

WHEN RECORDED, RETURN TO:

Wohali Land Estates LLC
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Coalville, Utah 84017

01210102 B: 2795 P: 1108

Page 1 of 18

Rhonda Francis Summit County Recorder

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By SNELL & WILMER LLP

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Affecting Tax Parcel ID Nos.: WOH-1-1 through WOH-1-15
and WOH-1-64 through WOH-1-73;
CT-WOH-COMB; CT-441; and CT-449

**AMENDED AND RESTATED BYLAWS
OF
WOHALI MASTER OWNERS ASSOCIATION, INC.**

These AMENDED AND RESTATED BYLAWS OF WOHALI MASTER OWNERS ASSOCIATION, INC. (the “**Bylaws**”) are effective upon recording in the Summit County Recorder’s Office pursuant to the Utah Community Ownership Act (as amended, the “**Community Association Act**”) and the Utah Revised Nonprofit Corporation Act (as amended, the “**Nonprofit Act**”) and together with the Community Association Act, the “**Acts**”).

RECITALS

A. Wohali Master Owners Association, Inc. (the “**Master Association**”) is organized for all lawful purposes for which a nonprofit corporation may be organized under the Nonprofit Act, subject to the terms and conditions contained in the Amended and Restated Master Declaration of Covenants, Conditions, Restrictions, and Easements for Wohali (the “**Declaration**”) and the Articles of Incorporation (the “**Articles**”).

B. These Bylaws are adopted to complement the Declaration for purposes of further defining the rights of the Master Association and the Owners and to provide for the ability to effectively govern and operate the Master Association and further the development of a planned community known as “Wohali”.

C. In addition to the foregoing purposes in Recital B hereof, an essential purpose of the Master Association is to provide a quality living environment, including, but not limited to, the maintenance and operation of a recreational club and facilities, which shall include a golf course and related practice facilities, among other common recreational amenities (collectively, “**Wohali Resort**”), for the exclusive pleasure and recreation of the Master Association’s Resort Members (as defined below) or Championship Golf Members (as defined below). In furtherance of the Wohali Resort, Master Association desires to maintain certain areas within Wohali for food and beverage services, including the sale and storage of alcoholic products for its Resort Members or Championship Golf Members and their permitted designees or guests.

D. Master Association previously recorded that certain Bylaws of Wohali Master Owners Association, Inc., recorded on March 9, 2022 under Entry No. 01184952 (the “**Original Bylaws**”). In accordance with Section 9.1 of the Original Bylaws, the Declarant may amend the Original Bylaws

unilaterally for any reason without Owner approval during the Declarant Control Period. The Declarant Control Period is still in effect and Declarant, thereby having the right to do so under the Original Bylaws, desires to amend and restate the Original Bylaws in its entirety and thereby cause these Bylaws to supersede and replace the Original Bylaws.

ARTICLE I ORIGINAL BYLAWS

1.1 Incorporation of Recitals. The recitals set forth above are incorporated in these Bylaws, as if fully set forth in the body hereof.

1.2 Amended and Restated. These Bylaws amend, restate, supersede, and replace in its entirety the Original Bylaws.

ARTICLE II DEFINITIONS

2.1 Except as otherwise provided herein or as may be required by the context, all capitalized terms used herein shall have the same meaning and effect as used and defined in the Declaration.

- (a) “Championship Golf Member” shall mean a non-Owner within Wohali who has (i) applied for and been approved for membership in the Wohali Championship Golf, a private club of Wohali, (ii) applied for and been approved of membership in Wohali Resort by the Board, and (iii) paid the Resort Membership Contribution that entitles such Championship Golf Member to use the facilities of Wohali Resort upon approval by the Board.
- (b) “Member Designee” shall mean the Championship Golf Member’s and Resort Member’s spouse, partner, child, or other immediate family member.
- (c) “Member Guest” shall mean a guest invited and hosted by either a Championship Golf Member or Resort Member for the duration of such guest’s visit to Wohali Resort; provided, however, such Member Guest may not be unaccompanied if below the age of twenty-one (21).
- (d) “Resort Member” shall mean an Owner of a Lot, Unit, or Parcel within Wohali who has (i) applied for and been approved of membership in Wohali Resort by the Board, and (ii) paid the Resort Membership Contribution that entitles such Resort Member to use the facilities of Wohali Resort upon approval by the Board.
- (e) “Resort Membership Contribution” shall mean the financial deposit or contribution required in order to be eligible to become a Resort Member or Championship Golf Member.

