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Manor Lands Business Office  
HC 63 Box 80I  
Evanston, WY 82930

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Bylaws PAGE 1/24

MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER

FEE 543.00 BY MANOR LANDS BUSINESS OFFICE



The amended Bylaws of Manor Lands Property Owners Association ("Association") were adopted by the Association on April 28, 2014, and are attached as Exhibit "A", and the Articles of Amendment and Restatement in Total to the Articles of Incorporation of Manor Lands Property Owners Association a Nonprofit Corporation are attached hereto as Exhibit "B", which are binding upon the following Parcels in, Summit County, State of Utah:

Wilderness Acres Subdivision 1:

WA-1-1-2
WA-1-2
WA-1-3
WA-1-4
WA-1-5
WA-1-6
WA-1-7
WA-1-8
WA-1-9
WA-1-10
WA-1-11
WA-1-12
WA-1-13
WA-1-14
WA-1-15
WA-1-16
WA-1-17
WA-1-18
WA-1-19
WA-1-20
WA-1-21
WA-1-22
WA-1-23
WA-1-24
WA-1-25
WA-1-26
WA-1-27
WA-1-28
WA-1-29
WA-1-30
WA-1-31
WA-1-32
WA-1-33-34
WA-1-34
WA-1-35-AM

WA-1-36-AM

Wilderness Acres Subdivision 2:

WA-2-1
WA-2-2-AM
WA-2-3-AM
WA-2-4
WA-2-5
WA-2-6
WA-2-7
WA-2-8
WA-2-9
WA-2-12
WA-2-12-A
WA-2-13
WA-2-14
WA-2-14-A
WA-2-15

Wilderness Acres Subdivision 3:

WA-3-301
WA-3-301-A
WA-3-302
WA-3-302-A
WA-3-302-A-1
WA-3-302-B
WA-3-303
WA-3-304
WA-3-305
WA-3-306
WA-3-306-A
WA-3-307
WA-3-307-A
WA-3-308-A
WA-3-308-B
WA-3-309

WA-3-310

WA-3-310-A

Wilderness Acres Subdivision 4:

WA-4-401
WA-4-402
WA-4-403
WA-4-404
WA-4-404-A
WA-4-404-B
WA-4-405
WA-4-406
WA-4-407
WA-4-408
WA-4-409
WA-4-410
WA-4-411-A
WA-4-411-412-AM
WA-4-413
WA-4-414
WA-4-415
WA-4-416
WA-4-417
WA-4-418
WA-4-419
WA-4-420-A-AM
WA-4-422
WA-4-423
WA-4-424
WA-4-425-AM
WA-4-427
WA-4-428
WA-4-429
WA-4-430

WA-4-431
WA-4-432
WA-4-435
WA-4-436

Wilderness Acres Subdivision 5:

WA-5-1
WA-5-2
WA-5-3
WA-5-4
WA-5-5
WA-5-6
WA-5-7
WA-5-7-A
WA-5-7-B
WA-5-7-C
WA-5-7-D
WA-5-8
WA-5-9
WA-5-10
WA-5-11
WA-5-12
WA-5-13
WA-5-14
WA-5-15
WA-5-16
WA-5-17
WA-5-18
WA-5-19
WA-5-20
WA-5-21
WA-5-21-A

Wilderness Acres Subdivision 6:

WA-6-601
WA-6-602
WA-6-603
WA-6-604
WA-6-605
WA-6-606
WA-6-607

WA-6-608
WA-6-609
WA-6-610
WA-6-611
WA-6-612-614
WA-6-613
WA-6-614
WA-6-615
WA-6-616
WA-6-617
WA-6-618-1
WA-6-618
WA-6-619
WA-6-620
WA-6-621
WA-6-622
WA-6-623
WA-6-624
WA-6-625
WA-6-626
WA-6-627
WA-6-628
WA-6-629
WA-6-630
WA-6-631
WA-6-632

Wilderness Acres Subdivision 7:

WA-7-701
WA-7-702
WA-7-703
WA-7-704
WA-7-705
WA-7-706
WA-7-707
WA-7-708
WA-7-709
WA-7-709-A
WA-7-710
WA-7-711

WA-7-712-A-AM
WA-7-712-AM
WA-7-713
WA-7-714

Wilderness Acres Subdivision 8:

WA-8-801
WA-8-802
WA-8-803
WA-8-804
WA-8-805
WA-8-806
WA-8-807
WA-8-808
WA-8-809
WA-8-810
WA-8-811
WA-8-812
WA-8-813
WA-8-814
WA-8-815
WA-8-816
WA-8-817
WA-8-818
WA-8-819
WA-8-820
WA-8-821
WA-8-822
WA-8-823
WA-8-824
WA-8-825
WA-8-826
WA-8-827
WA-8-828
WA-8-829
WA-8-830
WA-8-831
WA-8-832
WA-8-833
WA-8-834

WA-8-835
WA-8-836
WA-8-836-A
WA-8-837
WA-8-838
WA-8-839
WA-8-840
WA-8-841
WA-8-842

Wilderness Acres Subdivision 9:

WA-9-901
WA-9-902
WA-9-903
WA-9-904
WA-9-905
WA-9-906
WA-9-907
WA-9-908
WA-9-909
WA-9-910
WA-9-911
WA-9-912
WA-9-913
WA-9-914
WA-9-915
WA-9-916
WA-9-917
WA-9-918
WA-9-919
WA-9-920
WA-9-921
WA-9-922
WA-9-923
WA-9-924
WA-9-925
WA-9-926
WA-9-927
WA-9-928
WA-9-929
WA-9-930

WA-9-931
WA-9-932
WA-9-933
WA-9-934
WA-9-935
WA-9-936
WA-9-937
WA-9-938
WA-9-939
WA-9-940
WA-9-941
WA-9-942
WA-9-943
WA-9-944-A
WA-9-946
WA-9-947
WA-9-948
WA-9-949
WA-9-950

Wilderness Acres Subdivision 10:

