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WEST VIEW ESTATES HOMEOWNERS ASSOCIATION

BYLAWS

WEST VIEW ESTATES HOMEOWNERS ASSOCIATION

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BYLAWS
OF
WEST VIEW ESTATES HOMEOWNERS ASSOCIATION

ARTICLE 1

GENERAL PROVISIONS

1.1 Principal Office. The principal office of this corporation shall be located at the place as is designated in the Articles of Incorporation or such other place as the Association may designate from time to time in accordance with the Utah statutes governing non-profit corporations, but meetings of Members and directors may be held at such other place within the State of Utah as may be designated by the Board of Directors.

1.2 Defined Terms. Capitalized terms used in these Bylaws without definition shall have the meanings specified for such terms in the Declaration of Covenants, and Restrictions for WEST VIEW ESTATES recorded as Entry No. 479926, in Book 921, Pages 471-497 which recording was subsequently amended to include three additional phases, and supplemental real property was added to the Declaration on February 22, 2005, in Book 963, Pages 130-132, Entry No. 498827; August 3, 2005, in Book 985, Pages 557-559, Entry 508660; and August 16, 2006, in Book 1048, Pages 1233-1235, Entry No. 535921, of the Official Records of Iron County, Utah, as such Declaration may be amended from time to time.

1.3 Conflicting Provisions. In the case of any conflict between the Articles and these Bylaws, the Articles shall control; and in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

1.4 Corporate Seal. The Association may have a seal in a form approved by the Board.

1.5 Designation of Fiscal Year. The fiscal year of the Association shall begin on the 1st day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation of the Association.

1.6 Records. The books, records and papers of the Association, except those which by law may be withheld from disclosure, shall be available for inspection by any Member and his authorized agents during reasonable business hours at the principal office of the Association, where copies may be purchased at reasonable cost.

1.7 Obligation of Association to Disclose Information. Except for a sale of a Lot from the Declarant to a purchaser, the Association shall furnish to a purchaser, after receipt of a written notice of a pending sale that contains the name and address of the purchaser, a copy of the West View Estates Documents and any other information that may be required by applicable law within the time required by such law. The Association may charge the Member a for any costs incurred in the preparation of a

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statement furnished by the Association pursuant to this Section. The Association shall make available to any interested party the amount of any such fee established from time to time by the Association.

1.8 Amendment.

1.8.1 These Bylaws may be amended at a regular or special meeting of the Members by a vote of the Members having more than 60% of the votes entitled to be cast by the Members present in person or by proxy.

1.8.2 The Board, without a vote of the Members, may amend these Bylaws in order to conform these Bylaws to the requirements or guidelines of the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Federal Housing Administration, the Veterans Administration or any federal, state or local governmental agency whose approval of the Project, the Plat of the Project Documents is required by law or requested by the Declarant or the Board.

ARTICLE 2

MEETINGS OF MEMBERS

2.1 Annual Meeting. An annual meeting of the Members of the Association shall be held at least once each year at such date, time and place as is determined by the Board.

2.2 Special Meetings. Special meetings of the Members may be called at any time by the president or by the Board or upon written demand signed by Members having at least one-third (1/3) of the total authorized votes in the Association. The close of business on the thirtieth (30th) day before delivery of the demand or demands for a special meeting shall be the record date for the purpose of determining whether the demand for the special meeting has been signed by Members having at least one-third (1/3) of the total authorized votes in the Association.

2.3 Notice of Meetings. Written notice of each meeting of the Members shall be given by, or at the direction of, the Secretary or person authorized to call the meeting by written notice, at least fifteen (15) days but no more than sixty (60) days before such meeting to each Member entitled to vote thereat addressed to the Member's address last appearing on the books of the Association or supplied by such Member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and in the case of a special meeting, the purpose of the meeting, including the general nature of any proposed amendment to the Declaration, Articles or Bylaws, changes in Assessments that require approval of the Members and any proposal to remove a director of the Association. When a meeting is adjourned to another date, time or place, notice of the new date, time or place need not be given of the adjourned meeting if the time and place of the meeting are announced at the meeting at which the adjournment is taken. At the adjourned meeting the Association may transact any business which might have been transacted at the original meeting. If a new record date for the adjourned meeting is or must be fixed under Subsection 2.6.2 below, the Association shall give notice of the adjourned meeting pursuant to this Section to persons who are Members as of the meeting waives objection to the lack of notice or

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defective notice of the meeting, unless the Member at the beginning of the meeting objects to holding the meeting and transacting business in the meeting. In addition, a Member's attendance at a meeting waives objection to consideration of a particular matter at the meeting that is not within the purpose or purposes described in the meeting notice, unless the Member objects to considering the matter at the time it is presented.

