, resignation, or death of a Director appointed or elected by the Owners shall be filled by the remaining Directors elected by the Owners.

ii. Any Director elected or appointed by the Board shall hold office for the remainder of the unexpired term of the Director that Director replaced.

6.04 Resignations; Vacancies.

Any Director may resign at any time by giving written notice to the president or to the secretary of the Association. Such resignation shall take effect at the time specified therein and, unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective. Any vacancy occurring on the Board (by reason of resignation or death) may be filled by the affirmative vote of a majority of the Directors then in office though less than a quorum. A Director elected to fill a vacancy shall hold office until the next annual meeting of the Owners and until his successor is duly elected and qualified.

6.05 Regular Meetings.

Regular meetings of the Board may be held without call or formal notice at such places within the State of Utah, and at such times as the Board from time to time by vote may determine. Any business may be transacted at a regular meeting. The regular meeting of the Board for the election of Officers and for such other business as may come before the meeting may be held without call or formal notice immediately after, and at the same place as, the annual meeting of Owners, or any special meeting of Owners at which a Board is elected. The Board shall meet at least twice per year not including the annual meeting of the homeowners.

6.06 Special Meetings.

Special meetings of the Board may be held at any place within the State of Utah or by telephone, provided that each Director can hear each other Director, at any time when called by the president, or by two or more Directors, upon the giving of at least three (3) days' prior notice of the time and place thereof to each Director by leaving such notice with such Director or at such Director's residence or usual place of business, or by mailing it prepaid and addressed to such Director at such Director's address as it appears on the books of the Association, or by telephone. Notices need not state the purposes of the meeting. No notice of any adjourned meeting of the Directors shall be required. Special meetings may be called by the owners with a 40% signed petition stating the exact purpose of the meeting. Petition needs to be delivered to the president of the association and the meeting will be held within 30 days of the submission date.

6.07 Quorum.

A majority of the number of Directors fixed by these Bylaws, as amended from time to time, shall constitute a quorum for the transaction of business, but a lesser number may adjourn any meeting from time to time. When a quorum is present at any meeting, a majority of the Directors in attendance shall, except where a larger number is required by law, by the Articles, or by these Bylaws, decide any question brought before such meeting.

6.08 Waiver of Notice.

Before, at, or after any meeting of the Board, any Director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Director at any meeting of the Board shall be a waiver of notice by such Director except when such Director attends the meeting for the express purpose of objecting to the transaction of business because the meeting is not lawfully called or convened.

6.09 Informal Action by Directors.

Any action required or permitted to be taken at a meeting of the Directors may be taken without a meeting if consent in writing, setting forth the action so taken, shall be signed by all the Directors entitled to vote with respect to the subject matter thereof. Such consent shall have the same force and effect as a unanimous vote of the Directors.

ARTICLE 6.
OFFICERS AND AGENTS

7.01 General.

The Officers of the Association shall be a president (who shall be chosen from among the Directors), one or more vice presidents, a secretary, and a treasurer. The Board may appoint such other officers, assistant officers, committees, and agents, including assistant secretaries and assistant treasurers, as they may consider necessary or advisable, who shall be chosen in such manner and hold their offices for such terms and have such authority and duties as from time to time may be determined by the Board. One person may hold any two offices, except that no person may simultaneously hold the offices of president and secretary. In all cases where the duties of any officer, agent, or employee are not prescribed by the Bylaws or by the Board, such Officer, agent, or employee shall follow the orders and instructions of the president. The Board may also act as the Officers of the Association.

7.02 Removal of Officers.

The Board may remove any Officer, either with or without cause, and elect a successor at any regular meeting of the Board, or at any special meeting of the Board called for such purpose.

7.03 Vacancies.

A vacancy in any office, however occurring, shall be filled by the Board for the unexpired portion of the term.

7.04 President.

The president shall be the chief officer of the Association. The president shall preside at all meetings of the Association. The president shall have the general and active control of the affairs and business of the Association and general supervision of its officers, agents, and employees. The president of the Association is designated as the Officer with the power to prepare, execute, certify, and record amendments to the Declaration on behalf of the Association.