WA-10-1001
WA-10-1002
WA-10-1003
WA-10-1004-A
WA-10-1005
WA-10-1006
WA-10-1007
WA-10-1008
WA-10-1009
WA-10-1010
WA-10-1011
WA-10-1012
WA-10-1013
WA-10-1014
WA-10-1015
WA-10-1016
WA-10-1017
WA-10-1018
WA-10-1019

WA-10-1020
WA-10-1021
WA-10-1022
WA-10-1023
WA-10-1023-A
WA-10-1024
WA-10-1025
WA-10-1026
WA-10-1027
WA-10-1028
WA-10-1029
WA-10-1030
WA-10-1031
WA-10-1032
WA-10-1033
WA-10-1034
WA-10-1035
WA-10-1036
WA-10-1037
WA-10-1038
WA-10-1039
WA-10-1040
WA-10-1041
WA-10-1042
WA-10-1043
WA-10-1044
WA-10-1045
WA-10-1046
WA-10-1047
WA-10-1048
WA-10-1049
WA-10-1050
WA-10-1051
WA-10-1052
WA-10-1053
WA-10-1054

Wilderness Acres Subdivision 11:

WA-11-1
WA-11-2

WA-11-3
WA-11-4
WA-11-5
WA-11-6
WA-11-7
WA-11-7A
WA-11-8
WA-11-9
WA-11-10
WA-11-11
WA-11-12
WA-11-13
WA-11-14
WA-11-15
WA-11-16A-AM
WA-11-18A-AM
WA-11-20
WA-11-21
WA-11-22
WA-11-23
WA-11-24
WA-11-25
WA-11-26
WA-11-27
WA-11-28A-AM
WA-11-30

Wilderness Acres Subdivision  
12:

WA-12-1
WA-12-1-A
WA-12-2
WA-12-3
WA-12-4
WA-12-5
WA-12-6
WA-12-7
WA-12-8

WA-12-9
WA-12-10
WA-12-11
WA-12-12

Wilderness Acres Subdivision  
14:

WA-14-2-3
WA-14-3
WA-14-4
WA-14-5
WA-14-6
WA-14-7
WA-14-8
WA-14-9
WA-14-11-A-B
WA-14-11-B

Wilderness Acres Subdivision  
15:

WA-15-1
WA-15-1-A
WA-15-2
WA-15-3
WA-15-3-A
WA-15-4
WA-15-4-B
WA-15-5
WA-15-6
WA-15-7
WA-15-8
WA-15-9
WA-15-10
WA-15-11
WA-15-12
WA-15-13
WA-15-14
WA-15-15
WA-15-16
WA-15-16-A

Wilderness Acres Subdivision  
16:

WA-16-1-A
WA-16-1-B
WA-16-1-C
WA-16-1-D
WA-16-1-D-2
WA-16-2
WA-16-3
WA-16-4
WA-16-5
WA-16-6
WA-16-7
WA-16-16-AM
WA-16-16A-AM
WA-16-17-18
WA-16-18
WA-16-19
WA-16-20
WA-16-21
WA-16-22
WA-16-23
WA-16-24
WA-16-25
WA-16-26-35
WA-16-27
WA-16-28
WA-16-29
WA-16-30
WA-16-31
WA-16-32
WA-16-33
WA-16-34
WA-16-35

Wilderness Acres Subdivision  
17:

WA-17-1
WA-17-2
WA-17-3

WA-17-4	Wilderness Acres Subdivision	Beaver Knolls:	
WA-17-5	19:		BK-1
WA-17-6	WA-19-1		BK-2
WA-17-7	WA-19-2		BK-3
WA-17-8	WA-19-3-AM		BK-4
WA-17-9	WA-19-4-AM		BK-5
WA-17-10	WA-19-5		BK-6
WA-17-11	WA-19-6		BK-7
WA-17-12	WA-19-7		BK-8
WA-17-13	WA-19-8		BK-9
WA-17-14	WA-19-9		
WA-17-15	WA-19-10	SS and others	
WA-17-16	WA-19-11-A		
WA-17-17	WA-19-12	WA-13-SS-2041-26	
WA-17-18	WA-19-13	SS-2047-N	
WA-17-19	WA-19-14	SS-2047-P	
WA-17-20	WA-19-15	SS-2047-R	
WA-17-21	WA-19-16		
WA-17-22	WA-19-17	SS-2047-R-1	
Wilderness Acres Subdivision	WA-19-18	SS-2048-A-1	
18:	WA-19-19	EQ-SS-2048-C	
WA-18-8-AM		SS-2054-D	

EXHIBIT "A"

**BYLAWS**  
**OF**  
**MANOR LANDS PROPERTY OWNERS ASSOCIATION**

THE FOLLOWING ARE THE AMMENDED AND RESTATED BYLAWS OF THE  
CORPORATION AND THEY REPLACE ALL PRIOR BYLAWS:

**ARTICLE I**

**DEFINITIONS**

The following terms used in these Bylaws are defined as follows:

1. "**Association**" means the Manor Lands Property Owners Association.
2. "**Articles of incorporation**" means the original Articles of Incorporation of the Manor Lands Property Owners Association and all amendments that have been filed with the State of Utah.
3. "**Bylaws**" mean the bylaws adopted for the regulation or management of the affairs of the Association by a two-thirds (2/3rd) vote of the Members in Good Standing present at any general meeting.
4. "**Regulations**" means the rules adopted for the regulation and management of the affairs of the Association by the Board of Directors.
5. "**Minutes**" means the official approved notes of decisions and actions taken by the Board of Directors, or by the Members.
6. "**Property**" means Wilderness Acres subdivisions, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 19, Beaver Knolls and Wilderness Acres (WA).
7. "**Lot**" means a single subdivided parcel of real estate in the Property.
8. "**Owner**" means and refers to one or more persons or entities that are the record owner of a fee simple title to any Lot which is a part of the Property, including contract buyers, but excluding those having such interest merely as security for the performance of an obligation. Owners also include any person or entity that has agreed in writing to become an Owner and has been approved as an Owner by the Board of Directors.
9. "**Member**" means and refers to every person or entity that is an Owner in the Association.
10. "**Member in Good Standing**" means any Owner whose dues and assessments are paid in full or on contract payment and are current with Manor Lands Property Owners Association.
11. "**Declaration**" means and refers to the Declaration of Establishment of Protective Restrictions and Covenants.
12. "**Wilderness Acres**" means Property.