2.4 Quorum. Except as otherwise may be provided in the Articles, the Declaration or these Bylaws, the presence in person or by proxy of Members entitled to cast one-tenth (1/10th) of the total authorized votes in the Association shall constitute a quorum at all meetings of the Members. If a quorum shall not be present at any meeting, the Members entitled to vote thereat shall have the power to adjourn the meeting from time to time until a quorum shall be present.

2.5 Proxies. At all meetings of the Members a vote may be cast in person or by proxy. A Member may appoint a proxy to vote or otherwise act for the Member by signing an appointment form, either personally or by the Member's attorney-in-fact. A proxy is valid for eleven months unless a shorter period is expressly provided in the appointment form. An appointment of a proxy is effective on receipt by the Secretary or other officer or agent authorized to tabulate votes. An appointment of a proxy is revocable unless the appointment form conspicuously states that it is irrevocable and the appointment is coupled with an interest. Appointment of a proxy is revoked by the person who appoints a proxy by either (1) attending any meeting and voting in person or (2) signing and delivering to the Secretary or other officer or agent authorized to tabulate proxy votes either a writing stating that the appointment of the proxy is revoked or a subsequent appointment form. The death or incapacity of the member who appoints a proxy shall not affect the right of the Association to accept the proxy's authority unless the Secretary or other officer or agent authorized to tabulate votes receives written notice of the death or incapacity before the proxy exercises authority under the appointment.

2.6 Record Date.

2.6.1 For any meeting of the Members, the Board shall fix a date as the record date for determining the Members entitled to notice of the meeting. If the Board fails to fix a record date for any meeting of the Members, the record date for determining the Members entitled to notice of the meeting shall be the business day before the day on which the notice of the meeting is given. The Board also shall fix a date as the record date for determining the Members entitled to vote at a meeting of the Members. If the Board fails to fix such a record date, the Members on the date of the meeting who are otherwise eligible to vote are entitled to vote at the meeting.

2.6.2 A determination of Members entitled to notice of or to vote at a membership meeting is effective for any adjournment of the meeting, unless the Board fixed a new date for determining the right to notice or the right to vote. The Board shall fix a new date for determining the right to notice or to right to vote if the meeting is adjourned to a date that is more than seventy (70) days after the record date for determining Members entitled to notice of the original meeting.

2.6.3 The Board shall fix a date as the record date for the purpose of determining the Members entitled to exercise any rights in respect of any other lawful action of the Members. If a record date is not fixed by the B

day on which the Board adopts the resolution relating to that record date, or the sixtieth (60th) day before the date of other action, whichever is later, are entitled to exercise those rights.

2.6.4 The record date fixed by the Board under this Section shall be not more than seventy (70) days before the meeting or action requiring a determination of Members.

2.7 Organization and Conduct of Meeting. All members attending a meeting of the Members shall register with the Secretary (or such person or persons as may be designated by the Secretary) prior to commencement of the meeting, and all proxies must be filed with the Secretary (or such person or persons as may be designated by the Secretary) prior to commencement of the meeting. After the meeting is called to order by the chair of the meeting, no further proxies or changes, substitutions or revocation of proxies shall be accepted. All meetings of Members will be called to order and chaired by the President of the Association, or if there is no President or if the President is absent or so requests, then by the Vice President. If both the President and Vice President are not present at the meeting, any other officer of the Association or such member of the Association as is appointed by the Board may call the meeting to order and chair the meeting. The chair of the meeting may appoint any person (whether or not a Member of the Association) to act as Recording Secretary. The chair of the meeting shall have the authority to determine the order of business to be conducted at the meeting and to establish reasonable rules for expediting the business of the meeting.