ARTICLE III APPLICATION

3.1 All present and future Owners, Mortgagees, and Residents who may use the facilities of Wohali in any manner are subject to these Bylaws, the Declaration, and Wohali Rules and Regulations (the **“Rules”**). The mere acquisition or rental of any of the Lots, Units, or Parcels, or the mere act of occupancy or use of any said Lots, Units, Parcels, or the Common Areas will signify that these Bylaws, the Declaration, and the Rules are accepted, ratified, and will be complied with by said persons. Owners, Mortgagees and

Residents are responsible that any of their invitees and guests who may use the facilities of Wohali comply to these Bylaws, the Declaration, and the Rules.

ARTICLE IV OWNERS

4.1 **Annual Meetings.** The annual meeting of the Owners shall be held each year on a day and time stated in, or fixed in accordance with, a resolution of the Board of Directors. The purposes of the annual meeting may include the election of Board Members, the distribution of financial reports and budget, a review of any revisions to the Rules, distributing the most recent reserve study, and to transact such other business as may come before the meeting. If the election of Board Members cannot be held during the annual meeting, or at any adjournment thereof, the Board shall cause the election to be held either at a special meeting of the Owners to be convened as soon thereafter as may be convenient or at the next annual meeting. The Board may from time to time by resolution change the month, date, and time for the annual meeting.

4.2 **Special Meetings.** Special meetings of the Owners may be called by a majority of the Board, the President, or upon the written request of Owners holding not less than forty percent (40%) of the voting interests of the Master Association. Any written request for a special meeting presented by the Owners shall be delivered to the President and shall include the original signature of each Owner affirmatively supporting such request along with a complete statement of the purpose of the meeting on each page containing signatures. The President shall then call, provide notice of, and conduct a special meeting within forty-five (45) days of receipt of the Owners' request. During the Declarant Control Period, special meetings may only be called by the Declarant.

4.3 **Place of Meetings.** The Board may designate any place in Summit County, Utah that is reasonably convenient for the Owners as the place of meeting for any annual or special meeting.

4.4 **Notice of Meetings.** The Board shall cause written or printed notice of the date, time, location and a description of any matter or matters that must be approved by the Owners or for which the Owners' approval is sought under Sections 825, 910, 1003, 1010, 1002, 1202 and 1402 of the Nonprofit Act (and in the case of a special meeting, the purpose or purposes) for all Owner meetings. Such written or printed notice shall be delivered to each Owner of record entitled to vote at such meeting not more than sixty (60) days', nor less than ten (10) days', prior to the meeting. Such notice may be sent via email, text, hand-delivery, or regular mail. If sent by email or text, such notice shall be deemed delivered and effective on the date transmitted to the Owner's email address or telephone number registered with the Master Association. If mailed, such notice shall be deemed to be delivered and effective on the date deposited in the U.S. mail if addressed to the Owner's address registered with the Master Association. Each Owner shall register with the Master Association such Owner's current email address, phone number, and mailing address for purposes of notice hereunder. Such registered email, phone number, and mailing address may be changed from time to time by notice in writing to the Master Association. If no address is registered with the Master Association, the address of record with Summit County shall be deemed to be the Owner's registered address and notice to such address may be made by first-class mail. An Owner may opt out of receiving notices from the Master Association via email or text by giving written notice to the Board stating that the Owner will not accept notices by way of email or text.

4.5 **Qualified Voters.** An Owner shall be deemed to be in "good standing" and "entitled to vote" at any meeting if such Owner has fully paid such Owner's Assessment account (together with any interest and/or late fees) at least forty-eight (48) hours prior to the commencement of the meeting and is not in violation of any provision of the Governing Documents (each such Owner, a "**Qualified Voter**").

