

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

ENT 39371:2023 PG 1 of 4
Andrea Allen
Utah County Recorder
2023 Jun 16 03:59 PM FEE 572.00 BY MC
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

**FIRST AMENDMENT TO
BYLAWS FOR
BROADVIEW SHORES MASTER ASSOCIATION**

This First Amendment to Bylaws for Broadview Shores 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 Broadview Shores was recorded with the Utah County Recorder’s Office on May 25, 2016 as Entry No. 46499:2016 (the “Master Declaration”).
- B. The Bylaws for Broadview Shores Master Association were attached as Exhibit B to the Master Declaration (the “Bylaws”).
- C. Section 20.7 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

IVORY DEVELOPMENT, LLC

By: KS gy

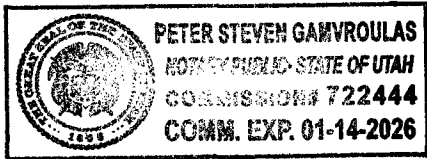
Name: Kevin Anglesey

Its: Secretary

Date: 7-14-23

STATE OF UTAH)
COUNTY OF SALT LAKE)S

On this 14TH, day of JUNE, 2023, personally appeared before me, a notary public, KEVIN ANGLESEY, whose identity is personally known to me or proven on the basis of satisfactory evidence and who by me duly sworn/affirmed, did say that they are the duly authorized representative of Ivory Development, LLC, a Utah limited liability company, and that said document was signed by them on behalf of said company with all necessary authority, and acknowledged to me that said company executed the same.



[Signature]
NOTARY PUBLIC

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:

Broadview Shores P.U.D. Phase 1, Lots 101 through 155, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder and all appurtenant Common Area and Facilities.

35:694:0101 through 35:694:0157, 35:694:0160, and 35:694:0161

Broadview Shores P.U.D. Phase 2, Lots 201 through 231, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder and all appurtenant Common Area and Facilities.

35:714:0201 through 35:714:0231

Broadview Shores P.U.D. Phase 3A, Lots 350 through 379, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder and all appurtenant Common Area and Facilities.

35:734:0350 through 35:734:0379

Broadview Shores P.U.D. Phase 3B, Lots 301 through 347, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder and all appurtenant Common Area and Facilities.

35:739:0301 through 35:739:0348

Broadview Shores P.U.D. Phase 3C, Lots 348A through 349A, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder and all appurtenant Common Area and Facilities.

35:745:0348 through 35:745:0349

Broadview Shores P.U.D. Phase 4, Lots 401 through 452, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder and all appurtenant Common Area and Facilities.

35:766:0401 through 35:766:0456

Broadview Shores P.U.D. Phase 5A, Lot 507, and Lots 512 through 530, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder and all appurtenant Common Area and Facilities.

35:810:0507, and 35:810:0512 through 35:810:0531

Broadview Shores P.U.D. Phase 5B, Lots 501 through 506, inclusive, Lots 508 through 511, inclusive, and Lots 532 through 547, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder and all appurtenant Common Area and Facilities.

35:811:0501 through 35:811:0506, 35:811:0508 through 35:811:0511, and 35:811:0532 through 35:811:0547