2.8 Action by Written Ballot. Any action that the Association may take at any annual, regular or special meeting of the Members may be taken without a meeting if the Association delivers a written ballot to every Member entitled to vote on the matter. The written ballot shall set forth each proposed action and provide an opportunity to vote for or against each proposed action. All solicitations for votes by written ballot shall: (1) indicate the number of responses needed to meet the quorum requirements; (2) state the percentage of approvals necessary to approve each matter other than election of directors; and (3) specify the time by which a ballot must be delivered to the Association in order to be counted, which time shall be not less than five (5) days after the date that the Association delivers the ballot. Once a written ballot has been received by the Association, the ballot may not be revoked. Approval by written ballot pursuant to this Section is valid only if both the number of votes cast by ballot equals or exceeds the quorum required to be present at a meeting authorizing the action and the number of approvals equals or exceeds the number of votes which would be required to approve the matter at a meeting at which the total number of votes cast was the same as the number of votes cast by ballot.

2.9 Action by Written Consent.

2.9.1 The Members may approve any action required or permitted by law that requires the Members' approval without a meeting of the Members if the action is approved by Members holding at least a majority of the voting power in the Association, unless the Declaration, Articles, these Bylaws or applicable law require a different amount of voting power. The action shall be evidenced by one or more written consents describing the action taken, signed by those Members representing at least the requisite amount of the voting power, and delivered to the Association for inclusion in the minutes or filing with the corporate records of the Association.

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2.9.2 If not otherwise fixed by the Board pursuant to Section 2.6 above, the record date for determining Members entitled to take action without a meeting is the date the first Member signs the consent to the action. A consent signed under this Section has the effect of a meeting vote and may be described as such in any document. Written notice of Member approval pursuant to the Section shall be given to all Members who have not signed the written consent. Unless otherwise specified in the consent or consents, the action is effective on the date that the consent or consents are signed by the last Member whose signature results in the requisite amount of the voting power. Any Member may revoke the Member's consent by delivering a signed revocation of the consent to the President or Secretary before the date that the consent or consents are signed by the last Member whose signature results in the requisite amount of the voting power.

2.10 Voting Requirements. Unless otherwise provided in the West View Estates Documents, if a quorum is present at a meeting of the Members, the affirmative vote of a majority of the votes represented and voting is the act of the Members.

ARTICLE 3

BOARD OF DIRECTORS/TRUSTEES

3.1 Number. The affairs of this Association shall be managed by a board of directors, (or in the alternative reference "Trustees") consisting of a minimum of three (3) and a maximum of seven (7) directors. All directors must be Members of the Association. The Board may increase or decrease the number of directors on the Board but the number of directors must always be an odd number and shall not be less than three (3) or more than seven (7).

3.2 Appointment and Election. The directors shall be elected by the Members at the annual meeting of the Members.

3.3 Term of Office. Directors appointed by the Declarant shall hold office until their successors are elected and qualify. In the first election of directors by the Members, the directors shall be divided into two or more classes with staggered terms of office for a term or one, two or three years. The directors elected by the Members in the first election of directors shall be assigned to one of the classes of directors based on the total number of votes each director receives with the directors receiving the highest total number of votes being assigned to the class with the longest term. In the case of a tie in the number of votes received by candidates, election and assignment of the term of the director shall be decided by lot. In each election of directors thereafter, directors shall be elected for a term of two years. If the number of directors is increased by the Board, the Board shall assign each of the newly created directorships to one of the classes of directors.

3.4 Resignation of Directors. A director may resign at any time by delivering written notice to the Board, its presiding officer or the Association. A resignation is effective when the notice is delivered unless the notice specifies a later effective date or event. If a resignation is made effective at a later date, the Board may fill the pending vacancy before the effective date if the Board provides that the successor does not take office until the effective date.

3.5 Removal of Directors Any one or more of the members of the Board may be removed by Members having more than fifty percent

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(50%) of the votes entitled to be cast by the Members present in person or by proxy at a meeting of the Members called for such purpose, and a successor may then and there be elected to fill the vacancy thereby created.