4.6 **Record Date for Notice Purposes.** The Board may designate a record date, which shall not be more than sixty (60) days and not less than ten (10) days prior to the meeting, for the purpose of determining Owners entitled to notice of any meeting of the Owners. If no record date is designated, the last date on which a notice of the meeting is mailed or delivered shall be deemed to be the record date for determining Owners entitled to notice. The persons or entities appearing in the records of the Master Association on such record date as the Owners of record of Lots, Units, or Parcels in Wohali shall be deemed to be the Owners of record entitled to notice of the Owner meeting.

4.7 **Quorum at Owners' Meetings.** Except as may be otherwise provided in the Declaration, the Articles, or these Bylaws, and except as hereinafter provided with respect to the calling of another meeting, the representation, in person, by proxy or by ballot, of Owners entitled to cast at least twenty-five percent (25%) of the votes of all Owners shall constitute a quorum at any meeting of such Owners. Members present in person or by proxy or represented by ballot at a duly organized meeting may continue to transact business until adjournment, notwithstanding the withdrawal of Owners so as to leave less than a quorum.

4.8 **Proxies.** At each Owner meeting, each Owner entitled to vote shall be entitled to vote in person or by proxy; *provided, however*, that the right to vote by proxy shall exist only where the instrument authorizing such proxy to act shall have been signed by the Owner or by the Owner's attorney-in-fact. A proxy may be written on paper or received via email, text, or any other electronic or physical means. A signature as required herein shall mean any indication that the document is from and consented to by the person who is purported to have sent it. If a Lot, Unit, or Parcel is jointly owned, the instrument authorizing a proxy to act may be executed by any one (1) Owner of such Lot, Unit, or Parcel or the Owner's attorney-in-fact when duly authorized in writing. A proxy given by or on behalf of an Owner to any person who represents the Owner at meetings of the Master Association shall be in writing, dated, and signed by such Owner or such Owner's attorney-in-fact. Such instrument may allow the proxy to vote on any issue arising at any particular meeting(s), or may set forth the specific matters or issues upon which the proxy is authorized to act. Proxies shall be filed with the Secretary (or with such other officer or person who may be acting as Secretary of the meeting) before the meeting is called to order. The Secretary shall record all proxies in the meeting minutes.

4.9 **Votes.** With respect to each matter submitted to an Owner vote, each Owner entitled to vote at the meeting shall have the right to cast, in person or by proxy, the number of votes appertaining to the Lot, Unit, or Parcel of such Owner, in accordance with the Declaration. The affirmative vote of a majority of the votes entitled to be cast by the Owners present or represented by proxy at a meeting at which a quorum was initially present shall be necessary for the adoption of any matter voted on by Owners, unless a greater proportion is required by the Articles, these Bylaws, or the Declaration. When a Lot, Unit, or Parcel is jointly owned, any Owner may exercise the vote for such Lot, Unit, or Parcel on behalf of all co-Owners of the Lot, Unit, or Parcel. In the event of two (2) conflicting votes by co-Owners of a Lot, Unit, or Parcel, no vote shall be counted for that Lot, Unit, or Parcel. In no event shall fractional or cumulative votes be exercised with respect to any Lot, Unit, or Parcel. Only those Owners who are Qualified Voters shall be entitled to vote, whether in person or by proxy.

4.10 **Waiver of Irregularities.** All inaccuracies and irregularities in calls or notices of meetings and in the manner of voting, in the form of proxies and the method of ascertaining Owners present, and in the decision and votes of the Board or of the Owners shall be deemed waived by those Owners in attendance if no objection is made at the meeting. For those Owners who are not in attendance at the meeting, the right to challenge inaccuracies and irregularities in calls, notices, voting, and decisions shall be waived if no objection is made within thirty (30) days of the date of the meeting.

