

When Recorded, Return to
Ivory Development, LLC
978 E. Woodoak Lane
Salt Lake City, Utah 84117

ENT 39368:2023 PG 1 of 4
Andrea Allen
Utah County Recorder
2023 Jun 16 03:58 PM FEE 624.00 BY MC
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**FIRST AMENDMENT TO
BYLAWS FOR
ANDERSON FARMS MASTER ASSOCIATION**

This First Amendment to Bylaws for Anderson Farms Master Association (the “Amendment”) is executed on JUNE 14TH, 2023 by IVORY DEVELOPMENT, LLC, a Utah limited liability corporation with an address of 978 E. Woodoak Lane, Salt Lake City, Utah (the “Declarant”).

RECITALS

- A. The Master Declaration of Covenants, Conditions, and Restrictions for Anderson Farms was recorded with the Utah County Recorder’s Office on June 13, 2017 as Entry No. 57172:2017 (the “Master Declaration”).
- B. The Bylaws for Anderson Farms Master Association were attached as Exhibit B to the Master Declaration (the “Bylaws”).
- C. Section 20.6 of the Master Declaration authorizes the Declarant to unilaterally amend the Bylaws without the approval of any other person during the Declarant Control Period.
- D. The Declarant now desires to amend the Bylaws to modify the frequency of Management Committee meetings during the Declarant Control Period.

Therefore, the Declarant executes this Amendment:

AMENDMENT

- 1. Amendment. Section 3.2(a) of the Bylaws is hereby deleted in its entirety and replaced with the following:
 - (a) Regular Meetings. Except during the Declarant Control Period, the Management Committee shall hold regular meetings at least quarterly, and more often at its discretion. During the Declarant Control Period, the Management Committee shall meet at least once per year, and more often at its sole discretion.
- 2. Remaining Provisions. All other provisions of the Bylaws not amended herein remain in full force and effect.

Signature Page Follows

EXHIBIT A
LEGAL DESCRIPTION

The real property and lots or units referred to in the foregoing Amendment are located in Utah County, Utah and are described more particularly as follows:

Anderson Farms Plat A, Lots 101 through 130, inclusive, as shown on the official subdivision plat on file and of record in the Office of Recorder for Utah County, Utah and recorded on June 6, 2017 as Entry No. 54419:2017 and all improvements and appurtenances shown thereon.

34:599:0101 through 34:599:0130.

Anderson Farms Plat B, Lots 201 through 247, inclusive, as shown on the official subdivision plat on file and of record in the Office of Recorder for Utah County, Utah and recorded on August 24, 2018 as Entry No. 81023:2018 all improvements and appurtenances shown thereon.

34:625:0201 through 34:625:0247

Anderson Farms Plat E Phase 1, Lots 601 through 632, inclusive, as shown on the official subdivision plat on file and of record in the Office of Recorder for Utah County, Utah and recorded on January 5, 2021 as Entry No. 1911:2021 all improvements and appurtenances shown thereon.

34:678:0601 through 34:678:0632

Anderson Farms Plat E Phase 2, Lots 701 through 728, inclusive, as shown on the official subdivision plat on file and of record in the Office of Recorder for Utah County, Utah and recorded on May 18, 2021 as Entry No. 92962:2021 all improvements and appurtenances shown thereon.

34:689:0701 through 34:689:0728

Anderson Farms Plat G, Lots 801 through 825, inclusive, as shown on the official subdivision plat on file and of record in the Office of Recorder for Utah County, Utah and recorded on January 24, 2022 as Entry No. 9571:2022 and all improvements and appurtenances shown thereon.

34:712:0801 through 34:712:0825

Estates at Anderson Farms Plat D Phase 1, Lots 401 through 429, inclusive, as shown on the official subdivision plat on file and of record in the Office of Recorder for Utah County, Utah and recorded on January 17, 2020 as Entry No. 6464:2020 and all improvements and appurtenances shown thereon.

38:632:0401 through 38:632:0429

Estates at Anderson Farms Plat D Phase 2, Lots 501 through 527, inclusive, as shown on the official subdivision plat on file and of record in the Office of Recorder for Utah County, Utah and recorded on May 3, 2021 as Entry No. 83684:2021 and all improvements and appurtenances shown thereon.

38:676:0501 through 38:676:0527

Gardens at Anderson Farms Plat C, Lots 301 through 363, inclusive, as shown on the official subdivision plat on file and of record in the Office of Recorder for Utah County, Utah and recorded on January 7, 2020 as Entry No. 1814:2020 and all improvements and appurtenances shown thereon.

40:534:0303 through 40:534:0339, 40:534:0344 through 40:534:0363, 40:534:0368 through 40:534:0373