

ENTRY NO. 01012642

02/12/2015 12:29:43 PM B: 2279 P: 0445

Amendment PAGE 1/10

MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER

FEE 286.00 BY HOA ASSOC FOR COLONY AT WHITE PINE CANYON



After Recording, Return To:
Homeowners Association for The Colony at White Pine Canyon
2590 White Pine Canyon Road
Park City, UT 84060

**NINETEENTH AMENDMENT TO THE
BY-LAWS OF THE HOMEOWNERS ASSOCIATION FOR
THE COLONY AT WHITE PINE CANYON**

The Members holding in excess of Sixty Percent (60%) of the total votes of the Association, hereby amend the By-Laws of the Homeowner's Association for The Colony at White Pine Canyon recorded September 28, 1998, as Entry No. 518625, in Book 1186, at Pages 47-58 (the "By-Laws"), as previously amended by the First Amendment to said By-Laws recorded September 15, 1999, as Entry No. 548587, in Book 1287, at Pages 731-733, the Second Amendment to said By-Laws recorded December 29, 2000, as Entry No. 579436, in Book 1347, at Pages 712-714, the Third Amendment to said By-Laws recorded December 28, 2001, as Entry No. 607118, in Book 1424, at Pages 860-863, the Fourth Amendment to said By-Laws recorded June 25, 2002, as Entry No. 623052, in Book 1456, at Page 1204, the Fifth Amendment to said By-Laws recorded April 11, 2003, as Entry No. 654514, in Book 1525, at Page 1804, the Sixth Amendment to said By-Laws recorded June 25, 2003, as Entry No. 663161, in Book 1545, at Page 1208, the Seventh Amendment to said By-Laws recorded January 26, 2004, as Entry No. 687137, in Book 1595, at Page 1638, the Eighth Amendment to said By-Laws recorded March 1, 2006, as Entry No. 770216, in Book 1774, at Page 856, the Ninth Amendment to said By-Laws recorded August 24, 2006, as Entry No. 788382, in Book 1812, at Page 704, the Tenth Amendment to said By-Laws recorded September 21, 2007, as Entry No. 826012, in Book 1890, at Page 298, the Eleventh Amendment to said By-Laws recorded March 15, 2010, as Entry No. 894025, in Book 2024, at Page 662, the Twelfth Amendment to said By-Laws recorded June 14, 2011, as Entry No. 924376, in Book 2084, at Page 540, the Thirteenth Amendment to said By-Laws recorded June 22, 2011, as Entry No. 925149, in Book 2085, at Page 981, the Fourteenth Amendment to said By-Laws recorded April 13, 2012, as Entry No. 943177, in Book 2123, at Page 1789, the Fifteenth Amendment to said By-Laws recorded October 17, 2012, as Entry No. 00955351, in Book 2151, at Page 1822, the Sixteenth Amendment to said By-Laws recorded October 17, 2012, as Entry No. 00955363, in Book 2151, at Page 1946, the Seventeenth Amendment to said By-laws recorded September 18, 2013, as Entry 00979410, in Book 2207, at Page 0822, the Eighteenth Amendment to said By-laws recorded April 11, 2014, as Entry 00993150, in Book 2235, at Page 0650, and this Nineteenth Amendment to said By-Laws to be recorded upon adoption (collectively the "By-Laws").

1. Article 2, Board of Trustees is hereby amended to add Section 2.11, which shall hereafter read as follows:

2.11 Electronic Participation at Meetings. Trustees may participate in and act at any meeting, including General and Special Meetings, of the Board of Trustees

through the use of conference telephone, video conference, or other communications equipment, so long as the equipment is reasonably available and so long as all persons participating in the meeting can communicate with each other concurrently. A Trustee participating via electronic communication equipment will constitute a Trustee in attendance and present at the meeting.