## **ARTICLE II**

### **ORGANIZATION**

**Section 1: Name:** This organization shall be known as the Manor Lands Property Owners Association.

**Section 2: Purpose:** The purpose and objectives of this Association shall be as follows:

**General:** To protect, preserve, and improve the Property in Wilderness Acres, Summit County, State of Utah for the beneficial use of the Owners, and to preserve the wilderness beauty and grandeur of the area.

**Specific:**

- (a) To obtain adequate security and fire protection for Wilderness Acres.
- (b) Form an Architectural Control Committee for the Property to insure the enforcement of the Declarations, Bylaws and for the protection of the owners.
- (c) To study zoning requirements and work with the county to enforce them.
- (d) To work for improvements (no black-top) and maintenance of roads and traffic control in the Property.
- (e) To maintain and enhance the natural environment.
- (f) To serve the public interest without becoming a tool to special interest groups or attempting to solve personal or two party disputes.

**Section 3: Principal office:** The principal office for the transaction of the business of the Association shall be determined by the Board of Directors but shall be located in the State of Utah. The Board of Directors is hereby granted full power and authority to change said principal office from one location to another within said State of Utah.

**Section 4:** The Association shall be a non-profit, non-political, non-sectarian, non-racial organization.

## **ARTICLE III**

### **MEMBERS**

**Section 1: Membership:** Every Member of this Association shall be subject to the provisions of the Articles of Incorporation and these Bylaws. No Owner shall have more than one membership for each Lot owned. Membership shall be appurtenant to and may not be separated from the fee ownership or the contract purchase of any Lot, which is subject to assessment, by the Association. Ownership or contract purchase of such lot shall be the sole qualification for membership.

**Section 2: Transfer:** The membership held by any Owner of a Lot shall not be transferred, pledged or alienated in any way, except upon the sale or encumbrance of such Lot, and then only to the purchaser of such



Lot. Any attempt to make a prohibited transfer is void, and will not be reflected upon the books and record of the Association. In the event the Owner of any Lot should fail or refuse to transfer the membership registered in his name to the purchaser of such Lot, the Association shall have the right to record the transfer upon the books of the Association.

Section 3: Termination of Membership: Membership in the Association shall automatically terminate when a Member sells and transfers the Lot.

Section 4: Voting rights: All Members shall be entitled to one vote for each Lot in which they hold the interest required for membership by Article III providing each individual Lot is being assessed and dues are current on each Lot. When more than one person holds such interest in any Lot, all such persons shall be Members. 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.

Section 5: Plural Membership: A Member may own more than one membership in this Association by complying with the qualifications of membership as set forth in Section 1 and Section 4 of this Article.

Section 6: Dues and Assessments: Members of the Association shall be jointly, severally and personally liable for the payment of such dues and assessments as may from time to time be fixed and levied by the Board of Directors with the assent of two-thirds (2/3<sup>rd</sup>) of the voting Members at a regular meeting or any special meeting called for that purpose as outlined in Article IV of these Bylaws; provided, however, that such levy must be applied in a uniform manner among Members. Changes in the amount of the annual dues from one year to the next will be limited to 15%, and the due date and delinquency date for the annual dues will be determined by the Board of Directors, and will be set a minimum of one year in advance. If such dues and assessments are not paid by the Member when they are due, they shall bear interest from the date of delinquency at a per annum rate determined by the Board of Directors. Also, the Board of Directors may require the delinquent Member to pay a late charge in an amount determined by the Board of Directors. The Board of Directors, however, upon good cause being shown by the Member for said delinquency may extend the time for payment under special circumstances, provided good cause is shown by said Member within sixty (60) days prior to the date of delinquency.

Section 7: Enforcement of Payment of Dues and Assessments: Should any Member fail to pay their dues and assessments before delinquency, the Association, in the discretion of the Board of Directors, shall have the right to enforce payment of such delinquent dues and assessments by (a) filing and maintaining legal action against such delinquent Member, or (b) recording in the office of the county recorder a claim of lien for such delinquent dues and assessments against the Lot owned by the delinquent Member and by foreclosing such lien in accordance with the laws of the State of Utah then in effect governing the foreclosure of mortgages on real property. There shall be added to any claim hereunder the amount of such delinquent dues and assessments, the late charge, the costs of preparing and filing the complaint or the lien, and in the event a judgment is obtained, such judgment may include said interest and a reasonable attorney's fee, together with the costs of action. No membership may be transferred to a subsequent Owner until all dues, interest, penalty charges, or judgments have been paid in full.

Section 8: Curing of Delinquency: Upon the timely curing of any delinquency for which a notice of claim of lien or any such action has been filed by the Association pursuant to section 7 of this Article, the officers of the Association shall file or record an appropriate release of such notice or dismissal of such action, as the case may be, upon the payment by the delinquent Member of a fee, to be determined by the Board of Directors, to cover the costs of preparing or filing and recording such release, together with the payment of such other costs, interests or fees as shall accrued in connection with the delinquency.

## **ARTICLE IV**

### **MEETINGS OF MEMBERS**

Section 1: Place of Meeting: All meetings of Members shall be held at the principal office of the Association, or at such other place as may be fixed from time to time by resolution of the Board of Directors.

Section 2: Annual Meetings: The Board of Directors shall during the month of April each year, call a meeting of the entire membership for the purpose of the annual election of directors, and annual report to the Members. At least thirty (30) days prior to the meeting, the Board of Directors shall prepare and mail (electronic mail is acceptable for those members who agree to receive notifications electronically by providing an email address to the board of directors) to each Member notification of the meeting specifying the place, the day and the hour of the meeting, a meeting agenda including the business to be conducted, a statement of receipts, budget and expenditures for the previous year, a proposed budget for the following year, and a ballot of Board of Director candidates, and a list of any new Regulations.