3.6 Compensation. No director shall receive compensation for any service he may render to the Association, unless such compensation is approved by Members having more than fifty percent (50%) of the votes entitled to be cast by the Members present in person or by proxy at a meeting of the Members. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties. All expenses should be pre-approved by the Board prior to incurring the debt wherever possible.

3.7 Action Taken Without a Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written consent of all the directors. Any such written consent shall be filed with the minutes of the proceedings of the Board.

3.8 Vacancies. Except for vacancies on the Board caused by the removal of a director in accordance with the provisions of Section 3.5 of these Bylaws, any vacancy occurring in the Board may be filled by the affirmative vote of a majority of the remaining directors though less than a quorum or by a sole remaining director, and any director so chosen shall hold office until the next election of the directors. Any newly created directorship shall be deemed a vacancy. When one or more directors resigns from the Board, effective at a future time, a majority of the directors then in office, including those who have so resigned, may fill such vacancy, the vote on the vacancy to take effect when such resignation becomes effective. If by reason of death, resignation or otherwise, the Association has no directors in office, any officer or Member may call a special meeting of the Members for the purpose of electing the Board.

3.9 Meetings.

3.9.1 If the time and place of a meeting of the Board is fixed by the Board, the meeting is a regular meeting. All other meetings of the Board are special meetings. Until the Transfer Date, regular and special meetings of the Board may be held without notice of the date, time, place or purpose of the meeting.

3.9.2 After the Transfer Date, special meetings of the Board may be called by the President on four (4) business days notice to each director, given in writing, by hand delivery, mail or e-mail, which notice shall state the time, place and purpose of the meeting. Special meetings of the Board shall be called by the President or Secretary in like manner and on like notice on the written request of at least two (2) directors.

3.9.3 A director's attendance at or participation in a meeting waives any required notice to the director of the meeting unless the director at the beginning of the meeting or promptly on the director's arrival at the meeting objects to holding the meeting or transacting business at the meeting and does not thereafter vote for or assent to action taken at the meeting.

3.9.4 A director may participate in a regular or special meeting of the Board through the use of any means of communication by which all directors participating may simultaneously hear each other during the meeting, and a director participating in a meeting by such means is deemed to be present in person at th

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3.9.5 Notice of meetings of the Board shall be given to the Members of the Association within such time and in such manner as is required by law.

3.10 Quorum and Voting. A majority of the prescribed number of directors shall constitute a quorum for the transaction of business. If a quorum is present when a vote is taken, the affirmative vote of a majority of directors present is the act of the Board unless the Articles or Bylaws require the vote of a greater number of directors. A director who is present at a meeting of the Board when corporate action is taken is deemed to have assented to the action taken unless either: (1) the director objects at the beginning of the meeting or promptly on the director's arrival to holding it or transacting business at the meeting; (2) the director's dissent or abstention from the action taken is entered in the minutes of the meeting; or (3) the director delivers written notice of the director's dissent or abstention to the presiding officer of the meeting before its adjournment or to the Association before 5:00 P.M. on the next business day after the meeting. The right of dissent or abstention is not available to a director who votes in favor of the action taken. A director may vote in person or by proxy. A director may appoint a proxy to vote or otherwise act for the director by signing an appointment form, the either personally or by the director's attorney-in-fact. The appointment does not relieve the director of liability for acts or omissions imposed by law on directors. An appointment of a proxy is effective when received by the Secretary. An appointment is valid for one (1) month unless a different period is expressly provided in the appointment form. An appointment of a proxy is revocable by the director. The death or incapacity of a director appointing a proxy shall not affect the right of the Association to accept the proxy's authority unless written notice of death or incapacity is received by the Secretary before the proxy exercises its authority under the appointment. Subject to any express limitation on the proxy's authority appearing on the face of the appointment form, the Association is entitled to accept the proxy's vote or other action as the vote of the director making the appointment.

