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By QUAIL LAKE ESTATES HOA



BY LAWS OF

QUAIL LAKE HOMEOWNERS ASSOCIATION

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ARTICLE I- NAME AND LOCATION

The name of the corporation is Quail Lake Homeowners Association, hereafter referred to as the Association.

The principal address of the Association shall be at Quail Lake Clubhouse, 28C Quail Creek Drive, Hurricane, Utah 84737, until changed by resolution of the Board of Trustees but meetings of members and Trustees may be held at such places within the State of Utah as may be designated by the Board of Trustees.

ARTICLE II- DEFINITIONS

Section 1. "Association" shall mean and refer to Quail Lake Homeowners Association, its successors and assigns.

Section 2. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions of Quail Lake Estates, and any amendments.

Section 3. "Plat or Map" shall mean and refer to the subdivision plat recorded with the Declaration captioned "Quail Creek Mobile Home Estates," or any replacements thereof, or additions thereto.

Section 4. "Properties" shall mean and refer to all real property subject to the Declaration.

Section 5. "Common Area" shall mean and refer to that portion of property owned by the Association and shown on the plat as dedicated to the common use and enjoyment of the owners.

Section 6. "Lot" shall mean and refer to any separately numbered and individually described plot of land shown on the plat, designated for private ownership, and shall exclude the common areas.

Section 7. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of fee simple title to any lot which is within the properties. Regardless of the number of parties having ownership in a lot, those parties shall be treated, as a group, as one "owner."

Section 8. "Member" shall mean and refer to every person or entity that holds membership in the Association.

Section 9. "Trustees" shall mean and refer to the governing body of the association

ARTICLE III-MEMBERSHIP AND VOTING RIGHTS

Section 1. Membership. Every person or entity who is owner of any lot shall be a member of the Association. The term "owner" shall include contract purchasers but shall not include persons or entities who hold an interest merely as security for the performance of an obligation unless and until said holder has acquired title pursuant to foreclosure or proceedings in lieu of foreclosure. Membership shall be appurtenant to and may not be separated

from ownership of any lot. Membership in the Association shall automatically transfer upon transfer of title by the record owner to another person or entity.

Section 2. Voting Rights. All members are entitled to one vote for each lot owned except for declarant who, pursuant to the CC&Rs, is entitled to 6/10 of one vote for each lot he owns on which dues are paid. When more than one person holds an interest in any lot, the group of such persons shall be considered a member. The vote for such lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any lot. A vote cast at any association meeting by any of such co-owners, whether in person or by proxy, shall be conclusively presumed to be the vote attributable to the lot concerned unless written objection is made prior to said meeting, or verbal objection is made at said meeting, by another co-owner of the same lot. In the event objection is made, the vote involved shall not be counted for any purpose except to determine whether a quorum exists.

Section 3. Qualification for Membership. No person, or persons, entity or entities shall exercise the rights of membership until satisfactory proof has been furnished to the secretary of the Association of qualification as a member, or nominee of a member, pursuant to the terms of the Articles of Incorporation and the Bylaws. Such proof may consist of a copy of a duly executed and acknowledged warranty deed or title insurance policy showing said person, persons, entity or entities, or the person nominating him qualified in accordance therewith, in which event said deed or title insurance policy shall be deemed conclusive evidence in the absence of a conflicting claim based upon a later deed or title insurance policy.

Section 4. Suspension of Membership Rights. The rights of membership are subject to the payment of annual and special assessments levied by the Association. If a member fails to make payment of any annual or special assessment levied by the Association within thirty (30) days after the same shall become due and payable, the voting rights of such member may be suspended by the Board of Trustees until such assessment has been paid. Rights of a member may also be suspended for violation of any of the use restrictions. Rights of a member also may be suspended after notice and hearing, for infraction of any published rules and regulations established by the Board of Trustees governing the use of the services, facilities or equipment of the Association, for a period not to exceed sixty (60) days. Any first mortgagee shall be entitled to receive, upon request, notification of any default or suspension of a member.

ARTICLE IV-MEETINGS OF MEMBERS

Section 1. Annual Meetings. The annual meeting shall be held for the purpose of electing Trustees, presenting the annual financial report of the Association and for the transaction of such other business as the Board of Trustees may determine. Each annual meeting of the members shall be held in March, on a day and time appointed by the Board of Trustees.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the President or by the Board of Trustees, or upon written request of the members who are entitled to vote one-fourth (1/4) of all of the votes.