Section 3: Special Meetings: Special meetings of the Members for any purpose may be called at any time by the Board of Directors.

Section 4: Notice of Meetings: Written notice of meetings, annual or special, shall be given to each Member entitled to vote, either personally, via electronic delivery or by sending a copy of the notice through the mail, postage pre-paid, to the address or email address appearing on the books of the Association, or supplied by the Owner to the Association for the purpose of notice. It shall be the Members' responsibility to notify the Secretary of the Association of any address or email address change. All such notices shall be sent to each Member entitled thereto not less than ten (10) days, (unless otherwise specifically specified differently for a particular meeting by these Bylaws), before each meeting, and shall specify the place, the day and the hour of such meeting, and in the case of special meetings, the general nature of the business to be transacted. If delivery is by mail, it shall be deemed to have been delivered 48 hours after a copy of the same has been deposited in the United States mail. When any meeting of Members, either annual or special, is adjourned for thirty (30) days or more, notice of the time and place of the next date for the adjourned meeting shall be given as in the case of an original meeting. Except as foresaid, it shall not be necessary to give any notice of the next date for an adjournment meeting.

Section 5: Quorum: Those present at the meeting of Members who are entitled to cast votes or proxies shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these Bylaws. Except where a different portion of the voting power is required by the Articles of

Incorporation, the Declaration or these Bylaws, a two thirds (2/3<sup>rd</sup>) vote of Members present, in person or by proxy, shall prevail at all meetings.

Section 6: Proxies: Every Member entitled to vote or execute consents shall have the right to do so either in person, or by an agent or agents authorized by a written proxy signed by such Member or his duly authorized agent. Only Members in Good Standing can solicit proxies. A solicitation for proxy shall include a proxy statement. The solicited proxy statement shall give the name of the agent who will exercise the proxy, show the meeting, including the place, date, and time, and inform the Member how the agent will vote and/or provide the Member a means to give the agent written instruction on how to vote on specific elections, proposals and items. Any and all proxies shall be filed with the secretary of the Association forty eight (48) hours prior to the meeting that the proxies are to be exercised. No proxy shall be valid after the date of the meeting for which it was given.

Section 7: Action without Meeting: Any action which, under any provision of the Articles of Incorporation, these Bylaws or the general non-profit corporation law of the State of Utah, may be taken at a meeting of Members, may be taken without a meeting if authorized in writing signed by two-thirds (2/3<sup>rd</sup>) of the Members entitled to vote and filed with the secretary of the Association.

Section 8: Meeting Rules: Robert's Rules of Order (revised) will be followed in governing all meetings of the Association.

## ARTICLE V

### DIRECTORS

Section 1: Powers: Subject to limitations of the Articles of Incorporation, the Declaration, or these Bylaws and the Utah Corporations Code as to action to be authorized or approved by the Members, and subject to the duties of the directors as prescribed by these Bylaws, all corporate powers shall be exercised by or under the authority of, and the business and affairs of the Association shall be controlled by the Board of Directors. Without prejudice to such general powers but subject to the same limitations the Board of Directors is vested with and shall have the following powers:

- (a) To select, appoint, and remove all officers, agents, and employees of the Association, to prescribe such powers and duties for them as may be consistent with law, with the Articles of incorporation, the Declaration and/or these Bylaws, to fix their compensation and to require from them security for faithful service when deemed advisable by the Board of Directors.
- (b) To conduct, manage and control the affairs and business of the Association, and to make and enforce such rules and Regulations therefore consistent with law, with the Articles of incorporation and/or these Bylaws, as the Board of Directors may deem necessary or advisable. A Regulation may be vetoed by a majority vote of the Members present at an annual meeting of the Association.
- (c) To change the principal office for the transaction of the business of the Association from one location to another within the State of Utah as provided in Article II, Section 3 of these Bylaws.
- (d) To borrow money and to incur indebtedness for the purpose of the Association provided the total indebtedness does not exceed two-thirds(2/3<sup>rd</sup>) of the reserve funds and the debt is retired within

five (5) years of its incurrence, and to cause to be executed and delivered therefore, in the Association's name, promissory notes, bonds, deeds of trust, mortgages, pledges or other evidence of debt and security therefore; to fix and levy from time to time regular dues and assessments upon the Members of the Association with the assent of two-thirds (2/3<sup>rd</sup>) of the voting Members at a regular meeting or any special meeting called for that purpose as outlined in Article IV of these Bylaws; to fix and levy from time to time in any calendar year special assessments applicable to that year only for capital improvements with the assent of two-thirds (2/3<sup>rd</sup>) of the voting Members at a regular meeting or any special meeting called for that purpose as outlined in Article IV of these Bylaws; to determine and fix the due date for the payment of such dues and assessments, and the date upon which the same shall become delinquent pursuant to Article III Section 6 of these Bylaws; provided, however, that such dues and assessments shall be fixed and levied only to provide for the payment of the expenses of the Association and of taxes and assessments upon real or personal property owned, leased, controlled or occupied by the Association, or for labor rendered or materials or supplies used and consumed, or equipment and appliances furnished for the maintenance, improvement or development of such property or for the payment of any and all obligations in relation thereto, or in performing or causing to be performed any of the purposes of the Association for the general benefit and welfare of its Members, and the Board of Directors is hereby authorized to incur any and all such expenditures for any of the foregoing purposes and to provide adequate reserves for replacements as it shall deem to be necessary or advisable in the interest of the Association or welfare of its Members. Such assessments shall be fixed at a uniform rate for all Members. Should any Member fail to pay such dues and assessments before delinquency, the Board of Directors in its discretion is authorized to enforce the payment of such delinquent dues and assessments as provided in Article III, Section 7 of these Bylaws.

