

Scot Hazard  
3688 E. Campus Dr/ Suite 100  
Eagle Mountain, UT 84005

ENT 113275:2022 PG 1 of 5  
Andrea Allen  
Utah County Recorder  
2022 Oct 26 04:25 PM FEE 40.00 BY AR  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED

**FIRST AMENDMENT**  
**TO THE BYLAWS**  
**OF**  
**THE PARKWAY CROSSROADS PROPERTY OWNERS ASSOCIATION**

This First Amendment to the Bylaws of the Parkway Crossroads Property Owners Association (the “**First Amendment**”) is made and executed by the Parkway Crossroads Property Owners Association (the “**Association**”) on the date set forth below and shall be effective upon recording in the Office of the Utah County Recorder.

**RECITALS**

A. The Utah project known as Parkway Crossroads was originally made subject to that certain instrument entitled *Declaration of Covenants, Conditions, and Restrictions for Parkway Crossroads*, as recorded with the Utah County Recorder on March 14, 2008 as Entry Number 30335:2008 (the “**Declaration**”).

B. The Bylaws of the Parkway Crossroads Property Owners Association (the “**Bylaws**”) were attached as Exhibit “B” to the Declaration.

C. Pursuant to Section 11.2 of the Bylaws, this First Amendment has been approved by a vote of at least two-thirds (2/3) of the Owners.

D. This First Amendment affects the real property situated in Eagle Mountain, Utah County, Utah, described with particularity on Exhibit A, and shall be binding on all parties having or acquiring any right, title, or interest to the property or any part thereof.

E. Unless specifically modified herein, all remaining provisions of the Bylaws shall remain in full force and effect.

F. In case of any conflict between the terms of this First Amendment and the terms of the Bylaws, the provisions of this First Amendment shall control.

G. Unless otherwise provided in this First Amendment, capitalized terms used herein shall have the same meaning and effect as used in the Declaration and the Bylaws.

**FIRST AMENDMENT**

**NOW, THEREFORE**, the Association hereby amends the Bylaws as follows:

- (1) Section 1.8 is hereby added to the Bylaws and shall read as follows:**

**Section 1.8: *Condominium Project.*** While the individual condominium unit owners of the Condominium Project are technically members of the Association, the condominium association, through a condominium association delegate, shall act as the agent of the individual condominium unit owners. The condominium association shall be considered a “member” and “Owner” under the terms of these Bylaws.

- (2) Section 11.1 (How Proposed) of the Bylaws is hereby stricken in its entirety and shall read as follows:**

**11.1 *How Proposed.*** Amendments to the Bylaws may be proposed by the Declarant before turnover, the majority of the Board of Directors, or by Owners holding at least thirty percent (30%) of the voting rights.

- (3) Section 11.2 (Adoption) of the Bylaws is hereby stricken in its entirety and shall read as follows:**

**11.2 *Amendments Before and After Turnover.*** Before turnover (as described in Section 3.1 of the Declaration) by the Declarant, the Declarant may unilaterally amend the Bylaws for any reason. In addition, before turnover, no other amendment shall be valid or enforceable unless the Declarant has given written consent to such amendment.

After turnover, the Bylaws may be amended by the Owners upon the affirmative vote of at least fifty-one percent (51%) of the total votes of the Association. Any amendment(s) shall be effective upon recordation in the office of the Utah County Recorder. In such instrument the President shall execute the amendment and certify that the vote required by this Section has occurred. No acknowledgment of any Owner signature shall be required. No

amendment shall restrict, limit, or impair any Declarant rights without the express written consent of the Declarant.

**(4) Section 11.3 (Execution and Recording) of the Bylaws is hereby stricken in its entirety and shall read as follows:**

**11.3 Recording.** An amendment shall not be effective until recorded in the Office of the Utah County Recorder.

**CERTIFICATION**

IN WITNESS WHEREOF, this First Amendment to the Bylaws of the Parkway Crossroads Property Owners Association was duly approved by at least two-thirds (2/3) of the total votes of the Association.

DATED as of the 24 day of OCTOBER, 2022.

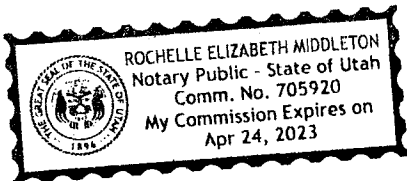
**Parkway Crossroads Property Owners Association**

By: [Signature]  
Scott Hazard  
Its: President

State of Utah )  
County of Utah ) ss.

On the 24th day of October, 2022, personally appeared before me Scott Hazard who by me being duly sworn, did say that she/he is the President of the Parkway Crossroads Property Owners Association, and that the foregoing instrument is signed and executed by authority of the consent of its members.

Notary Public [Signature]

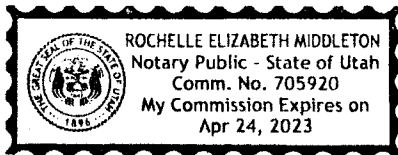


By: [Signature]  
          Scot Hazard  
Its: Secretary

State of Utah            )  
                                  ) ss.  
County of Utah        )

On the 24<sup>th</sup> day of October 2022, personally appeared before me Scot Hazard who by me being duly sworn, did say that she/he is the Secretary of the Parkway Crossroads Property Owners Association, and that the foregoing instrument is signed and executed by authority of the consent of its members.

Notary Public [Signature]



**EXHIBIT A  
LEGAL DESCRIPTION AND PARCEL NUMBERS**

All of **Parkway Crossroads Plat "A"**, according to the official plat on file in the office of the Utah County Recorder.

**Parcel Numbers:**           **49:675:0001**  
                                     **49:675:0002**  
                                     **49:675:0006**

All of **Parkway Crossroads Plat A First Amendment**, according to the official plat on file in the office of the Utah County Recorder.

**Parcel Numbers:**           **49:938:0002**

All of **Parkway Crossroads Condominium Plat**, according to the official plat on file in the office of the Utah County Recorder.

**Parcel Numbers:**           **49:939:0101**  
                                     **49:939:0102**  
                                     **49:939:0103**  
                                     **49:939:0104 (Common Area)**