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Rhonda Francis Summit County Recorder

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By DART ADAMSON & DONOVAN

Electronically Recorded

WHEN RECORDED RETURN TO:
Matthew B. Hutchinson
HOGGAN LEE HUTCHINSON
1225 DEER VALLEY DRIVE, SUITE 201
PARK CITY, UTAH 84060

**FIRST AMENDMENT TO BYLAWS
THE FROSTWOOD TOWNHOMES
(A Townhome Planned Unit Development)**

THIS FIRST AMENDMENT TO BYLAWS OF THE FROSTWOOD TOWNHOMES HOMEOWNERS ASSOCIATION, INC., a Utah townhome planned unit development (“**First Amendment**”) is made this 8 day of January, 2022, is made and executed by the Frostwood Villas Homeowners Association, Inc., a Utah nonprofit corporation, dba Frostwood Townhomes Homeowners Association (the “Association”), on behalf of its current and future Members.

A. WHEREAS, the Association is a Utah nonprofit corporation formed under the Utah Revised Nonprofit Corporation Act, Utah Code Annotated section 16-6a-101, et seq.;

B. WHEREAS, on December 3, 2015, the Bylaws for The Frostwood Townhomes were recorded as Exhibit C to the Declaration of Covenants, Conditions, Easements and Restrictions for The Frostwood Townhomes (A Townhome Planned Unit Development) in the office of the Summit County Recorder as Entry No. 1034182, in Book 2327 at Page 1442 (the “**Original Bylaws**”);

C. WHEREAS, Section 6.2 of the Original Bylaws provides that the Bylaws may be amended upon affirmative vote of a majority of the Members;

D. WHEREAS, Owners on or about December 9, 2021, at a duly noticed Meeting of the Association, at least sixty-seven percent (67%) of the Owners voted in the affirmative to approve the amendment in accordance with the provisions of the Original Bylaws. The President of the Association has certified the vote to execute and record this First Amendment pursuant to the requirements of the Act and the Original Bylaws; and,

E. WHEREAS, the bylaws contained in this First Amendment shall be enforceable equitable covenants and equitable servitudes and shall run with the land.

NOW, THEREFORE, the Association hereby submits this First Amendment to the Original Bylaws as follows:

AMENDMENT

1. Section 2.4 of the Original Bylaws is hereby deleted in its entirety and replaced with the following:

2.4. Place of Meetings. Meetings may be held within the State of Utah at a location to be determined by the Board of Trustees. Owners may attend the meeting via electronic means, including video conference.

2. Section 2.5 of the Original Bylaws is hereby deleted in its entirety and replaced with the following:

2.5. Notice of Meetings. The Board of Trustees shall cause written notice of the date, time, place and purpose of all meetings of the Members by transmitting notice by email or mail to all Members at their last known email address or mailing address on file with the Association.

Each Member shall register his or her email address and physical address with the Association, and it shall be the obligation of the Member to provide notice of any change of address(es) to the Association. If there are multiple owners of a Parcel, they must designate one of them to receive the notice of the meetings on their behalf.

3. Section 3.4 of the Original Bylaws is hereby deleted in its entirety and replaced with the following:

3.4 Board Meetings and Special Meetings. The Board of Trustees shall have at least one meeting per year. The Board of Trustees may meet as often as they see fit, and as required by law or the Articles for purposes of approving annual reports, tax returns, reviewing fiscal and budgetary reports and similar matters. Board of Trustees meetings will be closed for "executive or exigent agenda items" as determined by the Board of Trustees. Such items may include, but not limited to, legal matters, personnel discussions or for real estate property deliberations.

Special Meetings may be called by the Chairman of the Board of Trustees or by a majority of the Board of Trustees by giving notice to the other Board members. Notice of meetings of the Board of Trustees will be given in writing, email or by telephone not more than thirty (30) days, and not less than five (5) days prior to the date of the meeting.

4. Effectiveness. This First Amendment shall be considered supplemental to the Original Bylaws. Except as expressly amended herein, the Original Bylaws, shall remain in full force and effect and shall not be canceled, suspended, or otherwise abrogated by the recording of this First Amendment.

[Signatures to follow on next page]

EXHIBIT A

Legal Description of the Property

All of Parcel F6, of the First Amended Master Development of Plat of Frostwood, a Planned Community on Record at the Summit County Recorder's Office, Entry No. 799952. Contains 4.69 acres more or less.

Parcel Number FRSTW-F6-1-A-AM

Legal LOT 1-A FROSTWOOD PARCEL F6 TOWNHOMES AMENDED; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2578.00 SQ FT. TOGETHER WITH AN EQUAL % IN THE COMMON AREA THE COMMON AREA.

Parcel Number FRSTW-F6-2-B-AM

Legal LOT 2-B FROSTWOOD PARCEL F6 TOWNHOMES AMENDED; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2529.00 SQ FT. TOGETHER WITH AN EQUAL% IN THE COMMON AREA.

Parcel Number FRSTW-F6-3-A-R-AM

Legal LOT 3-A-R FROSTWOOD PARCEL F6 TOWNHOMES AMENDED; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2578.00 SQ FT. TOGETHER WITH AN EQUAL % IN THE COMMON AREA.