2. Article 2. Board of Trustees is hereby further amended to add Section 2.12, which shall hereafter read as follows:

2.12 Ballots and Email Voting. Trustees who are unable to attend a meeting of the Board of Trustees, including General and Special Meetings, either in person or by electronic participation, may vote via electronic mail (Email) on specific issues identified in the notice of meeting so long as the notice of meeting includes a separate ballot specifically identifying the issues which may be voted on via Email and subject to the following:

a. Trustees submitting votes via Email shall be counted as attending the meeting for purposes of establishing a quorum on the issues noticed and presented for vote on the ballot.

b. Issues that arise during a given meeting which are not specifically identified in the notice of meeting and accompanying ballot, may not be voted on by absent Trustees via Email at that meeting and shall instead require a notice of any new or rescheduled meeting and opportunity to either attend in person or vote by Email pursuant to a new ballot.

c. Votes cast via Email must be received by the representative of the Association designated in the notice and ballot to receive emails prior to the commencement time of the meeting. Email votes received after the commencement time of the meeting shall not be counted.

d. The ballot shall provide the appropriate Email address for Trustees to use for purposes of voting, in the event no email address is provided then email voting shall not be allowed for that given meeting. A vote submitted by Email to an address other than the specific one provided in the notice of meeting shall not be counted and shall otherwise be considered void.

3. Article 3. Meetings of the Members of the Association and more specifically, Section 3.1, is hereby amended and restated in its entirety as follows:

3.1 Quorum and Voting. The presence in person, by proxy, or by Email (as provided for below) at any meeting of the Members of the Association, duly called and noticed, representing a majority of the total of all votes vested in Members, shall constitute a quorum for the transaction of business. If however, such quorum shall not

be present or represented at any meeting, the Board of Trustees shall have power to adjourn the meeting and reschedule for a time not earlier than twenty-four (24) hours, nor later than fifteen (15) days after the set time for the original meeting. No notice of such rescheduled meeting shall be required except an oral announcement at the meeting to be rescheduled and Email notice to those who have timely submitted votes via Email. The presence of Members and holders of proxies entitled to cast more than thirty-five percent (35%) of the total of all votes vested in Members shall constitute a quorum for the transaction of business at the rescheduled meeting. Unless otherwise provided in the Declaration, Bylaws, or Articles, any action may be taken at any meeting of the Members of the Association where a quorum is present, upon the affirmative vote of a majority of votes of the Members present.

a. Electronic Participation at Meetings. Members may participate in and act at any meeting, including General and Special Meetings, of the members through the use of conference telephone, video conference, or other communications equipment, so long as the equipment is reasonably available and so long as all persons participating in the meeting can communicate with each other concurrently. A Member participating via electronic communication equipment will constitute a Member in attendance and present at the meeting.

b. Ballots and Email Voting. Members who are unable to attend a meeting of the members, including General and Special Meetings, either in person or by electronic participation, may vote via electronic mail (Email) on specific issues identified in the notice of meeting so long as the notice of meeting includes a separate ballot specifically identifying the issues which may be voted on via Email and subject to the following:

i. Members submitting votes via Email shall be counted as attending the meeting for purposes of establishing a quorum on the issues noticed and presented for vote on the ballot.

ii. Issues that arise during a given meeting which are not specifically identified in the notice of meeting and accompanying ballot, may not be voted on by absent Member via Email at that meeting and shall instead require a notice of any new or rescheduled meeting and opportunity to either attend in person or vote by Email pursuant to a new ballot.

iii. Votes cast via Email must be received by the representative of the Association designated in the notice and ballot to receive emails prior to the commencement time of the meeting. Email votes received after the commencement time of the meeting shall not be counted.

iv. The ballot shall provide the appropriate Email address for Members to use for purposes of voting, in the event no Email address is provided then Email voting shall not be allowed for that given meeting. A vote submitted by Email to an address other than the specific one provided in the notice of meeting shall not be counted and shall otherwise be considered void.

Except as modified by this Nineteenth Amendment, the By-Laws as originally recorded and as previously amended, remain in full force and effect.

Section 15 of the Bylaws provides that the Bylaws can be amended upon the written approval of Association Members holding at least sixty-percent (60%) of the total votes of the Association.

