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WHEN RECORDED, MAIL TO:

Hunter Villas HOA  
PO Box 1029  
West Jordan, UT 84084

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GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
HUNTER VILLAS HOA  
PO BOX 1029  
W JORDAN UT 84084  
BY: ZJM, DEPUTY - WI 6 P.

AMENDMENTS

**AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND RESERVATION OF EASEMENTS FOR HUNTER VILLAS, AN  
EXPANDABLE CONDOMINIUM PROJECT**

The undersigned Hunter Villas Condominiums Owners Association hereby certifies the following amendments to the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Hunter Villas, an expandable Condominium Project:

14-27-329-001  
- 097 Article X: MANAGEMENT OF ASSOCIATION  
Section 3: COMPOSITION OF BOARD

Article X, Section 3 is replaced with the following:

Section 3. Composition of Board. The Board shall be composed of seven (7) Trustees, each of whom shall be an Owner (or an officer, director, or agent of a non-individual Owner).

**Article X: MANAGEMENT OF ASSOCIATION  
Section 4: FILLING OF VACANCIES**

Article X, Section 4 now reads:

Section 4. Filling of Vacancies. The terms of the Trustees described in paragraph 10.3 above shall be staggered so that the terms of one-third of the Trustees will expire and successors will be elected at each annual meeting of the Association as provided in the Bylaws. Thereafter, at such annual meetings, successors to the Trustees whose terms then expire shall be elected to serve terms of three (3) years.

**AMENDED AND RESTATED BYLAWS OF  
HUNTER VILLAS CONDOMINIUM OWNERS ASSOCIATION**

The undersigned Hunter Villas Condominiums Owners Association hereby certifies the following amendments to the Amended and Restated Bylaws of Hunter Villas Condominium Owners Association:

**Article II: Voting Rights, Majority of Quorum, Quorum, Proxies  
Section 3: Quorum**

**Article II, Section 3 now reads:**

Section 3. Quorum. Except as otherwise provided in these Bylaws, a quorum shall be those members present in person or by proxy.

**Article III: Administration  
Section 3: Annual Meetings of Members**

**Article III, Section 3 is replaced with the following:**

Section 3. Annual Meetings of Members. The annual meeting shall be held in November of each year.

**Article III: Administration  
Section 7: Order of Business**

**Article III, Section 7 is replaced with the following:**

Section 7. Order of Business. The order of business at all annual meetings of the Members shall include, but not be limited to, 1) approval of minutes of preceding annual meeting, 2) review of past year and upcoming year financials, and 3) elections of trustees.

**Article IV: Board of Trustees  
Section 1: Number and Qualification**

**Article IV, Section 1 is replaced with the following:**

Section 1. Number and Qualifications. The property, business and affairs of the Association shall be governed and managed by a Board of Trustees composed of seven (7) persons. Only unit owners, the trustee(s) of Units held in trust, conservators or guardians of incapacitated Owners, and officers, general partners, or agents of Unit Owners who are not natural persons shall be eligible to be a trustee of the Association. Trustees shall not receive any stated salary for their services as trustees provided, however, that (i) nothing herein contained shall be construed to preclude any trustee from serving the Association in some other capacity and receiving compensation therefor, and (ii) any trustee may be reimbursed for his actual expenses incurred in the performance of his duties.

**Article IV: Board of Trustees**  
**Section 5: Election and Term of Office**

**Article IV, Section 5 now reads:**

Section 5. Election and Term of Office. Election shall be conducted by secret written ballot (or by voice acclamation if approved by a majority of the members in attendance). The votes exercised by the Owner or Owners of a Unit shall be the number of those determined by multiplying the Units' number of votes shown on Exhibit "C" to the Declaration times the number of seats to be filled. Said votes may be voted in favor of as many candidates as there are trustee seats to be filled. Each trustee shall serve until his successor has been duly elected and qualified. Any trustee who fails on three (3) successive occasions to attend Board of Trustees meetings (whether regular or special) shall automatically forfeit his seat. In the event a seat becomes vacant, whether by reason of forfeiture or due to another cause, such vacancy shall be filled by an appointment by Declarant, or, if Declarant's right to select trustees has been relinquished or terminated, such vacancy shall be filled in accordance with the provisions of Section 7 of this article IV below. In the event there is more than one Owner of a particular Unit, the vote relating to such Unit shall be exercised by a majority of such Owners as may be determined among themselves. A vote cast at any meeting by any of such Owners shall be conclusively presumed to be the vote attributable to the Unit concerned unless an objection is immediately made by another Owner of the same Unit. In the event such an objection is made, the vote involved shall not be counted for any purpose whatsoever until the matter is resolved to the reasonable satisfaction of the Association. In such case, the Association may, but shall not be required to apportion such Unit's vote among the Owners thereof.

