

**FIRST AMENDMENT TO THE BYLAWS  
OF  
THE PRESERVE AT WATER'S EDGE CONDOMINIUMS  
OWNERS ASSOCIATION, INC.**

This First Amendment to the Bylaws of The Preserve at Water's Edge Condominiums Owners Association, Inc. (the "First Amendment") is executed and adopted by Edge Preserve, LLC (the "Declarant").

**RECITALS**

- A. The Bylaws of The Preserve at Water's Edge Condominiums Owners Association, Inc., were recorded with the Utah County Recorder on December 12, 2016 as Entry Number 124848:2016 ("Bylaws").
- B. This First Amendment affects the real property located in Utah County, State of Utah, described with particularity on Exhibit A, which exhibit is attached hereto and incorporated herein by reference.
- C. The Declarant desires to amend the Bylaws as set forth in this First Amendment to modify the Association's quorum requirement.
- D. Unless otherwise set forth herein, the capitalized terms shall have their same meanings and definitions as stated in the Bylaws and the Declaration of the Association.
- E. Pursuant to Article IX, Section 9.1 of the Bylaws, the Declarant has the sole authority to amend the Bylaws during the Period of Declarant Control.
- F. As of the date of the recording of this First Amendment, the Period of Declarant Control remains in effect.

**AMENDMENT**

NOW, THEREFORE, in consideration of the foregoing Recitals, the Declarant hereby executes this First Amendment, which shall be effective as of its recording date with the Utah County Recorder's office.

**(1) Amendment No. 1.** Article III, Section 3.7 of the Bylaws shall be deleted in its entirety and shall be replaced by the following:

3.7 **Quorum.** At any Owner meeting properly noticed as provided herein, the number of Owners present, either in person or by proxy shall constitute a quorum for the transaction of business.

(2) **Conflicts.** All remaining provisions of the First and any prior amendments not specifically amended in this First Amendment shall remain in full force and effect. In the case of any conflict between the provisions of this document and the provisions of the First or any prior amendments, the provisions of this document shall in all respects govern and control.

(3) **Incorporation and Supplementation of First.** This document is supplemental to the Bylaws, which by reference is made a part hereof, and all the terms, definitions, covenants, conditions, restrictions, and provisions thereof, unless specifically modified herein, are to apply to this document and are made a part hereof as though they were expressly rewritten, incorporated, and included herein.

IN WITNESS WHEREOF, Declarant has executed this First Amendment this 28 day of June, 2018.

**Edge Preserve, LLC**  
A Utah limited liability company

By: Steve Maddox

Its: manager

State of Utah )  
                          ) ss.  
County of Utah )

On the 28 day of June, 2018, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Preserve, LLC, and that the foregoing instrument is signed on behalf of said corporation and executed with all necessary authority.

Notary Public Shelley King



**EXHIBIT A**  
Legal Description

All of **The Preserve at Waters Edge Condominiums, Plat A**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 51217:2016.

Parcel Numbers:	49:809:0100 through 49:809:0110	Lots 101 to 110
	49:809:0201 through 49:809:0210	Lots 201 to 210
	49:809:1901 through 49:809:1910	Lots 1901 to 1910
	49:809:2001 through 49:809:2010	Lots 2001 to 2010

All of **The Preserve at Waters Edge Condominiums, Plat B-1**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 83884:2016.

Parcel Numbers:	49:816:1101 through 49:816:1111	Lots 1101 to 1110
-----------------	---------------------------------	-------------------

All of **The Preserve at Waters Edge Condominiums, Plat B-2**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 83886:2016.

Parcel Numbers:	49:817:1201 through 49:817:1211	Lots 1201 to 1210
-----------------	---------------------------------	-------------------

All of **The Preserve at Waters Edge Condominiums, Plat B-3**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 83888:2016.

Parcel Numbers:	49:818:1001 through 49:818:1011	Lots 1001 to 1010
-----------------	---------------------------------	-------------------

All of **The Preserve at Waters Edge Condominiums, Plat B-4**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 83890:2016.

Parcel Numbers:	49:819:1301 through 49:819:1311	Lots 1301 to 1310
-----------------	---------------------------------	-------------------

All of **The Preserve at Waters Edge Condominiums, Plat B-5**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 83892:2016.

Parcel Numbers:	49:820:0901 through 49:820:0911	Lots 901 to 910
-----------------	---------------------------------	-----------------

All of **The Preserve at Waters Edge Condominiums, Plat B-6**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 83894:2016.

Parcel Numbers:	49:821:1401 through 49:821:1411	Lots 1401 to 1410
-----------------	---------------------------------	-------------------

All of **The Preserve at Waters Edge Condominiums, Plat B-7**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 83896:2016.

Parcel Numbers:	49:822:0801 through 49:822:0811	Lots 801 to 810
-----------------	---------------------------------	-----------------

All of **The Preserve at Waters Edge Condominiums, Plat B-8**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 83898:2016.

Parcel Numbers: 49:823:0701 through 49:823:0711 Lots 701 to 710

All of **The Preserve at Waters Edge Condominiums, Plat C-1**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 7835:2017.

Parcel Numbers: 49:838:0301 through 49:838:0311 Lots 301 to 310

All of **The Preserve at Waters Edge Condominiums, Plat C-2**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 7837:2017.

Parcel Numbers: 49:839:0401 through 49:839:0411 Lots 401 to 410

All of **The Preserve at Waters Edge Condominiums, Plat C-3**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 7839:2017.

Parcel Numbers: 49:840:0501 through 49:840:0511 Lots 501 to 510

All of **The Preserve at Waters Edge Condominiums, Plat C-4**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 7841:2017.

Parcel Numbers: 49:841:0601 through 49:841:0611 Lots 601 to 610

All of **The Preserve at Waters Edge Condominiums, Plat C-5**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 7843:2017.

Parcel Numbers: 49:842:1501 through 49:842:1511 Lots 1501 to 1510

All of **The Preserve at Waters Edge Condominiums, Plat C-6**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 7845:2017.

Parcel Numbers: 49:843:1601 through 49:843:1611 Lots 1601 to 1610

All of **The Preserve at Waters Edge Condominiums, Plat C-7 Amended**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 49714:2017.

Parcel Numbers: 49:855:1701 through 49:855:1711 Lots 1701 to 1710

All of **The Preserve at Waters Edge Condominiums, Plat C-8**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 7849:2017.

Parcel Numbers: 49:845:1801 through 49:845:1811 Lots 1801 to 1810