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DOC # 20190015317

Bylaws Page 1 of 3
Russell Shirts Washington County Recorder
04/25/2019 10:26:35 AM Fee \$ 14.00
By MESAS TOWNHOME ASSOCIATION



All lots within the MESAS-AMD 4 Subdivision

THE MESAS TOWNHOME
ASSOCIATION, INC

BY-LAWS

Approved April 23, 2019

Recorded April 25, 2019

Declaration of Covenants, Conditions, and Restrictions
The Mesas Townhome Association, Inc.
301 South 1200 East #46 St. George, UT 84790

ADDENDUM TO THE AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE MESAS TOWNHOME ASSOCIATION, INC. MESAS-AMD 4

THIS IS A DECLARATION of Covenants, Conditions and Restrictions which establishes a planned unit development known as The Mesas Townhomes. This Declaration was originally made and executed on the 10th day of October 1985 by The Mesas Townhome Partnership. The Association desires to update and clarify certain provisions contained in the original Declaration

The Amended and Restated Declaration of Covenants, Conditions and Restrictions of The Mesas Townhome Association, Inc. (hereinafter "Declaration") replaces the original Declaration in its entirety, originally recorded as "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE MESAS TOWNHOMES PARTNERSHIP", and further recorded with the Washington County Recorder as an Amended Declaration December 31, 1990, Entry #0376517, Bk 0585, Pg 0520-0553, and as an Amended Declaration on August 8, 2006, Entry #20060034485, and further recorded with Washington County Recorder as an Amended Declaration December 27, 2011, Entry #20110039633, and as an Amended Declaration on March 21, 2015, Entry #20150031035, and as an Amended Declaration on May 18, 2017, Entry #20170020386, and as an Amended Declaration on March 17, 2018, Entry #20180012391, and as an Amended Declaration March 19, 2019, Entry #20190009911, the terms of which are included in this document.

Amended changes to the By-Laws voted on by mail in ballots and approved at the Mesas Townhomes Board Meeting on April 23, 2019:

ARTICLE VIII
OFFICERS AND THEIR DUTIES

SECTION 12. Treasurer

The Treasurer shall (a) have charge and custody of and be responsible for all funds and securities of the Association, though the Treasurer's signature is not required on any checks of the Association as long as at least two Trustees/Officers have signed the check. In the event the Treasurer signs a check, another Trustee/Officer must sign as well; (b) receive and give receipts for monies due and payable to the Association from any source whatsoever, and deposit all such monies in the name of the Association in such banks, trust companies or other depositories as shall be selected in accordance with the provisions of these By-Laws and in accordance with the laws of the State of Utah; (c) disburse such funds as directed by Resolution of the Board of Trustees; (d) keep proper books of accounting; (e) at the completion of each fiscal year; the Treasurer will cause an annual review of the Association books to be made by a qualified person approved by the Board of Trustees (f) 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 (g) in general, perform all of the duties incident to the Office of Treasurer and such other duties as from time to time may be assigned to said Treasurer by the President or by the Board of Trustees. If required by the Board of Trustees, the Treasurer shall give a bond for the faithful discharge of these duties in such sum and with such surety or sureties as the Board of Trustees shall determine.

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ARTICLE XIII
AMENDMENTS

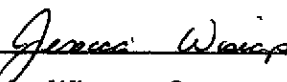
SECTION 1. These By-Laws may be amended at a regular or special meeting of the members, by an instrument signed by not less than fifty-one (51%) of the members.

DATED THIS 25 DAY OF April, 2019

By the Mesas Home Owner Association



Ray DeGooyer, President



Jessica Wisecup, Secretary

State of Utah

Washington County

On the 25 day of April, 2019, personally appeared before me Ray DeGooyer and Jessica Wisecup, who being first duly sworn, did say that this instrument was signed on behalf of the Association by authority of its Trustees; and they acknowledged said instrument to be their voluntary act and deed.