7.05 Vice Presidents.

The vice presidents shall assist the president and shall perform such duties as may be assigned to them by the president or by the Board. In the absence of the president, the vice president designated by the Board or (if there be no such designation) designated in writing by the president, shall have the powers and perform the duties of the president. If no such designation shall be made, all vice presidents may exercise such powers and perform such duties.

7.06 Secretary.

The secretary shall:

- (a) keep the minutes of the proceedings of the Owners meetings and of the Board meetings.
- (b) see that all notices are duly given in accordance with the provisions of these Bylaws, the Declaration, and as required by law.
- (c) be custodian of the corporate records and of the seal of the Association and affix the seal to all documents when authorized by the Board.
- (d) maintain at the Association's principal offices a record containing the names and registered addresses of all Owners, the designation of the Unit owned by each Owner, and, if such Unit is mortgaged, the name and address of each Mortgagee; and
- (e) in general, perform all duties incident to the office of secretary and such other duties as from time to time may be assigned to it by the president or by the Board. Assistant secretaries, if any, shall have the same duties and powers, subject to supervision by the secretary.

7.07 Treasurer.

The treasurer shall be the principal financial officer of the Association and shall have the care and custody of all funds, securities, evidence of indebtedness, and other personal property of the Association and shall deposit the same in accordance with the instructions of the Board. The treasurer shall receive and give receipts and quittances for moneys paid in on account of the Association and shall pay out of the funds on hand all bills, payrolls, and other just debts of the Association of whatever nature upon maturity. The treasurer shall perform all other duties incident to the office of the treasurer and, upon request of the Board, shall make such reports to it as may be required at any time. The treasurer shall, if required by the Board, give the Association a bond in such sums and with such sureties as shall be satisfactory to the Board, conditioned upon the faithful performance of his duties and for the restoration to the Association of all books, papers, vouchers, money, and other property of whatever kind in his possession or under his control belonging to the Association. He shall have such other powers and perform such other duties as may be from time to time prescribed by the Board or the president. The assistant treasurers, if any, shall have the same powers and duties, subject to the supervision of the treasurer.

ARTICLE 7.
EVIDENCE OF OWNERSHIP, REGISTRATION OF
MAILING ADDRESS AND LIEN HOLDERS

8.01 Proof of Ownership.

Except for those Owners who initially contracted to purchase a Unit from the Declarant, any person on becoming an Owner shall furnish to the Association a photocopy or a certified copy of the recorded instrument vesting that person with an ownership interest in the Unit. Such copy shall remain in the files of the Association. An Owner shall not be deemed to be in good standing and shall not be entitled to vote at any annual or special meeting of Owners unless this requirement is first satisfied.

8.02 Registration of Mailing Address.

If a Unit is owned by two or more Owners, such Owners shall designate one address as the registered address required by the Declaration. The registered address of an Owner or Owners shall be furnished to the secretary of the Association within ten days after transfer of title, or after a change of address. Such registration shall be in written form and signed by all the Owners of the Unit or by such persons as are authorized to represent the interests of all Owners of the Unit. If no address is registered or if all the Owners cannot agree, then the address of the Unit shall be deemed the registered address of the Owner(s), and any notice shall be deemed duly given if delivered to the Unit.

8.03 Liens.

Any Owner who mortgages or grants a deed of trust covering his Unit shall give the Association written notice of the name and address of the Mortgagee and shall file true, correct, and complete copies of the note and security instrument with the Association.

8.04 Address of the Association.

The official address of the Association shall be 4252 South Highland Drive #105 Salt Lake City, Utah 84124. Such address may be changed from time to time upon written notice to all owners.