Parcel Number FRSTW-F6-4-A-AM

Legal LOT 4-A FROSTWOOD PARCEL F6 TOWN HOMES AMENDED: ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2578.00 SQ FT. TOGETHER WITH AN EQUAL% IN THE COMTVION AREA. 2398-1147

Parcel Number FRSTW-F6-5-A-R-AM

Legal LOT 5-A-R FROSTWOOD PARCEL F6 TOWNHOMES AMENDED; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2578.00 SQ FT. TOGETHER WITH AN EQUAL % IN THE COMMON AREA. 2418-1860

Parcel Number FRSTW-F6-6-A-AM

Legal LOT 6-A FROSTWOOD PARCEL F6 TOWNHOMES AMENDED; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2578.00 SQ FT. TOGETHER WITH AN EQUAL % IN THE COMMON AREA. 2437-528

Parcel Number FRSTW-F6-7-A-R-AM

Legal LOT 7-A-R FROSTWOOD PARCEL F6 TOWNHOMES AMENDED: ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2578.00 SQ FT. TOGETHER WITH AN EQUAL% IN THE COMMON AREA. 2413-858

Parcel Number FRSTW-F6-8-A-AM

Legal LOT 8-A FROSTWOOD PARCEL F6 TOWNHOMES AMENDED: ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2578.00 SQ FT. TOGETHER WITH AN EQUAL% IN THE COMMON AREA. 2415-179

Parcel Number FRSTW-F6-9-A-R-AM

Legal LOT 9-A-R FROSTWOOD PARCEL F6 TOWNHOMES AMENDED: ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2578.00 SQ FT. TOGETHER WITH AN EQUAL% IN THE COMMON AREA 2418-302

Parcel Number FRSTW-F6-10-D-R-AM

Legal LOT 10-D-R FROSTWOOD PARCEL F6 TOWNHOMES AMENDED: ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2330.00 SQ FT. TOGETHER WITH AN EQUAL % IN THE COMMON AREA.

Parcel Number FRSTW-F6-11-C-AM

Legal LOT 11-C FROSTWOOD PARCEL F6 TOWNHOMES AMENDED: ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2070.00 SQ FT. TOGETHER WITH AN EQUAL% IN THE COMMON AREA.

Parcel Number FRSTW-F6-12-C-R-AM

Legal LOT 12-C-R FROSTWOOD PARCEL F6 TOWNHOMES AMENDED: ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2070.00 SQ FT. TOGETHER WITH AN EQUAL% IN THE COMMON AREA.

Parcel Number FRSTW-F6-13-D-AM

Legal LOT 13-D FROSTWOOD PARCEL F6 TOWNHOMES AMENDED: ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2330.00 SQ FT. TOGETHER WITH AN EQUAL% IN THE COMMON AREA

Parcel Number FRSTW-F6-14-A-AM

Legal LOT 14-A FROSTWOOD PARCEL F6 TOWNHOMES AMENDED: ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2578.00 SQ FT. TOGETHER WITH AN EQUAL% IN THE COMMON AREA.

Parcel Number FRSTW-F6-15-B-AM

Legal LOT 15-B FROSTWOOD PARCEL F6 TOWNHOMES AMENDED; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2529.00 SQ FT. TOGETHER WITH AN EQUAL% IN THE COMMON AREA

Parcel Number FRSTW-F6-16-A-R-AM

Legal LOT 16-A-R FROSTWOOD PARCEL F6 TOWNHOMES AMENDED; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 2578.00 SQ FT. TOGETHER WITH AN EQUAL% IN THE COMMON AREA.

Parcel Number FRSTW-F6-17-A-AM

Legal LOT 17-A FROSTWOOD PARCEL F6 TOWNHOMES AMENDED; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2578.00 SQ FT. TOGETHER WITH AN EQUAL% IN THE COMMON AREA.

Parcel Number FRSTW-F6-18-A-R-AM

Legal LOT 18-A-R FROSTWOOD PARCEL F6 TOWNHOMES AMENDED; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2578.00 SQ FT. TOGETHER WITH AN EQUAL % IN THE COMMON AREA.

Parcel umber FRSTW-F6-19-D-AM

Legal LOT 19-D FROSTWOOD PARCEL F6 TOWNHOMES AMENDED; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2824.00 SQ FT. TOGETHER WITH AN EQUAL % IN THE COMMON AREA.

Parcel umber FRSTW-F6-20-C-R-AM

Legal LOT 20-C-R FROSTWOOD PARCEL F6 TOWNHOMES AMENDED; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2534.00 SQ FT. TOGETHER WITH AN EQUAL % IN THE COMMON AREA.

Parcel Number FRSTW-F6-21-C-AM

Legal LOT 21-C FROSTWOOD PARCEL F6 TOWNHOMES AMENDED; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2534.00 SQ FT. TOGETHER WITH AN EQUAL% TN THE COMMON AREA.

Parcel Number FRSTW-F6-22-D-R-AM

Legal LOT 22-D-R FROSTWOOD PARCEL F6 TOWNHOMES AMENDED; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2824.00 SQ FT. TOGETHER WITH AN EQUAL % IN THE COMMON AREA.

Parcel Number FRSTW-F6-23-D-AM

Legal LOT 23-D FROSTWOOD PARCEL F6 TOWNHOMES AMENDED; ACCORDING TO

THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2330.00 SQ FT. TOGETHER WITH AN EQUAL % IN THE COMMON AREA.

Parcel Number ERSTW-F6-24-C-R-AM

Legal LOT 24-C-R FROSTWOOD PARCEL F6 TOWNHOMES AMENDED; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2070.00 SQ FT. TOGETHER WITH AN EQUAL % IN THE COMMON AREA.

Parcel Number ERSTW-F6-25-C-AM

Legal LOT 25-C FROSTWOOD PARCEL F6 TOWNHOMES AMENDED; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2070.00 SQ FT. TOGETHER WITH AN EQUAL % IN THE COMMON AREA.

Parcel Number ERSTW-F6-26-D-R-AM

Legal LOT 26-D-R FROSTWOOD PARCEL F6 TOWNHOMES AMENDED; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 2330.00 SQ FT. TOGETHER WITH AN EQUAL % IN THE COMMON AREA.