3.11 Powers and Duties. The Board shall have all of the powers and duties necessary for the administration of the affairs of the Association and may exercise all corporate powers of the Association, subject to any limitation set forth in any West View Estates Documents. In addition to the duties imposed by these Bylaws or by any resolution of the Members that may hereafter be adopted, the Board shall have the following powers and duties:

3.11.1 Open bank accounts behalf of the Association and designate the signatories thereon which shall require at a minimum two signatures on the account;

3.11.2 Make, or contract for the making of, repairs, additions to, improvements to or alterations of the Common Area and Areas of Association Responsibility due to determination after damage or destruction by fire or other casualty, or as a result of condemnation or eminent domain proceedings;

3.11.3 In the exercise of its discretion, enforce by legal means the provisions of the West View Estates Documents;

3.11.4 Designate, hire and dismiss the personnel necessary for the maintenance, operation, repair, replacement of the Common Area and Areas of Association Responsibility and provide services for the Members, and where appropriate, provide for the

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compensation of such personnel and for the purchase of equipment, supplies and material to be used by such personnel in the performance of their duties;

3.11.5 Provide for the operation, care, upkeep and maintenance of all of the Common Area and Areas of Association Responsibility and borrow money on behalf of the Association when required in connection with any one instance per year relating to the operation, upkeep and maintenance for the Common Area and Areas of Association Responsibility; provided, however, the consent of Members having at least two-thirds (2/3) of the total votes in the Association shall be obtained either in writing or at a meeting called and held for such purpose in accordance with the provisions of these Bylaws in order for the Association to borrow in excess of \$50,000;

3.11.6 Prepare and adopt an annual budget for the Association prior to the commencement of each fiscal year;

3.11.7 Adopt and publish rules and regulations governing the use of the Common Area, Areas of Responsibility and facilities and the personal conduct of the Members and their family members, guests, lessees and invitees thereon and establish penalties for the infraction thereof;

3.11.8 Exercise for the Association all powers, duties and authority vested in or delegated to the Association and not reserved to the membership by other provisions of the West View Estates Documents;

3.11.9 Declare the office of a member of the Board to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board;

3.11.10 Employ, hire and dismiss such employees as they deem necessary and to prescribe their duties and their compensation;

3.11.11 Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Members at the annual meeting of the Members, or at any special meeting when such statement is requested in writing by any Member entitled to vote;

3.11.12 Supervise all officers, agents and employees of the Association and see that their duties are properly performed;

3.11.13 Levy, collect and enforce the payment of Assessments in accordance with the provisions of the declaration, Articles of Incorporation, bylaws and in accordance with Utah State Code;

3.11.14 Issue, or cause an appropriate office to issue upon demand to any person, a certificate setting forth whether or not any Assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an Assessment has been paid, such certificate shall be conclusive evidence of such payment;

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3.11.15 Procure and maintain adequate property, liability and other insurance as required by the Declaration;

3.11.16 Cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate; and

3.11.17 Cause the Common Area and all other Areas of Association Responsibility to be maintained, as more fully set forth in the West View Estates Documents.

3.11.18 Monitor and enforce all terms and provisions of the Declaration from time-to-time, as required, to assure compliance with the terms hereof, including the employment of legal counsel to pursue any enforcement remedies afforded by law.

ARTICLE 4

OFFICERS AND THEIR DUTIES

4.1 **Enumeration of Officers.** The principal officers of the Association shall be the president, the vice president, the secretary and the treasurer, all of whom shall be elected by the Board. The president must be a member of the Board. Any other officers may, but need not, be members of the Board.

4.2 **Election of Officers.** After the Transfer Date, the election of officers shall take place at the first meeting of the Board following the election of directors by the Members. Thereafter, officers shall be elected at the first meeting of the Board following each annual meeting of the Members.

4.3 **Term.** Except for officers appointed by the Board prior to the Transfer Date, which officers shall serve until their successors are qualified and elected, the officers of the Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

4.4 **Special Appointments.** The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

4.5 **Resignation and Removal.** Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time by giving written notice to the Association. A resignation is effective when the notice is delivered unless the notice specifies a later date or event. The acceptance of a resignation shall not be necessary to make it effective. If a resignation is made effective at a later date or event and the Board accepts the later effective date, the Board may fill the pending vacancy before the effective date if the Board provides that the successor shall not take office until the effective date.

4.6 **Vacancies.** A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

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4.7 **Multiple Offices.** The same individual may simultaneously hold more than one office in the Association.