4.11 **Action Taken Without a Meeting.** Owners have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of Owners in accordance

with the requirements of Sections 707 and 709 of the Nonprofit Act, and any other applicable section of the Acts. Any action so approved shall have the same effect as though taken at an Owner meeting. Ballots or written consents may be obtained via any electronic or physical means including but not limited to email, text, or paper document.

4.12 **Minutes of Meetings.** The Secretary, or the Manager, shall take minutes of all meetings of the Owners. The minutes shall include, at a minimum, the following: (1) the identification of the Persons present in person and by proxy, (2) the meeting date, (3) the identification of any issue that is voted on or decided in the meeting, (4) the number of votes cast for and against any issue decided upon, and (5) the exact wording of any resolution passed at the meeting. The failure to take appropriate minutes or otherwise comply with this section does not invalidate any action taken at a meeting. Draft meeting minutes for each annual meeting of the Owners shall be made available to all Owners within sixty (60) days of the annual meeting.

4.13 **Wohali Resort.**

a. **Eligibility to be a Resort Member.** In order to be eligible for membership in Wohali Resort, the Resort Members shall (i) be Owners of a Lot, Unit, or Parcel within Wohali; (ii) be at least twenty-one (21) years of age; (iii) submit a Resort Membership Application; and (iv) if approved by a majority of the Board, pay the Resort Membership Contribution (as established, and changed from time to time, by the Board).

b. **Eligibility to be a Championship Golf Member.** In order to be eligible for membership in Wohali Resort, the Championship Golf Members shall (i) be members in the Wohali Championship Golf, a private club of Wohali; (ii) be at least twenty-one (21) years of age; (iii) submit a Resort Membership Application; and (iv) if approved by a majority of the Board, pay the Resort Membership Contribution (as established, and changed from time to time, by the Board).

c. **Board Review of Resort Membership Applications; Resort Membership Contribution and Dues.** The Master Association, by and through the Board, shall review Resort Membership Applications submitted by prospective applicants. After receiving the Resort Membership Application, the Board will determine if the applicant has satisfied the relevant conditions of membership for Wohali Resort, and without regard to race, religion, gender, national origin, marital status or physical disability. If the applicant has satisfied the conditions for membership, as determined solely by the Board and approved by a majority of the Board, the applicant will be notified in writing that the Resort Membership Application has been approved pending applicant's timely payment to Master Association of the Resort Membership Contribution. Membership approval shall be recorded in the Board meeting minutes or in a written board resolution approved by the Board. After approval of the Board, such Resort Member or Championship Golf Member, as the case may be, will thereafter be obligated to pay its applicable monthly and annual dues, fees, and charges for Wohali Resort, as established by the Board from time to time.

d. **Member Designee and Member Guest.** Subject to compliance with the Resort Documents, Resort Member's and Championship Golf Member's may host Member Designees and Member Guests to have access to and utilize the Resort Facilities (as defined in the Resort Documents).

e. **Termination of Membership in Wohali Resort; Refund of Resort Membership Contribution.** Resort Members and Championship Golf Members access to Resort Facilities and membership in Wohali Resort may be terminated for failing to comply with the Resort Documents,

including the timely payment of dues, fees, and other charges. In the event of a termination or resignation of a Resort Member's or Championship Golf Member's membership in Wohali Resort, the resigning or terminated member shall have the right to redemption of its Resort Membership Contribution, less any amounts for outstanding dues, fees, charges, and less the "Reissuance Fee" established by the Board, if any.

f. Staffing for Wohali Resort. Master Association, by and through the Board, shall have the right to hire or otherwise appoint an individual or entity (as may change from time to time, the "**Resort Manager**") to have control over the day-to-day operations and maintenance of Wohali Resort, including the Resort Facilities, and the related food and beverage services thereof.

ARTICLE V BOARD OF DIRECTORS

5.1 Powers. Wohali and the business and affairs of the Master Association shall be governed and managed by the Board of Directors. The Board may exercise business judgment and all of the powers of the Master Association, whether derived from the Declaration, these Bylaws, the Articles, or the Acts, except such powers that the Declaration, these Bylaws, the Articles, and the Acts vest solely in the Owners.