- (e) To enforce the provisions of the Declaration covering the Property, these Bylaws or other agreements of the Association.
- (f) To contract for and pay fire, casualty, liability and other insurance insuring the Association common areas, including bonding of the members of any management body, if deemed advisable by the Board of Directors.
- (g) To contract for and pay maintenance, utilities, materials and supplies, and services relating to the common areas and to employ personnel necessary for the operation of the Association including security personnel, legal services, bookkeeping services, and accounting services. To contract for and pay for improvements to community facilities.
- (h) To delegate its powers according to law.
- (i) To grant easements where necessary for utilities over the common area to serve the common areas.

Section 2: Number and Qualification of Directors: The Board of Directors shall consist of the number of directors named in the Articles of Incorporation (not less than three (3) nor more than nine (9)) until changed by an amendment of the Articles of Incorporation, fixing or changing such number, adopted by the vote or written assent of Members entitled to exercise a two-thirds (2/3<sup>rd</sup>) majority of the voting power.

Director candidacy is open to any natural person who is a Member in Good Standing or an owner of a Member in Good Standing in the Association that also meets the term limit and break in service provisions provided for in Section 3 of this Article. In no event shall more than one Member in Good Standing per dues paying Lot be eligible for director candidacy or to serve as a director.

Section 3: Election and Term of Office: The directors shall be elected at each annual meeting of Members, but if any such annual meeting is not held, or if the directors are not elected there at, the directors may be elected at any special meeting of Members held for that purpose.

The Board of Directors shall appoint a nominating committee of at least three (3) Members, eight (8) weeks before the meeting held to elect directors. The committee shall meet and select a slate of names for the vacant director positions. The minimum number of names selected shall be twice as many as the number of vacant director positions. All nominees shall meet the qualifications in Section 2 of this Article. The committee shall contact all nominees and obtain their concurrence to serve. This slate shall be placed in the hands of the secretary of the Association not later than forty-five (45) days before the meeting, and the secretary shall forward copies to the general membership no later than thirty (30) days before the meeting. Members in Good Standing who wish to vote in absentia shall use the ballot of Board of Director Candidates provided them in the notification of the meeting held to elect directors. The voted ballot must be returned and in the hands of the Secretary within forty-eight (48) hours prior to the meeting held to elect directors. A ballot shall be prepared and given to each Member in Good Standing at the meeting. Nominations may be made from the floor at the meeting, and written in on the ballot. A Member will vote his wishes in secret and deposit his voted ballot in a provided ballot box. A count of the ballots will be made and the results announced at the end of the meeting.

All directors shall hold office until their respective successors are elected. The term of office shall be for three (3) years.

A director may only serve two consecutive terms (six years total). If a director serves two consecutive terms or if a director's service is terminated for any reason, a break in service of a minimum of two years must occur, before said person will be eligible to serve as a director again.

Section 4: Vacancies: A vacancy or vacancies shall be deemed to exist in case of the death, resignation or removal of any director, or if the Members shall increase the authorized number of directors but shall fail to elect the additional directors as provided for at the meeting at which such increase is authorized, or at an adjournment thereof, or incase the Members fail to at any time elect the full number of the authorized directors.

Vacancies on the Board of Directors shall be filled by a majority of the remaining directors, though less than a quorum, electing a successor who meets the qualification for a director pursuant to Section 2 of this Article to serve the unexpired term. Each director so elected shall hold office until his successor is elected at an annual meeting of Members, or at a special meeting called for that purpose. If any director tenders his resignation to the Board of Directors, the Board shall elect a successor to take office at such time as the resignation shall become effective. For all other vacancies, the Board shall elect a successor to take office within sixty (60) days after said vacancy.

The time served as a director by a person who is elected by the Board of Directors to serve an unexpired term shall be considered as a full term as applies to the six-year term limit pursuant to Section 3 of this Article.

No reduction of the number of directors shall have the effect of removing any director prior to the expiration of his term of office.

Section 5: Place of Meetings: All meetings of the Board of Directors shall be held any place or places within the State of Utah, designated at any time by resolution of the Board or by written consent of all members of the Board of Directors. Association Members desiring to attend should contact a member of the Board of Directors for the location.

Section 6: Organization Meeting: At the first Board of Directors Meeting which shall be within sixty (60) days following the election of directors, the Board of Directors shall hold a regular meeting for the purpose of organization, election of officers and the transaction of other business. At this meeting the Board of Directors shall select from their group a President, a Vice-President, a Secretary and a Treasurer from the directors who have served on the current Board of Directors for at least one (1) year or at the discretion of the Board, previous board experience may be considered in lieu of 1 year tenure. Notice of such meeting is hereby dispensed with.

Section 7: Other Regular Meetings: Other regular meetings of the Board of Directors may be held at such place and date and hour as may be fixed from time to time by resolution of the Board of Directors. Notice of all such regular meetings of the Board of Directors is hereby dispensed with.

All meetings of the Board of Directors are open to Members in Good Standing except meetings where legal judgments against an individual or entity are pending and information regarding legal action is privileged to protect the individual's or entity's rights of privacy.

The Board of Directors shall have the inherent right to adopt rules and procedures to govern the Board of Directors meetings, and said rules and procedures shall be on file and opened for inspection by any director or any Member of the Association.

Members who wish to conduct business with the Board must contact the President no later than forty-eight (48) hours prior to the meeting to be placed on the agenda.

Section 8: Special Meetings - Notices: Special meetings of the Board of Directors for any purpose may be called at any time by the President, or if he is unable to or refuses to act, by the Vice President or by any two directors.

Written notice of the time and place of special meetings shall be delivered personally to the directors or sent to each director by letter, postage prepaid, addressed to him at his address as it is shown upon the records of the Association, or by electronic mail at least ten (10) days prior to the special meeting. Such delivery, mailing or electronic mailing as provided here in shall be legal and personal notice to each such director.

Section 9: Waiver of Notice: The transaction of any business at any meeting of the Board of Directors, however called and noticed, or wherever held, shall be as valid as though a meeting had been duly held after regular call and notice, if a quorum be present, and if, either before or after the meeting, each of the directors not present signs a written waiver of notice or a consent to holding such meeting or an approval of the Minutes thereof. All such waiver, consents, or approvals shall be filed with the records of the Association or made a part of the Minutes of the meeting.