4.8 **Powers and Duties.** The powers and duties of the officers shall be as follows:

4.8.1 **President.** The president shall be the chief executive officer of the Association; shall preside at all meetings of the Board or the Members; shall see that orders and resolutions of the Board are carried into effect; and have general and active management of the business of the Association;

4.8.2 **Vice President.** The vice president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board;

4.8.3 **Secretary.** The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the Members; keep appropriate current records showing the Members of Association together with their addresses, and shall perform such other duties as required by the Board;

4.8.4 **Treasurer.** The treasure shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds for appropriate Association purposes; keep proper books of account; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the Members; and, in general, perform all the duties incident to the office of treasurer.

ARTICLE 5

FINES

5.1 **Power of Board to Impose Fines.** Pursuant to the power granted to the Board by the Declaration, the Board shall have the right to impose reasonable fines against an Owner for a violation of any provisions of the West View Estates Documents by the Owner, a Lessee of the Owner or by any Resident of the Owner's Lot.

5.2 **Notice of Violation.**

5.2.1 The Board, or any person designated by the Board, may serve a "Notice of Violation" against an Owner for a violation of any provision of the WEST VIEW ESTATES Documents by the Owner, a Lessee of the Owner or by any Resident of the Owner's Lot. A Notice of Violation shall contain (i) a description of the violation, (ii) the approximate time and place at which the violation was observed, (iii) the amount of the fine to be paid by the Owner for such violation, (iv) the name of the person issuing the Notice of Violation, and (v) a statement advising the Owner of the Owner's right to request a hearing pursuant to Subsection 5.2.4 of these Bylaws.

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5.2.2 A Notice of Violation shall be deemed to have been served if delivered personally to the Owner named in the Notice of Violation or sent to the Owner by registered or certified United States mail, return receipt requested, postage prepaid. A Notice of Violation served by mail shall be deemed to have been received by the Owner to whom the notice was addressed on the earlier of the date the notice is actually received or three (3) days after the notice is deposited in the United State mail. A Notice of Violation given by mail shall be addressed to the Owner at the address of the Owner as shown on the records of the Association. If a Lot is owned by more than one person or entity, a Notice of Violation to one of the joint Owners shall constitute notice to all of the joint Owners.

5.2.3 The Owner shall pay the fine set forth in the Notice of Violation to the Association within ten (10) days after the Notice of Violation is served on the Owner unless prior to that time the Owner requests a hearing on the violation pursuant to Subsection 5.2.4 of the Bylaws.

5.2.4 Any Owner served with a Notice of Violation may request a hearing on the violation. The request for a hearing must be addressed to the Secretary of the Association and must be actually received by the Association within ten (10) days after the service of the Notice of Violation. Upon receipt of a request for a hearing pursuant to this Section, the President or any other officer of the Association shall schedule a hearing on the violation before the Board or before a hearing officer or a committee approved by the Board and shall notify the Owner of his right to produce statements, evidence and witnesses on his behalf and to be represented at the hearing by an attorney. If the hearing on the violation is before the Board, then the minutes of the meeting of the Board at which the hearing is held shall reflect the fact that the hearing on the violation was held and the action taken by the Board on the violation. If the hearing is held before a hearing officer or a committee appointed by the Board, then the hearing officer of the committee conducting the hearing shall, within ten (10) days after the conclusion of the hearing, make a written recommendation to the Board on what action the Board should take in the violation. Upon receipt of the recommendation from the hearing officer or the committee, the Board shall act upon the recommendation. Any fine which is affirmed by the Board following a hearing pursuant to this Section shall be paid by the offending Owner within ten (10) days after a notice of the action of the Board is served upon the Owner. Service of the notice from the Board shall be made in the same manner as service of a Notice of Violation pursuant to Subsection 5.2.2 of these Bylaws.

5.2.5 Any fines imposed pursuant to this Article 5 shall be the joint and several liability of all of the joint Owners of a Lot.

ARTICLE 6

COMMITTEES OF THE BOARD

6.1 Appointment of Committees. The Board may create one or more committees and appoint members of the Board to serve on them. Each committee shall have one or more members, and each member of a committee shall serve at the pleasure of the Board. The creation of a committee and appointment of members of the Board to the committee must be approved by the greater of: (1) a majority of all the directors in office when the action is taken; or (2) the number of directors required by Section 3.10 above to take action.