5.2 Number and Qualifications. The Board of Directors shall be composed of three (3) Persons and each must be at least twenty-one (21) years old. After the Declarant Control Period, the Board Members must be at least twenty-one (21) years old and must be an Owner or the spouse of an Owner of a Lot, Unit, or Parcel in Wohali. If an Owner is a corporation, partnership, limited liability company, or trust, an officer, partner, member, manager, agent, trustee, or beneficiary of such Owner may be a Board Member. If a Board Member ceases to meet any required qualifications during the Board Member's term, such person's membership on the Board shall automatically terminate.

5.3 Election. During the Declarant Control Period, Board Members shall be appointed solely by Declarant. Following the Declarant Control Period, the election of Board Members shall be made by the Owners and must at all times have at least one (1) Board Member be an Owner of a Resort Unit and at least one (1) Board Member shall be an Owner of a Lot. At such election, the Owners or their proxies may cast, with respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The Master Association may accept written ballots for Board Member election voting purposes from those Owners unable to attend a meeting in which an election is held. The persons receiving the largest number of votes shall be elected. The election of Board Members may be conducted through open voting or by secret ballot upon the request of any Owner. Cumulative voting is not permitted.

5.4 Term of Office. During the Declarant Control Period, Board Member terms shall be determined exclusively by Declarant. Following the Declarant Control Period, the Owners shall elect Board Members for two (2) year terms. However, at the first election following the Declarant Control Period, the majority of Board Members receiving the highest votes will hold two (2) year terms and the remaining will hold a one (1) year term to establish staggered terms. (i.e. two (2) Board Members will serve a two (2) year term and one (1) Board Member will serve a one (1) year term) The terms shall be staggered and overlap so that elections for Board Member positions are held each year at the annual meeting. Board Members may serve consecutive terms if elected.

5.5 Regular Meetings. The Board shall hold meetings at least annually or more often at the discretion of the Board. During the Declarant Control Period, Board meetings shall be held at the discretion of the Declarant so long as at least one (1) Board meeting is held each year and a Board meeting is held each time the Master Association increases a fee or raises an Assessment.

5.6 **Special Meetings.** Special meetings of the Board may be called by the President or a majority of Board Members on at least two (2) business days' prior notice to each Board Member.

5.7 **Meeting Notice.** Notice shall be given to Owners who have requested notice personally, and Board Members, by email, or by telephone, including text message at least two (2) business days' in advance of the meeting; provided that such notice shall not be required if (a) notice of the Board meeting was included in a Board meeting schedule that was previously provided to the Owners, or (b) the Board meeting is to address an emergency. By unanimous consent of the Board, Board meetings may be held without call or notice to the Board Members, but notice shall always be provided, except as contemplated in clauses (a) and (b) above, to those Owners who have requested notice of Board meetings.

5.8 **Quorum and Manner of Action.** A majority of Board Members shall constitute a quorum for the transaction of business. The act of a majority of the Board Members present at any meeting at which a quorum is present, and for which proper notice was provided, shall be the act of the Board. Board Members shall act only as the Board of Directors, and individual Board Members shall have no powers as such.

5.9 **Owner Attendance.** Any Owner may request notice of Board meetings by requesting such notice from a Board Member and providing a valid email address at which the Owner will receive notice. Owners who have requested notice of Board meetings shall be given notice along with the Board Members and shall be provided any call-in number or other means of attendance by electronic communication that is provided to Board Members. If Owners attend a Board meeting, the Board shall select a specific period of time during the meeting to allow Owner comments and limit Owner comments to such time period. The Board in its sole discretion may set a reasonable length of time that each Owner may speak.

5.10 **Open Meetings.** Except as provided in (a) through (f) below, following the Declarant Control Period, Board meetings shall be open to Owners. The Board may hold a closed executive session during a meeting of the Board if the purpose of the closed executive session is to:

- (a) Consult with legal counsel to obtain legal advice and discuss legal matters;
- (b) Discuss existing or potential litigation, mediation, arbitration, or an administrative proceeding;
- (c) Discuss a labor or personnel matter;
- (d) Discuss a matter relating to contract negotiations, including the review of a bid or proposal;
- (e) Discuss a matter involving a Person, if the Board determines that public knowledge of the matter would violate the Person's privacy; or
- (f) Discuss a delinquent assessment.