This Nineteenth Amendment shall be binding against the property as described in "Exhibit A" attached hereto and incorporated herein by this reference.

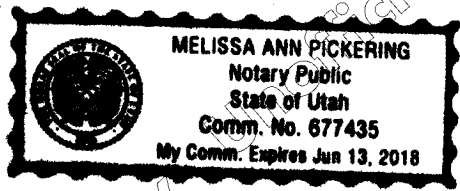
IN WITNESS WHEREOF, the undersigned, after approval by Resolution of the Members in excess of sixty percent (60%) of those entitled to vote, has executed this Nineteenth Amendment to the By-Laws of the Homeowners Association for The Colony at White Pine Canyon this 3rd day of February, 2015.

By: [Signature]
Amos Madanes
Trustee

STATE OF UTAH)
) SS
COUNTY OF SUMMIT)

The foregoing Nineteenth Amendment to By-Laws of the Homeowner Association for the Colony at White Pine Canyon was acknowledged before me this 3rd day of February, 2015, by Amos Madanes the Trustee of the Homeowners Association for The Colony at White Pine Canyon.

By: [Signature]
NOTARY PUBLIC



IN WITNESS WHEREOF, the undersigned, after approval by Resolution of the Members in excess of sixty percent (60%) of those entitled to vote, has executed this Nineteenth Amendment to the By-Laws of the Homeowners Association for The Colony at White Pine Canyon this 10th day of February, 2015.

By:

W
MEMBER - TREASURER
WILLIAM C. BECKMAN

STATE OF UTAH)

SS

COUNTY OF SUMMIT)

The foregoing Nineteenth Amendment to By-Laws of the Homeowner Association for the Colony at White Pine Canyon was acknowledged before me this 10th day of February, 2015, by William C. Beckman, the Treasurer of the Homeowners Association for The Colony at White Pine Canyon.

By:

Mel Pickering
NOTARY PUBLIC

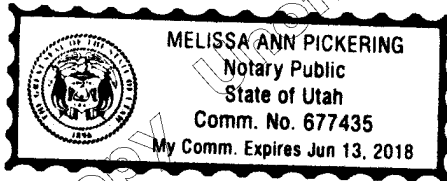


Exhibit "A"