ARTICLE 8.
SECURITY INTEREST IN MEMBERSHIP

Owners shall have the right irrevocably to constitute and appoint a mortgagee their true and lawful attorney-in-fact to vote their Membership in the Association at all meetings of the Association and to vest in the Mortgagee all rights, privileges, and powers that they have as Owners under the Articles and these Bylaws or by virtue of the Declaration. Unless otherwise expressly provided in such proxy, such proxy shall become effective upon the filing of notice by the Mortgagee with the secretary of the Association. A release of the Mortgage covering the subject Unit shall operate to revoke such proxy. Nothing herein contained shall be construed to relieve Owners, as mortgagors, of their duties and obligations as Owners or to impose upon the Mortgagee the duties and obligations of an Owner.

ARTICLE 9.
AMENDMENTS

10.01 By Directors.

Except as limited by law, the Articles, the Declaration, or these Bylaws, the Board shall have power to make, amend, and repeal the Bylaws of the Association at any regular meeting of the Board or at any special meeting called for that purpose at which a quorum is represented. If, however, the Owners shall make, amend, or repeal any Bylaw, the Directors shall not thereafter amend the same in such manner as to defeat or impair the object of the Owners in taking such action.

10.02 Owners.

Subject to any rights conferred upon first Mortgagees in the Declaration, the Owners may, by the vote of the holders of at least seventy-five percent (67%) of the votes of the Owners, unless a greater percentage is expressly required by law, the Articles, the Declaration, or these Bylaws, make, alter, amend, or repeal the Bylaws of the Association at any annual meeting or at any special meeting called for that purpose at which a quorum shall be represented.

ARTICLE 10.
MISCELLANEOUS

11.01 Fiscal Year.

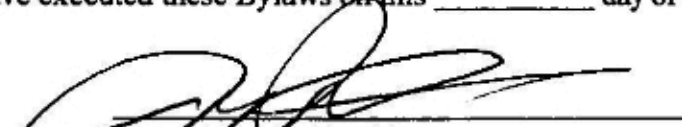
The fiscal year of the Association shall be January 1st through December 31st.

11.02 Effective Date.

These Bylaws shall take effect upon recording of this document.

IN WITNESS WHEREOF, the undersigned, constituting the President and Secretary of Craythorn Homestead (all phases) December 5, 2022.

Homeowners Association have executed these Bylaws on this 5TH day of December 2022.

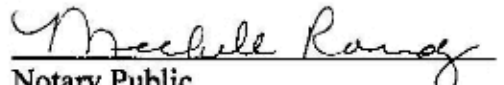

Jerry Preston - President


Blake Bastian - Sales Manager

ACKNOWLEDGEMENTS

STATE OF UTAH)
 : SS.
COUNTY OF DAVIS)

On the 5 day of December 2022, personally appeared before me the signers of the within and foregoing BYLAWS of CRAYTHORN HOMESTEAD HOMEOWNERS' ASSOCIATION, INC. each of whom duly acknowledged to me that they executed the same.


Notary Public
Residing at: Davis County

My Commission Expires:

12/28/2024

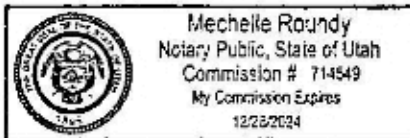


EXHIBIT "A" Legal Description

PHASE 1

All of Lot 1, Craythorn Homestead – 12-920-0001
All of Lot 2, Craythorn Homestead – 12-920-0002
All of Lot 3, Craythorn Homestead – 12-920-0003
All of Lot 4, Craythorn Homestead – 12-920-0004
All of Lot 5, Craythorn Homestead – 12-920-0005
All of Lot 6, Craythorn Homestead – 12-920-0006
All of Lot 7, Craythorn Homestead – 12-920-0007
All of Lot 8, Craythorn Homestead – 12-920-0008
All of Lot 9, Craythorn Homestead – 12-920-0009
All of Lot 10, Craythorn Homestead – 12-920-0010
All of Lot 11, Craythorn Homestead – 12-920-0011
All of Lot 12, Craythorn Homestead – 12-920-0012
All of Lot 13, Craythorn Homestead – 12-920-0013
All of Lot 14, Craythorn Homestead – 12-920-0014
All of Lot 15, Craythorn Homestead – 12-920-0015
All of Lot 16, Craythorn Homestead – 12-920-0016
All of Lot 17, Craythorn Homestead – 12-920-0017
All of Lot 18, Craythorn Homestead – 12-920-0018
All of Lot 19, Craythorn Homestead – 12-920-0019
All of Lot 20, Craythorn Homestead – 12-920-0020
All of Lot 21, Craythorn Homestead – 12-920-0021
All of Lot 22, Craythorn Homestead – 12-920-0022