During the Declarant Control Period, Board meetings may be closed to Owners by the Board, in its sole discretion and without obligation, unless it determines to open the meeting (or a portion thereof) to the Owners; *provided, however,* that during the Declarant Control Period the Master Association must hold open Board meetings at least one (1) time per year, and each time the Master Association increases a fee or raises an Assessment.

5.11 **Board Meetings Generally.** The Board may designate any place in Summit County as the place of meeting for any regular or special Board meeting. The Board may allow attendance and

participation at any Board meeting by telephone or any other electronic means that allows for Board Members to communicate orally in real time. Following the Declarant Control Period, if a Board meeting is held by telephone, the Master Association shall provide the call-in information such that Owners may call-in to access the meeting.

5.12 **Board Action.** Notwithstanding noncompliance with any provision within these Bylaws, Board action is binding and valid unless set aside by a court of law. A person challenging the validity of a Board action for failure to comply with these Bylaws may not bring the challenge more than sixty (60) days after the Board has taken the action in dispute.

5.13 **Compensation.** No Board Member shall receive compensation for any services that such person may render to the Master Association as a Board Member; *provided, however,* that a Board Member may be reimbursed for expenses incurred in performance of such duties as a Board Member to the extent such expenses are approved by a majority of the other Board Members. Nothing herein contained shall be construed to preclude any Board Member from serving Wohali in any other capacity and receiving compensation therefore.

5.14 **Resignation and Removal.** A Board Member may resign at any time by delivering a written resignation to another Board Member. Unless otherwise specified therein, such resignation shall take effect upon delivery. Any Board Member who is appointed by the Declarant may only be removed by the Declarant. The Declarant may remove a Board Member it appoints at any time and for any reason, in its sole discretion. A Board Member elected by the Owners after the Declarant Control Period may be removed at any time, with or without cause, at a special meeting of the Owners duly called for such purpose upon the affirmative vote of more than fifty percent (50%) of the entire voting interests of the Master Association. At such a meeting, the Owners shall vote for a new Board Member to fill the remaining term of the removed Board Member. Board Members may also be removed by a majority vote of the other active Board Members upon the occurrence of any of the following: (a) failure to attend three (3) consecutive Board meetings; (b) failure to remain current on Assessments, or (c) a violation of the Governing Documents. If removal occurs based on the preceding sentence, then the remaining Board Members may appoint a replacement to serve the remaining term of the removed Board Member.

5.15 **Vacancies.** If vacancies occur in the Board during the Declarant Control Period, the Declarant shall appoint a Board Member to fill the vacancy. Following the Declarant Control Period, if vacancies occur in the Board for any reason (including death, resignation, or disqualification) except removal by the Owners, the Board Members then in office shall continue to act, and such vacancies shall be filled by a majority vote of the Board Members then in office, though less than a quorum. A vacancy in the Board occurring by reason of removal of a Board Member by the Owners may be filled by election of the Owners at the meeting at which such Board Member is removed. Any Board Member elected or appointed hereunder to fill a vacancy shall serve for the unexpired term of his predecessor. Except by reason of death, resignation, disqualification, or removal, Board Members shall continue to serve until their successors are elected.

5.16 **Action Without a Meeting.** Board Members have the right to take any action in the absence of a meeting which they could take at a meeting subject to the requirements of Section 813 of the Nonprofit Act and any other applicable sections of the Acts. Any action so approved shall have the same effect as though taken at a meeting of the Board.

5.17 **Waiver of Notice.** Before or at any meeting of the Board, any Board Member or Owner may waive notice of such meeting and such waiver shall be deemed the equivalent of proper notice. Attendance by a Board Member or Owner at any meeting thereof shall be a waiver of notice by that Board Member or Owner of the time, place, and purpose thereof.