LEGAL DESCRIPTION

All of **The Colony at White Pine Canyon - Phase I Final Subdivision Plat**, according to the official plat thereof, recorded September 24, 1998 as Entry No. 518278 of the official records in the office of the Summit County Recorder, as amended by that certain plat of **The Colony at White Pine Canyon - Phase I Amended Final Subdivision Plat**, according to the official plat thereof, recorded March 26, 1999 as Entry No. 534009 of the official records in the office of the Summit County Recorder, and as amended by that certain plat of **The Colony at White Pine Canyon Phase 1 Amendment to Lot 7 and Entry Area**, according to the official plat thereof, recorded September 20, 2007 as Entry No. 825919 of the official records in the office of the Summit County Recorder, and as amended by that certain **The Colony at White Pine Canyon Phase 1 Third Amendment**, according to the official plat thereof, recorded August 18, 2010 as Entry No. 905004 of the official records in the office of the Summit County Recorder, and as amended by that certain plat of **The Colony at White Pine Canyon Phase 1 Second Amendment**, according to the official plat thereof, recorded February 21, 2013 as Entry No. 964016 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon, Phase 1B Final Subdivision Plat**, according to the official plat thereof, recorded January 21, 2004 as Entry No. 686710 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon, Phase 1C Final Subdivision Plat**, according to the official plat thereof, recorded August 16, 2006 as Entry No. 787053 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon - Phase II Final Subdivision Plat**, according to the official plat thereof, recorded September 10, 1999 as Entry No. 548270, as amended by that certain plat of **The Colony at White Pine Canyon Amended Phase II Final Subdivision Plat Adjusting the Boundaries of Lots 52, 53, 54 and 55 Only**, according to the official plat thereof, recorded October 6, 2006 as Entry No. 793142 of the official records in the office of the Summit County Recorder, and as amended by that certain plat of **The Colony at White Pine Canyon Phase II Amendment to Lot 79**, according to the official plat thereof, recorded July 6, 2012 as Entry No. 948558 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon - Phase 3A Final Subdivision Plat**, according to the official plat thereof, recorded December 29, 2000 as Entry No. 579433 of the official records in the office of the Summit County Recorder, as amended by that certain plat of **The Colony at White Pine Canyon Phase 3A Final Subdivision Plat Amendment to Lots 110, 111 and Common Area**, according to the official plat thereof, recorded March 23, 2007 as Entry No. 807898 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon - Phase 3B Final Subdivision Plat**, according to the official plat thereof, recorded December 24, 2001 as Entry No. 606728 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon - Phase 3C Final Subdivision Plat**, according to the official plat thereof, recorded June 10, 2002 as Entry No. 621557 of the official records in the office of the Summit County Recorder, as amended by that certain plat of **The Colony at White Pine Canyon First Amended Phase 3C Final Subdivision Plat**, according to the official plat thereof, recorded September 20, 2007 as Entry No. 825934 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon Phase 4A Final Subdivision Plat**, according to the official plat thereof, recorded March 1, 2006 as Entry No. 770208 of the official records in the office of the Summit County Recorder, as amended by that certain plat of **The Colony at White Pine Canyon Phase 4A Amendments to Lots 161 & 163**, according to the official plat thereof, recorded May 6, 2008 as Entry No. 843740 of the official records in the office of the Summit County Recorder, and as amended by that certain plat of **The Colony at White Pine Canyon Phase 4A Amendment to Lots 155, 158, 159 & Parcel A**, according to the official plat thereof, recorded August 20, 2008 as Entry No. 825909, and as amended by that certain plat of **The Colony at White Pine Canyon Phase 4A Amendment to Combine Lots 158 & 160**, according to the official plat thereof, recorded September 11, 2009 as Entry No. 882141, and as amended by that certain plat of **The Colony at White Pine Canyon Phase 4A Amendment to Lot 154**, according to the official plat thereof, recorded January 23, 2014 as Entry No. 988306 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon Phase 4B Final Subdivision Plat**, according to the official plat thereof, recorded September 20, 2007 as Entry No. 825931 of the official records in the office of the Summit County Recorder, as amended by that certain plat of **The Colony at White Pine Canyon Phase 4B Subdivision Amendment to Lots 220 & 221**, according to the official plat thereof, recorded June 27, 2008 as Entry No. 848394 of the official records in the office of the Summit County Recorder, as amended by that certain plat of **The Colony at White Pine Canyon Phase 4B Subdivision Amendment to Lots 206, 207 & 214, 215**, according to the official plat thereof, recorded August 20, 2008 as Entry No. 852910 of the official records in the office of the Summit County Recorder, and as amended by that certain plat of **The Colony at White Pine Canyon Phase 4B Subdivision Amendment to Lots 182 & 183**, according to the official plat thereof, recorded August 5, 2009 as Entry No. 879569 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon Phase 4D Subdivision**, according to the official plat thereof, recorded March 15, 2010 as Entry No. 894023 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon Phase 4E The Lakes 1 Subdivision**, according to the official plat thereof, recorded June 14, 2011 as Entry No. 924374 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon, Phase 4E The Lakes 2 Subdivision**, according to the official plat thereof, recorded June 22, 2011 as Entry No. 925147 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon, Phase 4E Pinecone Ridge Subdivision**, according to the official plat thereof, recorded October 17, 2012 as Entry No. 955349 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon Phase 4E The Lakes 3 Subdivision**, according to the official plat thereof, recorded October 17, 2012 as Entry No. 955361 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon Phase 4E The Lakes 4 Subdivision**, according to the official plat thereof, recorded September 18, 2013 as Entry No. 979408 of the official records in the office of the Summit County Recorder.