Section 10: Quorum: A majority of the number of directors as fixed by the Articles of Incorporation shall be necessary to constitute a quorum for the transaction of business, except to adjourn as herein after provided.

Every act or decision made or done by a majority of all the directors then in office at a meeting duly held at which a quorum is present shall be regarded as the act of the Board of Directors.

Section 11: Adjournment: A quorum of the directors may adjourn any Board of Directors meeting to meet again at a stated day and hour provided, however, that in the absence of a quorum, a majority of the directors present at any Board of Directors' meeting, either regular or special, may adjourn from time to time until the time fixed for the next regular meeting of the Board of Directors.

Section 12: Action of Board without a Meeting: Notwithstanding anything to the contrary contained in the Bylaws, any action required or permitted to be taken by the Board of Directors may be taken without a meeting and without notice if all members of the Board of Directors shall individually or collectively consent in writing to such action. Such written consent or consents shall be filed with the Minutes of the proceedings of the Board of Directors. Such action by written consent shall have the same force and effect as a unanimous vote of such Directors.

Section 13: Fees and Compensation: No director or officer shall receive any salary for his services as such officer or director. Nothing herein contained shall be construed to preclude any director or officer from serving the Association as agent, counsel, or any capacity other than as such director or officer, and receiving compensation therefore, provided that the vote of any director who is selected to so serve and receive compensation shall not be counted when selection is made.

Section 14: Indemnification of Directors, Officers, and Employees: Except to the extent prohibited by then applicable law, this corporation shall reimburse, indemnify and hold harmless each present and future director, officer, and employee of this corporation and each person who, at the request of this corporation acts as a director, officer or employee of any other corporation in which this corporation has an interest, from and against all loss, cost, liability and expense which may be imposed upon or reasonably incurred by him, including reasonable settlement payments, in connection with any claim, action, suit or proceedings, or threat thereof, made or instituted in, which he may be involved or be made party by reason of his being or having been a director, officer or employee of this corporation or such other corporation, or by reason of any action alleged to have been taken or omitted by him in such capacity, unless it is proven in a court of law that the director, officer, or employee committed against the corporation an act of gross negligence, fraud or criminal misconduct.

The right of indemnification provided in this section shall insure to each person referred to in this section, whether or not the claim asserted against him is based on matters which arose in whole or in part prior to the adoption of this section and in the event of his death shall extend to his legal representatives. The right of indemnification provided in this section shall not be exclusive of any other rights to which any such person, or any other individual may be entitled as a matter of law (including, without limitation, his rights under the Utah State Corporation Code), or under any agreement, vote of directors or vote of the Members.

Section: 15 Removal of a Director: A director may be removed by a unanimous vote of the other directors, or by a majority vote of the Members present at any annual or special meeting of the membership.

## ARTICLE VI

### OFFICERS

Section 1: Officers: The officers shall be President, Vice President, Secretary and Treasurer, which officer shall be elected from the directors who have served on the current Board of Directors for at least one (1) year or at the discretion of the Board, previous board experience may be considered in lieu of 1 year tenure. The officers hold office at the pleasure of the Board of Directors. The same person may not hold any two or more of such offices.

Section 2: Election: The officers of the Association, except such officers as may be appointed in accordance with the provisions of Section 3 or Section 5 of this Article, shall be chosen annually by the Board of Directors, and each shall hold his office until he shall resign or shall be removed or otherwise disqualified to serve, or until his successor shall be elected and qualified.

Section 3: Subordinate Officers: The Board of Directors may appoint such other officers as the business of the Association may require, each of whom shall hold office for such period, have such authority and perform such duties as are provided in these Bylaws or as the Board of Directors may from time to time determine.

Section 4: Removal and Resignation: Any officer may be removed, either with or without cause, by the vote of a majority of all the directors then in office at any regular or special meeting of the Board of Directors at which a quorum is present.

Section 5: Vacancies: A vacancy in any office because of death, resignation, removal, disqualification or any other cause shall be filled by the Board of Directors electing from the current directors a successor to serve the unexpired term of the officer. A successor for the office of President, Vice President, Secretary, or Treasurer shall meet the requirements in Section 1 of this Article.

Section 6: President: The President shall be the chief executive officer of the Association and shall, subject to the control of the Board of Directors, have general supervision, direction, and control of the business and officers of the Association, and shall have such powers, duties and responsibilities as may be prescribed by the Board of Directors or these Bylaws.

The President shall appoint such committees as authorized by the Board of Directors, and he shall be an ex officio member of all standing committees. Said committees shall be composed only of Members in Good Standing.

The President shall preside at all meetings of the Association and of its Board of Directors. The President shall have such other powers and perform such other duties as from time to time may be prescribed for him by the Board of Directors or these Bylaws.

Section 7: Vice President: In the absence or disability of the President, the Vice President shall perform all the duties of the President, and when so acting, shall have all the powers of, and be subject to all the restrictions upon the office of President. The Vice-President shall be the chairman of the Architectural Control Committee. The Vice President shall have such other powers and perform such other duties as from time to time may be prescribed for him by the Board of Directors or these Bylaws.



Section 8: Secretary: The Secretary shall keep, or cause to be kept, a book of Minutes at the principal office or such other place as the Board of Directors may order, of all meetings of the Board of Directors and Members, with the time and place of the holding of same, whether regular or special, and if special, how authorized, the notice there of given, the names of those present or represented at Members' meetings and the proceedings thereof. The Minutes of all the Board of Directors' meeting shall include the voting record of each director.

The Secretary shall keep, or cause to be kept, at the principal office, a membership register showing the following:

- (a) The names of the Members and their addresses.
- (b) The Lot which each membership owns.
- (c) The number of memberships held by each Member.
- (d) The number of votes represented by each Member.
- (e) The number and date of membership certificates issued, if any.
- (f) The number and date of cancellation of membership certificates, if any.

The Secretary shall keep, or cause to be kept, at the principal office, the names and addresses of the Board of Directors and their current term(s) of service.