5.18 **Adjournment.** The Board may adjourn any meeting from day to day for such other time as may be prudent or necessary, provided that no meeting may be adjourned for longer than thirty (30) days.

5.19 **Meeting.** A Board meeting does not include a gathering of Board Members at which the Board does not conduct and vote on Master Association business.

ARTICLE VI OFFICERS

6.1 **Officers.** The officers of the Master Association shall be a President, Secretary, Treasurer, and such other officers as may be appointed by the Board. Notwithstanding the immediately preceding sentence, officers shall not be required during the Declarant Control Period.

6.2 **Election, Tenure, and Qualifications.** Officers shall be elected by the Board at the first Board meeting following each annual meeting of the Owners. Each officer shall hold such office until the next ensuing meeting of the Board following the annual meeting of the Owners and until a successor has been elected and qualified, or until such officer's death, resignation, disqualification, or removal in the manner provided in these Bylaws, whichever first occurs. Any person over the age of twenty-one (21) may hold any two (2) or more of such offices, except that the President may not also be the Secretary. No person holding two (2) or more offices shall act in or execute any instrument in the capacity of more than one (1) office.

6.3 **Subordinate Officers.** The Board may appoint such other officers or agents as it may deem advisable, each of whom shall have such title, hold office for such period, have such authority, and perform such duties as the Board may from time to time determine.

6.4 **Resignation and Removal.** Officers may resign at any time by delivering a written resignation to any Board Member or to any managing agent of the Master Association. Unless otherwise specified therein, such resignation shall take effect upon delivery. Any officer may be removed and replaced upon the affirmative vote of a majority of the Board Members at any time, with or without cause.

6.5 **Vacancies.** If a vacancy occurs in any office by reason of death, resignation, removal, disqualification or any other cause, or if a new office shall be created, such vacancies or newly created offices may be filled by majority vote of the Board at any regular or special Board meeting.

6.6 **President.** The President shall be the chief executive of the Master Association. The President shall preside at meetings of the Board of Directors and at meetings of the Owners. At the meetings, the President shall have all authority typically granted to the person presiding over the meeting including but not limited to: (a) the right to control the order of the meeting, (b) the right to arrange for the removal of any disruptive Owner or person, and (c) the right to impose and enforce reasonable rules and procedures related to the meeting, such as those found in "Robert's Rules of Order" or "The Modern Rules of Order." The President shall sign on behalf of the Master Association all conveyances, mortgages, documents, and contracts, and shall do and perform all other acts and things as required by the Board. Additionally, the President is authorized to prepare, execute, certify, and record, on behalf of the Master Association, any amendments to the Declaration that are adopted and approved pursuant to the terms and conditions thereof.

6.7 **Secretary.** The Secretary shall keep the minutes of the Master Association, including the minutes of Board and Owner meetings, and shall maintain such books and records as these Bylaws, the Declaration, Rules, any resolution the Board, or Section 1601 of the Nonprofit Act may require. The Secretary shall also act in the place of the President in the event of the President's absence or inability or refusal to act. The duties of the Secretary may be delegated to the Manager by the Board. Additionally, the

Secretary, at the direction of the President, is authorized to prepare, execute, certify, and record, on behalf of the Master Association, any amendments to the Declaration that are adopted and approved pursuant to the terms and conditions thereof.

6.8 **Treasurer**. The Treasurer shall have the custody and control of the funds and financial accounts of the Master Association, subject to the action of the Board, and when requested by the President, shall report the state of the finances of the Master Association at each meeting of the Owners and at any meeting of the Board. The Treasurer shall perform such other duties as required by the Board. The duties of the Treasurer may be delegated to the Manager by the Board.

6.9 **Compensation**. No officer shall receive compensation for any services rendered to the Master Association as an officer; *provided, however*, that an officer may be reimbursed for expenses incurred in performance of such duties as an officer to the extent such expenses are approved by the Board.