Section 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 mailing a copy of such notice, postage prepaid, at least thirty (30) 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. Such notice shall specify the place, date and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 4. Waiver of Notice. The notice provided for herein above is not indispensable and any meeting of the members shall be deemed validly called for all purposes if all members are represented thereat in person or by proxy, or if a quorum is present and waivers of notice of time, place and purpose of such meeting shall be duly executed in writing either before or after said meeting by those members not so represented or not given such notice. The attendance of any member at a meeting in person or by proxy, without protesting prior to the conclusion of the meeting the lack of notice of such meeting, shall constitute a waiver of notice by him.

Section 5. Quorum. Except as hereafter provided, and as otherwise provided in the Articles of Incorporation, the presence at the meeting of members entitled to cast, or of proxies entitled to cast, twenty percent (20%) of all the votes shall constitute a quorum for any action. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

In case of a meeting to change the basis and maximum of the assessments fixed prospectively for any annual period, the presence at the meeting of members, or of proxies, entitled to cast sixty percent (60) of all the votes shall constitute a quorum. If the required quorum is not forthcoming at such a meeting, another meeting may be called, subject to the notice requirement set forth above and the required quorum at any such subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting, provided that no such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

In case of a meeting to authorize special assessments for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, repair or replacement of fixtures and personal property related thereunto, the presence of members or of proxies of two-thirds (2/3) of all members authorized to vote shall constitute a quorum.

Section 6. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary prior to the meeting for which the proxy is valid. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his Lot.

Section 7. Voting. If a quorum is present, the affirmative vote of the majority of the members represented at the meeting shall be the act of all the members, unless the act of a greater number is expressly required by law, by the Declaration, or by the Articles of Incorporation of the Association or elsewhere in these Bylaws. Upon direction of the presiding officer, the vote upon any business before a meeting shall be by ballot, but otherwise any such vote need not be by ballot.

Section 8. Procedure. The order of business and all other matters of procedure at every meeting of members shall be determined by the presiding officer.

ARTICLE V-BOARD OF TRUSTEES: SELECTION: TERM OF OFFICE

Section 1. Number. The affairs of this Association shall be managed by a Board of three (3), five (5) or seven (7) Trustees, the number of persons constituting the whole Board of Trustees to be fixed from time to time by resolution of the Board of Trustees, who must be members of the Association or in the case of multiple co-owners or owners not natural persons, their designees.

Section 2. Term of Office. At each annual meeting, the members shall elect Trustees for terms of two (2) years, with an odd number of Trustees (at least two less than the entire Board) elected in odd-numbered years and an even number of Trustees elected in even-numbered years.

Section 3. Removal. Any Trustee may be removed from the Board, with or without cause, by a majority vote of the members of the Association and any Trustee who shall be absent from three (3) consecutive Board meetings shall be automatically removed from the Board unless determined otherwise by the Board. In the event of death, resignation or removal of a Trustee, a temporary successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor or until special election of a successor.

Section 4. Compensation. No Trustee shall receive compensation for any service he may render to the Association. However, any Trustee may be reimbursed for his actual expenses incurred in the performance of his duties.

ARTICLE VI- NOMINATION AND ELECTION OF TRUSTEES

Section 1. Nomination. Nomination for election to the Board of Trustees shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting of members. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Trustees, and two (2) or more members of the Association. The Nominating Committee shall make as many nominations for election to the Board of Trustees as it shall in its discretion determine, but not less than the number of vacancies that are to be filled.

Section 2. Election. Election to the Board of Trustees shall be by secret written ballot. At such election, the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Articles of Incorporation and these Bylaws. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VII- MEETINGS OF TRUSTEES

Section 1. Regular Meetings. The first meeting of the Board of Trustees will follow the annual meeting of the members. Thereafter, regular meetings of the Board of Trustees shall be held at such date, time and place as may be determined from time to time by resolution of the Board of Trustees. Written notification of each regular Board meeting shall be delivered or mailed to all Trustees at least seven (7) days prior to any regular Board meeting.

Section 2. Special Meetings. Special meetings of the Board of Trustees shall be held when called by the President of the Association, or by any two (2) Trustees, after not less than two (2) days' notice to each Trustee.

Section 3. Quorum. A majority of the number of Trustees shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Trustees present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board, unless a greater number is required by law, the Articles of Incorporation or these Bylaws.

Section 4. Action Taken without a Meeting. The Trustees 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 approval of all the Trustees. Any action so approved shall have the same effect as though taken at a meeting of the Trustees.