The Secretary shall give, or cause to be given, notice of all meetings of the Members and of the Board of Directors required by these Bylaws or by law to be given.

The Secretary shall have such other powers and perform such other duties as may be prescribed by the Board of Directors or these Bylaws.

Section 9: Treasurer: The Treasurer shall keep and maintain, or cause to be kept and maintained, adequate and correct accounts of the properties and business transactions of the Association using usually accepted accounting principles. The books of account shall at all reasonable times be open to inspection by any director or by any Member.

The Treasurer shall deposit or cause to be deposited all monies and other valuables in the name and to the credit of the Association with such depositories as may be designated by the Board of Directors. The Treasurer shall disburse or cause to be distributed the funds of the Association as may be ordered by the Board of Directors. The Treasurer shall quarterly review and substantiate all disbursements of funds and report the results of the review to the Board of Directors.

The Treasurer shall render to the President and directors, whenever they request it, an account of all of his transactions as Treasurer and of the financial conditions of the Association.

The Treasurer shall prepare a statement of receipts, budget and expenditures for the previous year and a budget for the following year to be sent to the Members at least thirty (30) days before the annual General Membership Meeting in April.

The Treasurer shall prepare or have prepared and submit all county, state, and federal government reports and taxes.

The Treasurer shall have such other powers and perform such other duties as may be prescribed by the Board of Directors or these Bylaws.

## ARTICLE VII

### MISCELLANEOUS

Section 1: Record Date and Closing Membership Register: The Board of Directors may fix a date after the annual membership due date for dues, not exceeding thirty (30) days preceding the date of any annual or special meeting of the Members, as a record date for the determination of the Members entitled to notice of and to vote at any such meeting, and in such case only Members of record on the date so fixed shall be entitled to notice of and to vote at such meeting, notwithstanding any transfer of any membership on the books of the Association after any record date so fixed. For the purpose of determining such record date, the Board of Directors may close the books of the Association against transfer of membership during the whole, or any part, of such period.

Section 2: Inspection of Corporate Records: The Membership register, the books of account, and Minutes of meetings of the Members' and the Board of Directors' meetings shall be open to the inspection of the directors and Members at reasonable times from time to time and in the manner provided in the Corporations Code of the State of Utah relating thereto.

Section 3: Checks, Drafts, etc.: All checks, drafts, or other orders for payment of money, notes or other evidences of indebtedness, issued in the name of or payable to the Association, shall be signed or endorsed by such officer or officers and in such manner as, from time to time, shall be determined by resolution of the Board of Directors.

Section 4: Contracts, etc., How Executed: The Board of Directors, except as in these Bylaws otherwise provided, may authorize any officer or officers, agents or agent, to enter into any contract or execute any instrument in the name of and on behalf of the Association, and such authority may be general or confined to specific instances; and unless so authorized by the Board of Directors, no officer, director, agent or employee shall have any power or authority to bind the Association by any contract or engagement or to pledge its creditor to render it liable for any purpose or for any amount.

Section 5: Inspection of Bylaws: The Association shall keep in its principal office for the transaction of business the original or a copy of the Bylaws as amended which shall be open to inspection by all of the Members at all reasonable times.

Section 6: Annual Independent Compilation or Review: The Board of Directors shall arrange for an annual independent accountant's compilation or review of the accounts of the Association, and a copy of such compilation or review shall be available for the inspection of each Member, officer or director of the Association within thirty (30) days of completion thereof.

Section 7: Basis for Association Business: The Association will conduct all its business on a calendar year basis.

Section 8: Singular Includes Plural: Wherever the context of these Bylaws requires same, the singular shall include the plural and the masculine shall include the feminine.

## ARTICLE VIII

### AMENDMENTS

Section 1: Powers of Members: The Bylaws of this Association may be adopted, amended or repealed by the vote or written assent of Members entitled to exercise a two-thirds ( $2/3^{\text{rd}}$ ) majority of the voting power, or the vote of a two-thirds ( $2/3^{\text{rd}}$ ) majority of Members present at a meeting of Members duly called for such purpose provided the proposed amendment has been submitted to each Member together with the advance notice thirty (30) days before said meeting.

Section 2: Record of Amendment: Whenever an amendment or a new Bylaw is adopted, it shall be placed in the book of Bylaws in the appropriate place. If any Bylaw is repealed, the fact of repeal, with the date of the meeting at which the repeal was enacted or written assent was filed, shall be stated in said book.

Section 3: Conflicts: In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles control; and in the case of any conflict between the Declaration and these Bylaws, these Bylaws shall control; and in the case of any conflict between the Restrictive Covenants and the Bylaws the Restrictive Covenants have priority.

EXHIBIT "A"

These amendments and restatement to the Bylaws were presented to the Members on the 28<sup>th</sup> day of April 2014 in the annual meeting of the Manor Lands Property Owners Association. After said amendments were fully discussed and analyzed a motion was made to adopt these amendments to the Bylaws which would be binding upon the members of the Manor Lands Property Owners Association after the date of adoption. A vote was taken from the membership and a majority of more than two-thirds of said members voted to adopt the amendments.

IN WITNESS WHEREOF, the President and Secretary of the Manor Lands Property Owners Association 2014 Board of Directors hereby sign this Amendment and restatement of the Bylaws through authority given them in the meeting of the Members of the Manor Lands Property Owners Association who adopted this amendment.

President

  
Wes Johnson

Secretary

  
Michael Bettin

STATE OF UTAH

)

: ss

COUNTY OF

Salt Lake

)

Subscribed, sworn to and acknowledged before me by Wes Johnson, President and Michael Bettin, Secretary whose identities are known to me or proven to me on the basis of satisfactory evidence, this 18<sup>th</sup> day of June, 2014.