All of **The Colony at White Pine Canyon Phase 4E The Lakes 5 Subdivision**, according to the official plat thereof, recorded April 11, 2014, as Entry No. 993123 of the official records in the office of the Summit County Recorder.

Summit County Tax Serial Numbers:

Phase 1

CWPC-1-AM	CWPC-2-3-AM	CWPC-3-3AM	CWPC-5-2AM
CWPC-6-2AM	CWPC-6A-2AM	CWPC-6B-2AM	CWPC-6C-2AM
CWPC-7-EA-7-AM	CWPC-7-EA-B-AM	CWPC-8-AM	CWPC-9-AM
CWPC-10-AM	CWPC-11-AM	CWPC-12-AM	CWPC-13-AM
CWPC-14-AM	CWPC-15-AM	CWPC-16-AM	CWPC-17-AM
CWPC-18-AM	CWPC-19-AM	CWPC-20-AM	CWPC-21-AM
CWPC-22-AM	CWPC-23-AM	CWPC-24-AM	CWPC-25-AM
CWPC-26-AM	CWPC-27-AM	CWPC-28-AM	CWPC-29-AM
CWPC-30-AM	CWPC-A	CWPC-A1-3AM	CWPC-A2-3AM
CWPC-B-3AM	CWPC-CA-IMP	CWPC-SKI-AM	CWPC-SKI-2AM
CWPC-C-2AM	CWPC-CA-1-AM	CWPC-D-2AM	CWPC-E-2AM
CWPC-F-2AM	CWPC-G-2AM	PP-1	PP-1-A
PP-1-B	PP-1-D		

Phase 2

CWPC-II-31	CWPC-II-32	CWPC-II-33	CWPC-II-33-A
CWPC-II-34	CWPC-II-35	CWPC-II-36	CWPC-II-37
CWPC-II-38	CWPC-II-39	CWPC-II-40	CWPC-II-41
CWPC-II-42	CWPC-II-43	CWPC-II-44	CWPC-II-45
CWPC-II-46	CWPC-II-47	CWPC-II-48	CWPC-II-49
CWPC-II-50	CWPC-II-51	CWPC-II-52-AM	CWPC-II-53-AM
CWPC-II-54-AM	CWPC-II-55-AM	CWPC-II-56	CWPC-II-57
CWPC-II-58	CWPC-II-59	CWPC-II-60	CWPC-II-61A
CWPC-II-61B	CWPC-II-62	CWPC-II-63	CWPC-II-64
CWPC-II-65	CWPC-II-66	CWPC-II-67	CWPC-II-68
CWPC-II-69	CWPC-II-70	CWPC-II-71	CWPC-II-72
CWPC-II-73	CWPC-II-74	CWPC-II-75	CWPC-II-76
CWPC-II-77	CWPC-II-77-A	CWPC-II-78	CWPC-II-79-AM
CWPC-II-80	CWPC-II-OS	CWPC-II-SKI	CWPC-II-SKI-1
CWPC-II-SKI-1-AM	CWPC-II-SKI-2		

Phase 3A

CWPC-3A-81	CWPC-3A-82	CWPC-3A-83	CWPC-3A-84
CWPC-3A-85	CWPC-3A-86	CWPC-3A-87	CWPC-3A-88
CWPC-3A-89	CWPC-3A-90	CWPC-3A-91	CWPC-3A-92
CWPC-3A-93	CWPC-3A-94	CWPC-3A-95	CWPC-3A-96
CWPC-3A-97	CWPC-3A-98	CWPC-3A-99	CWPC-3A-100
CWPC-3A-101	CWPC-3A-102	CWPC-3A-103	CWPC-3A-104
CWPC-3A-105	CWPC-3A-106	CWPC-3A-107	CWPC-3A-108
CWPC-3A-109	CWPC-3A-111-AM	CWPC-3A-112	CWPC-3A-113
CWPC-3A-A-AM	CWPC-3A-SKI		