**Article IV: Board of Trustees**  
**Section 9: Organization Meeting**

**Article IV, Section 9 now reads:**

Section 9. Organization Meeting. The first regular ("organization") meeting of a newly elected Board of Trustees shall be held within thirty (30) days after election of the Board, at such place as shall be fixed and announced by the trustees at the meeting at which such trustees were elected, for the purpose of organization, election of officers, and the transaction of other business. No notice shall be necessary to the newly elected trustees in order legally to constitute such meeting, provided a majority of the whole Board shall be present.

**Article IV: Board of Trustees**  
**Section 10: Other Regular Meetings**

**Article IV, Section 10 now reads:**

Section 10. Other Regular Meetings. Other regular meetings of the Board of Trustees may be held at such time and place within the Project as shall be determined, from time to time, by a resolution adopted by a majority of a quorum of the trustees; provided, however, that such meeting shall be held no less frequently than quarterly. Notice of regular meetings of the Board of Trustees shall be given to each trustee, personally or by mail, telephone or telegraph, fax, email, or by other direct means at least seventy-two (72) hours prior to the date named for such meeting.

**Article V: Officers**  
**Section 1: Designation**

**Article V, Section 1 now reads:**

Section 1. Designation. The principal officers (at the option of the Board) of the Association shall be a President, a Vice President, and a Secretary/Treasurer, all of whom shall be elected by and from among the Board of Trustees subject to the rights of the Declarant under the Declaration.

**Article V: Officers**  
**Section 4: Compensation**

**Article V, Section 4 is replaced with the following:**

Section 4. Compensation. No officer shall receive compensation for any services that he or she may render to the Association as an officer; provided, however, that an officer may be reimbursed for expenses incurred in performance of his or her duties as an officer to the extent such expenses are approved in advance by the Board of Trustees.

**DECLARATION CERTIFICATION**

Article XXII of the Amended and Restated Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements for Hunter Villas, An Expandable Condominium Project allows that "an amendment of this Declaration . . . shall require the consent of Unit Owners exercising not less than seventy-five percent (75%) of the voting power of Unit Owners."

By unanimous vote of the owners in attendance – exercising greater than the required seventy-five percent (75%) of the voting power – at the November 4, 2004 Annual Meeting of the Hunter Villas Condominium Owners Association, the members approved ratification of the above mentioned amendments.

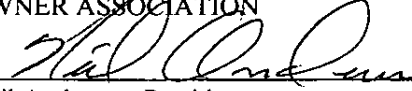
**BYLAWS CERTIFICATION**

Article VII of the Amended and Restated Bylaws of Hunter Villas Condominium Owners Association allows that "no amendment . . . shall take effect unless approved by at least a majority of a quorum of Members present, in person or by proxy, at a duly constituted regular or special meeting of the Members."

By majority vote of the owners in attendance – exercising greater than the required majority of a quorum – at the November 4, 2004 Annual Meeting of the Hunter Villas Condominium Owners Association, the members approved ratification of the above mentioned amendments.

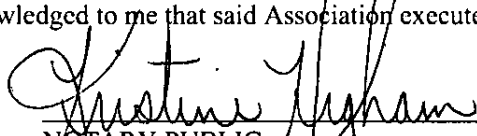
DATED: December 24, 2004

HUNTER VILLAS CONDOMINIUM  
OWNER ASSOCIATION

  
\_\_\_\_\_  
Neil Anderson, President

STATE OF UTAH     )  
                          : ss.  
County of Salt Lake    )

On this 24 day of December 2004, personally appeared before me Neil Anderson, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn, did say that he is the President of the Hunter Villas Condominium Owner Association and that said document was signed by him in behalf of said Association by authority of the corresponding governing documents, and said Neil Anderson acknowledged to me that said Association executed the same.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 2/25/06

DATED: December 24, 2004



HUNTER VILLAS CONDOMINIUM  
OWNER ASSOCIATION

Sue Hughes  
Sue Hughes, Secretary

STATE OF UTAH     )  
                  : ss.  
County of Salt Lake    )

On this 24 day of December 2004, personally appeared before me Sue Hughes, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn, did say that he is an officer of the Hunter Villas Condominium Owner Association and that said document was signed by him in behalf of said Association by authority of its corresponding governing documents, and said Sue Hughes acknowledged to me that said Association executed the same.

Kristine G Higham  
NOTARY PUBLIC

My Commission Expires: 2/25/2006

DATED:       December 24, 2004