  
NOTARY PUBLIC



Exhibit "B"

**ARTICLES OF AMENDMENT AND RESTATEMENT IN TOTAL TO THE  
ARTICLES OF INCORPORATION OF  
MANORLANDS PROPERTY OWNERS ASSOCIATION  
A NONPROFIT CORPORATION**

Pursuant to the provisions of the Utah Nonprofit Corporation and Cooperative Association Act ("Act"), the undersigned being the President and the Secretary of Manor Lands Property Owners Association do hereby amend in total and restate the Articles of Incorporation as follows:

**ARTICLE I  
PURPOSE**

The nonprofit Corporation is organized to protect, preserve, and improve the Property (as defined in the Bylaws) in Wilderness Acres Subdivisions in Summit County, State of Utah for the beneficial use of the Owners, and to preserve the wilderness beauty and grandeur of the area. Specifically, the Corporation is organized to obtain adequate security and fire protection for the Property and have all architectural control committee to insure the enforcement of the declarations, Bylaws and for the protection of the Owners, to work on improvements and maintenance of roads, and for traffic control.

**ARTICLE II  
NAME**

The name of the nonprofit Corporation is "Manor Lands Property Owners Association" (the "Corporation").

**ARTICLE III  
REGISTERED OFFICE AND REGISTERED AGENT**

The street address and the current registered office is: Manor Lands Business Office, HC 63 Box 80I, Evanston, WY 82930. While the mailing address is Evanston, WY the actual physical address is in Utah at 4832 Wilderness Road in Manor Lands.

The name and address of the Corporation's registered agent is: L. S. McCullough, II, 10 East South Temple #900, Salt Lake City, Utah 84133. The appointment as registered agent for Manor Lands was accepted in the 2005 Articles registered with Summit County.

**ARTICLE IV  
INCORPORATOR**

The initial incorporator of this Corporation was Richard Bird, of 4010 Van Buren, Ogden, Utah 84403.

**ARTICLE V  
MEMBERS**

This is a nonprofit corporation and will have voting Members. The Members of this Corporation shall be those persons or entities who own Property as defined in the Bylaws in Wilderness Acres Subdivisions. These Members shall

## **Exhibit "B"**

also be deemed to be Owners. The terms "Property, Lot, Owner and Member" are defined in the Bylaws.

### **ARTICLE VI SHARES**

The Corporation will not issue shares of stocks evidencing membership.

### **ARTICLE VII BOARD OF DIRECTORS**

The Board of Directors shall consist of not less than three (3) and not more than nine (9) Members of whom a majority shall form a quorum for conducting business of the Corporation; said directors to be elected and hold office as set forth in the Bylaws adopted by the Corporation which Bylaws and amendments to the Bylaws shall be approved by a two-thirds ( $2/3^{\text{rd}}$ ) vote of the Members who are in attendance at any meeting held for the purpose of adopting or amending the Bylaws.

### **ARTICLE VIII MEETINGS AND NOTICES**

All meetings of the Directors and Members of the Corporation shall be preceded by not less than ten (10) days written notice to the Members. Said notices shall contain the time, place and purpose or purposes of said meeting. Notice of the time, place and purpose or purposes of any meeting of the Members or the Board of Directors may be waived in writing either before or after such meeting is held.

### **ARTICLE IX POWER OF THE MEMBERS AND THE BOARD**

The Members of the Corporation shall have the power to make and alter the Bylaws including the fixing and altering the number of directors, provided they do so in any regularly scheduled meeting of the Members and do so by a vote of two-third ( $2/3^{\text{rd}}$ ) of the Members in attendance at the meeting held for the purpose of amending the Bylaws.

The Board of Directors shall have the power to appoint such officers or committees as the board may deem necessary for transaction of corporate business.

### **ARTICLE X DUTIES OF THE OFFICERS**

The President shall be the chief executive officer of the Corporation. He shall preside over all meetings of the board and of the Members. He shall have general and active management of the business of the Corporation and shall see that all orders and resolutions of the board are carried into effect. The president shall be an ex officio member of all standing committees and shall have the general powers and duties of supervision and management assigned to him by the board.

Exhibit "B"

**ARTICLE XI  
DUES**


Dues for Members shall be submitted to the Members of the Corporation by the directors at their annual meeting and said dues shall be approved by a vote of not less than two-thirds (2/3<sup>rd</sup>) vote of those Members being present at said annual meeting called for the purpose of setting dues. Said dues shall be used to conduct the affairs of the Corporation and all Members shall be responsible for paying their dues. The period for said dues shall be annually or as provided for in the Bylaws.

**ARTICLE XII  
AMENDMENT TO ARTICLE OF INCORPORATION**

The Articles of Incorporation may be amended or altered by a two-thirds (2/3<sup>rd</sup>) vote of the Members who are in attendance at any meeting called for the purpose of amending the Articles of Incorporation

This Amendment and Restatement in Total to the Articles of Incorporation was adopted on the 28 day of April 2014 in a meeting of the Members of the Corporation called for the purpose of amending these Articles. The number of votes cast in favor of the amendments by the Members was sufficient for approval by the Members and was more than a two-thirds (2/3<sup>rd</sup>) vote of Members in attendance at the meeting.

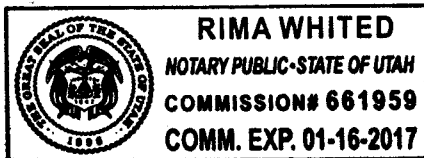
**IN WITNESS WHEREOF**, the President and Secretary of this Corporation hereby sign this Amendment and Restatement in Total to the Articles of Incorporation through authority given them in the meeting of the Members of the Corporation who adopted this Amendment.

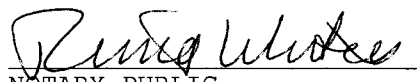
  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Secretary

STATE OF UTAH       )  
                              : ss.  
COUNTY OF Salt Lake )

Subscribed, sworn to and acknowledged before me by Wes Johnson, President and Michael Bettin, Secretary whose identities are known to me or proven to me on the basis of satisfactory evidence, this 18<sup>th</sup> day of June 2014.



  
\_\_\_\_\_  
NOTARY PUBLIC

**RECORDER'S NOTE**

**BOOK 1254 PAGE 1754**

**WAS NOT USED**