Phase 3B

CWPC-3B-114	CWPC-3B-115	CWPC-3B-116	CWPC-3B-117
CWPC-3B-117-A	CWPC-3B-118	CWPC-3B-119	CWPC-3B-120
CWPC-3B-121	CWPC-3B-122	CWPC-3B-123	

Phase 3C

CWPC-3C-124-1AM	CWPC-3C-126-1AM	CWPC-3C-127-1AM	CWPC-3C-128-1AM
CWPC-3C-130-1AM	CWPC-3C-131-1AM	CWPC-3C-132-1AM	CWPC-3C-135-1AM
CWPC-3C-136-1AM	CWPC-3C-137-1AM	CWPC-3C-138-1AM	CWPC-3C-139-1AM
CWPC-3C-140-1AM	CWPC-3C-141-1AM	CWPC-3C-142-1AM	CWPC-3C-143-1AM
CWPC-3C-A-1AM	CWPC-3C-B-1AM		

Phase 4A

CWPC-4A-155-AM	CWPC-4A-156	CWPC-4A-159-AM	CWPC-4A-160A-AM
CWPC-4A-161-AM	CWPC-4A-162	CWPC-4A-163-AM	CWPC-4A-164
CWPC-4A-165	CWPC-4A-166	CWPC-4A-167	CWPC-4A-168
CWPC-4A-169	CWPC-4A-170	CWPC-4A-171	CWPC-4A-172
CWPC-4A-173	CWPC-4A-174	CWPC-4A-175	CWPC-4A-176
CWPC-4A-177	CWPC-4A-178	CWPC-4A-179	CWPC-4A-180
CWPC-4A-181	CWPC-4A-A-AM	CWPC-4A-B	CWPC-4A-C

Phase 4B

CWPC-4B-182-AM	CWPC-4B-184	CWPC-4B-185	CWPC-4B-186
CWPC-4B-187	CWPC-4B-206-AM	CWPC-4B-207-AM	CWPC-4B-212
CWPC-4B-213	CWPC-4B-214-AM	CWPC-4B-215-AM	CWPC-4B-216
CWPC-4B-217	CWPC-4B-218	CWPC-4B-219	CWPC-4B-220-AM
CWPC-4B-221-AM	CWPC-4B-A	CWPC-4B-B	

Phase 4D

CWPC-4D-208	CWPC-4D-209	CWPC-4D-210	CWPC-4D-253
CWPC-4D-254	CWPC-4D-256		

Phase 4E – The Lakes 1

CWPC-4ELK-1-233	CWPC-4ELK-1-236	CWPC-4ELK-1-237	CWPC-4ELK-1-240
CWPC-4ELK-1-244	CWPC-4ELK-1-245	CWPC-4ELK-1-246	CWPC-4ELK-1-247
CWPC-4ELK-1-248	CWPC-4ELK-1-249	CWPC-4ELK-1-250	CWPC-4ELK-1-251

Phase 4E – The Lakes 2

CWPC-4ELK-2-224	CWPC-4ELK-2-226		
-----------------	-----------------	--	--

Phase 4E - Pinecone Ridge

CWPC-4EPCR-A	CWPC-4EPCR-B	CWPC-4EPCR-238	CWPC-4EPCR-239
CWPC-4EPCR-241	CWPC-4EPCR-242	CWPC-4EPCR-243	

Phase 4E – The Lakes 3

CWPC-4ELK-3-228	CWPC-4ELK-3-229		
-----------------	-----------------	--	--

Phase 4E – The Lakes 4

CWPC-4ELK-4-222	CWPC-4ELK-4-223		
-----------------	-----------------	--	--

Phase 4E – The Lakes 5

CWPC-4ELK-5-227	CWPC-4ELK-5-230	CWPC-4ELK-5-231	CWPC-4ELK-5-232
CWPC-4ELK-5-234	CWPC-4ELK-5-235	CWPC-4ELK-5-257	CWPC-4ELK-5-A
CWPC-4ELK-5-B	CWPC-4ELK-5-C		

* * *