PHASE 3

All of Lot 301, Craythorn Homestead – 15-046-0301
All of Lot 302, Craythorn Homestead – 15-046-0302
All of Lot 303, Craythorn Homestead – 15-046-0303
All of Lot 304, Craythorn Homestead – 15-046-0304
All of Lot 305, Craythorn Homestead – 15-046-0305
All of Lot 306, Craythorn Homestead – 15-046-0306
All of Lot 307, Craythorn Homestead – 15-046-0307
All of Lot 308, Craythorn Homestead – 15-046-0308
All of Lot 309, Craythorn Homestead – 15-046-0309
All of Lot 310, Craythorn Homestead – 15-046-0310
All of Lot 311, Craythorn Homestead – 15-046-0311
All of Lot 312, Craythorn Homestead – 15-046-0312
All of Lot 313, Craythorn Homestead – 15-046-0313
All of Lot 314, Craythorn Homestead – 15-046-0314
All of Lot 315, Craythorn Homestead – 15-046-0315
All of Lot 316, Craythorn Homestead – 15-046-0316
All of Lot 317, Craythorn Homestead – 15-046-0317
All of Lot 318, Craythorn Homestead – 15-046-0318

~~E 3472866 B 7996 P 662
RICHARD T. HAUGHAN
DAVIS COUNTY, UTAH RECORDER
04/26/2022 12:22 PM
FEE \$138.00 Fee 1
EXP RT RECORD FOR WEST POINT CITY~~

April 13, 2022
CRAYTHORNE HOMESTEAD LLC

~~CRAYTHORNE~~ HOMESTEAD PHASE 4

LOTS 401 THRU 417 & PARCELS A & B

SE 6 4N - 2W

Out of 12-045-0076

New # 15-111 + ~~0401 to 0417~~
File # 6509

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southeast Quarter of Section 6, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in West Point City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point at the Southwest corner of Lot 1, 4250 West Church Subdivision. Said point also being on the North line of Barnock Phase 1 Subdivision which point is North 00°04'56" East 671.26 feet along the section line (NAD83 Basis of Bearing being North 0°25'56" East from the Southeast Corner of Section 6 to the East Corner of Section 6) and South 89°52'30" West 1753.68 feet from the Southeast Corner of said Section 6 and running thence:

- South 89°52'30" West 292.55 feet along the North line of said Barnock Phase 1 Subdivision;
- thence North 00°07'30" West 124.75 feet;
- thence South 89°52'30" West 7.66 feet;
- thence North 00°01'57" West 402.35 feet;
- thence North 89°58'03" East 4.56 feet;
- thence North 00°01'57" West 140.00 feet to the proposed South right-of-way line of Highway 193;
- thence North 89°58'03" East 876.95 feet along said proposed right-of-way line of Highway 193 to the Northwest Corner of Craythorn Homestead Phase 3 Subdivision;
- thence along the southerly and easterly lines of said Craythorn Homestead Phase 3 Subdivision the following 3 (three) courses and distances
 1. South 00°01'57" East 140.00 feet;
 2. South 89°58'03" West 20.73 feet;
 3. thence South 00°05'40" East 162.03 feet to the North line of aforementioned Lot 1, 4250 West Church Subdivision;
- thence along the southerly and westerly line of said Lot 1, 4250 West Church Subdivision the following 2 (two) courses and distances
 1. South 89°52'30" West 360.57 feet;
 2. South 00°01'57" East 344.00 feet to the Point of Beginning.

Contains: 317,801 square feet or 7.296 acres and 17 Lots