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6.2 Proceedings of Committees. The provisions of these Bylaws governing meetings, action without meetings and notice, waiver of notice, quorum and voting requirements of the Board also shall apply to committees and their members.

6.3 Authority of Committees. Each committee of the Board may exercise the authority of the Board to the extent specified by the Board, except that a committee shall not take any of the following actions: (1) authorize distributions; (2) approve or recommend to the Members any action that requires the Members' approval; (3) fill vacancies on the Board or on any of its committees; (4) adopt, amend or repeal these Bylaws; and (5) fix the compensation of directors for serving on the Board of Directors or any committee of the Board.

6.4 Alternate Members. The Board may designate one or more directors as alternate members of any committee who may replace any absent member at any meeting of the committee.

CERTIFICATE

I hereby certify that the foregoing Bylaws were duly adopted by the Board of Directors of the Association on the 25 day of October, 2013.


Secretary

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State of Utah)
)ss
County of Iron)

On the 26 day of October, 2013, personally appeared before me, Elaine Vickers who being first duly sworn did say that she, Elaine Vickers, is the **Secretary of West View Estates Homeowners Association, A Utah non-profit corporation**, and that the foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and the said Elaine Vickers acknowledged to me that said corporation executed the same.

Heather A Roundy
Notary Public



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Exhibit "A"

Amended and Restated Declaration of Restrictions for Westview Estates

D-1197-A-1 to
D-1197-A-10

All of West View Estates Subdivision, Phase 1, according to the Official Plat thereof, as filed in the Office of the Iron County Recorder.

D-1197-C-1 to
D-1197-C-8
D-1197-D-1 to
D-1197-D-14

Excepting therefrom all of Lot 1, Block B, of said West View Estates Subdivision Phase I, as originally filed in the Office of the Iron County Recorder.

D-1197-B-2 to
D-1197-B-4

All of West View Estates Subdivision, Phase II, according to the Official Plat thereof, as filed in the Office of the Iron County Recorder.

D-1197-E-1 -
D-1197-E-6
D-1207-A-1 to D-1207-A-6
D-1207-B-1 to D-1207-B-18
D-1207-C-1 to D-1207-C-11

All of West View Estates Subdivision, Phase III, according to the Official Plat thereof, as filed in the Office of the Iron County Recorder.

D-1209-A-1 to D-1209-A-11
D-1209-B-1 to D-1209-B-22
D-1209-C-1 to D-1209-C-22

D-1209-F-1 to D-1209-F-18
D-1209-D-1 to D-1209-D-14
D-1209-G-1 to D-1209-G-5
D-1209-E-1 to D-1209-E-20

All of West View Estates Subdivision, Phase IV, according to the Official Plat thereof, as filed in the Office of the Iron County Recorder.

D-1213-A-1 to D-1213-A-9
D-1213-C-1 to D-1213-C-12
D-1213-E-1 to D-1213-E-16
D-1213-B-1 to D-1213-B-6
D-1213-D-1 to D-1213-D-3
D-1213-F-1 to D-1213-F-23

Excepting therefrom all of Lots 4, 5 and 6, Block D, of said West View Estates, Phase IV, as originally filed in the Office of the Iron County Recorder.

D-1213-G-2 to D-1213-G-9
D-1213-H-1 to D-1213-H-14

Excepting therefrom all of Lot 1, Block G, of said West View Estates, Phase IV, as filed in the Office of the Iron County Recorder.

All of Lots 1A through 1E, inclusive, of the Resubdivision of Lot 1, Block B, West View Estates Subdivision, Phase I, according to the Official Plat thereof, as filed in the Office of the Iron County Recorder.

D-1197-B-1A to
D-1197-B-1E

All of Lots 4A through 7A, inclusive, of the Resubdivision of Lots 4, 5 and 6, Block D, West View Estates Subdivision, Phase IV, according to the Official Plat thereof, as filed in the Office of the Iron County Recorder.

D-1213-D-4A to
D-1213-D-7A

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