ARTICLE VIII-POWERS AND DUTIES OF THE BOARD OF TRUSTEES

Section 1. Powers. The Board of Trustees shall have power to:

- (A) Adopt and publish rules and regulations governing the use of the equipment and facilities of the Association and to establish reasonable admission and other fees for the use thereof;
- (B) Suspend the voting rights and any other rights of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association or in violation of any of the use restrictions. Such rights may also be suspended for infraction of any published rules and regulations, after notice and hearing, for a period of not to exceed sixty (60) days;
- (C) Employ a manager, an independent contractor or such other employees as they deem necessary, and to prescribe their duties;
- (D) Grant easements for public utilities or other public purposes consistent with the intended use of the common area;
- (E) Levy and collect assessments as more fully outlined in the Declaration;
- (F) Purchase insurance as outlined in the Declaration;
- (G) Appoint an Architectural Control Committee and generate guidelines and procedures for the Architectural Control Committee to follow;
- (H) Appoint arbitrators to resolve party wall disputes;
- (I) exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these Bylaws or the Articles of Incorporation;
- (J) Enforce and administer the Declaration of Covenants, Conditions and Restrictions recorded as affecting the properties.

Section 2. Duties. It shall be the duty of the Board of Trustees to:

- (a) Act within thirty (30) days upon any request for approval or disapproval submitted pursuant to the Declaration of Covenants, Conditions and Restrictions.
- (b) 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 one-half (1/2) of the members who are entitled to vote;
- (c) Supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;
- (d) Prepare a roster of the properties and the assessments applicable thereto;
- (e) Fix the amount of the annual assessment against each lot at least thirty (30) days in advance of each annual assessment period;
- (f) Send written notice of each assessment to every owner subject thereto at least thirty (30) days in advance of each annual assessment period;
- (g) foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or bring an action at law against the owner personally obligated to pay the same;
- (h) Furnish a certificate upon demand, and for a reasonable charge, signed by an officer of the Association setting forth whether the assessment on a specified lot has been paid;
- (i) Maintain an adequate reserve fund for maintenance, repairs, and replacement of any elements of the common or limited common areas which must be replaced on a regular basis.
- (j) Cause the Common Areas to be maintained, preserved and kept in good repair

ARTICLE IX- OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Offices. The officers of this Association shall be a President and Vice President, who shall at all times be members of the Board of Trustees, a secretary and a treasurer, who need not be members of the Board of Trustees nor of the Association, and such other officers as the Board may from time to time create by resolution.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Trustees following each annual meeting of the members.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or be removed, or otherwise be disqualified to serve Officers may be reelected to successive terms without limit.

Section 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.

Section 5. Resignation and Removal. Any officer may be removed from office by the Board, which removal may only be for cause. Any officer may resign at any time by giving notice to the Board, or any officer of the Board. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 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

Section 7. Multiple Offices. The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special office created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

- (a) **PRESIDENT:** The president shall preside at all meetings of the Board of Trustees; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.
- (b) **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.
- (c) **SECRETARY:** The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep appropriate current records showing the members of the Association, together with their addresses, and shall perform such other duties as required by the Board.
- (d) **TREASURER:** The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and disburse such funds as directed by resolution of the Board of Trustees; sign all checks and promissory notes of the Association; maintain a roster of properties, assessments and payments; keep proper books of account; issue certificates of payment of assessments; cause an annual audit of the Association books to be made by an accountant at the completion of each fiscal year; notify the Trustees of members who are delinquent in paying assessments and prepare an annual budget and statement of income and expenditures to be represented to the membership at its regular annual meeting, and deliver a copy of the budget and statement to the members at said meeting.

Section 9. Compensation. No salary or other compensation for services shall be paid to any officer of the Association for services rendered by such officer, but this shall not preclude an officer of the Association from

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

Certification

I, the undersigned, do hereby certify:

1. I am the duly elected President of the QUAIL LAKE ESTATES, a Utah Non-Profit Corporation, described as H-QLE-A All of Lots 001-170, with the Washington County Recorder's Office.
2. The foregoing Amended Bylaws constitute the Amended Bylaws of said Corporation as duly adopted at a meeting of the Board of Trustees hereof, held on the 5 day of May, 2015.
3. IN THE WITNESS WHEREOF, I have hereunto set my hand this 5 day of May, 2015.

Jessica Mees
President

Certification

I, the undersigned, do hereby certify:

1. I am the duly elected Secretary of the QUAIL LAKE ESTATES, a Utah Non-Profit Corporation,
2. The foregoing Amended Bylaws constitute the Amended Bylaws of said Corporation as duly adopted at a meeting of the Board of Trustees hereof, held on the 5 day of MAY, 2015.
3. IN THE WITNESS WHEREOF, I have hereunto set my hand this 5 day of May, 2015.

Mary Lamoreaux
Secretary

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On this 5th day of May, 2015 before me personally appeared Jessica Mees & Mary Lamoreaux, personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are signed on the preceding document, and acknowledged before me that he/she/they signed it voluntarily for its stated purpose.

[Signature]
NOTARY PUBLIC

Address: 249 E. Tabernacle #103
St. George, UT 84170
My Commission Expires: _____