ARTICLE VII COMMITTEES

7.1 **Designation of Committees**. The Board may designate committees as it deems appropriate in carrying out its duties, responsibilities, functions, and powers. At least one (1) Board Member must be appointed to serve on each such committee. No committee members shall receive compensation for services rendered to the Master Association as a member of a committee; *provided, however*, that a committee member may be reimbursed for expenses incurred in performance of such duties as a committee member, to the extent that such expenses are approved by the Board. A committee shall not have powers, duties, or responsibilities beyond those specifically assigned by the Board in a written resolution. The Board may terminate a committee at any time.

7.2 **Proceeding of Committees**. Each committee may appoint its own presiding and recording officers and may meet at such places and times and upon such notice as such committee or board may determine. Each such committee shall keep a record of its proceedings and shall regularly report such records to the Board.

7.3 **Quorum and Manner of Acting**. At each committee meeting, the presence of committee members constituting at least a majority of the authorized membership of such committee (but in no event fewer than two (2) committee members) shall constitute a quorum for the transaction of business, and the act of a majority of the committee members present at any meeting at which a quorum is present shall be the act of such committee. The committee members shall act only as a committee, and the individual committee members thereof shall have no powers as such. A committee may only exercise the authority granted to it by the Board.

7.4 **Resignation and Removal**. A committee member may resign at any time by delivering a written resignation to a Board Member, or the presiding officer of such committee. Unless otherwise specified therein, such resignation shall take effect upon delivery. The Board may at any time, with or without cause, remove any committee member.

7.5 **Vacancies**. If any vacancy occurs in a committee due to disqualification, death, resignation, removal, or otherwise, the remaining committee members shall, until the filling of such vacancy by the Board, constitute the then total authorized membership of the committee and, provided that two (2) or more committee members are remaining, may continue to act. Such vacancy may be filled at any meeting of the Board.

ARTICLE VIII INDEMNIFICATION

8.1 **Indemnification.** No Board Member, officer, or committee member shall be personally liable for any obligations of the Master Association or for any duties or obligations arising out of any acts or conduct said Board Member, officer, or committee member performed for or on behalf of the Master Association. The Master Association shall and does hereby indemnify and hold harmless each person who shall serve at any time as a Board Member, officer, or committee member of the Master Association, as well as such person's heirs and administrators, from and against any and all claims, judgments and liabilities to which such persons shall become subject, by reason of that person having heretofore or hereafter been a Board Member, officer, committee member of the Master Association or by reason of any action alleged to have been heretofore or hereafter taken or omitted to have been taken by such Board Member, officer, or committee member for the Master Association and shall reimburse any such person for all legal and other expenses reasonably incurred in connection with any such claim or liability; provided that no such person shall be indemnified against or be reimbursed for or be defended against any expense or liability incurred in connection with any claim or action arising out of such person's willful or intentional misconduct. The rights accruing to any person under the foregoing provisions of this Section 8.1 shall not exclude any other right to which such person may lawfully be entitled, nor shall anything herein contained restrict the right of the Master Association to indemnify or reimburse such person in any proper case, even though not specifically provided for herein or otherwise permitted. The Master Association, its Board Members, officers, committee members, employees, and agents shall be fully protected in taking any action, making any payment, or in refusing to do so in reliance upon the advice of counsel.

8.2 **Other Indemnification.** The indemnification provided herein shall not be deemed exclusive of any other right to indemnification to which any person seeking indemnification may be entitled under the Acts or under any agreement, vote of disinterested Board Members or otherwise, both as to action taken in any official capacity and as to action taken in any other capacity while holding such office. It is the intent that all Board Members, officers, and committee members be and hereby are indemnified to the fullest extent permitted by the laws of the State of Utah and these Bylaws. The indemnification herein provided shall continue as to any person who has ceased to be a Board Member, officer, committee member, or employee and shall inure to the benefit of the heirs, executors and administrators of any such person.

8.3 **Insurance.** The Board, in its discretion, may direct that the Master Association purchase and maintain directors and officers insurance on behalf of any person who is or was a Board Member, officer, committee member, Manager or employee of the Master Association or is or was serving at the request of the Master Association as a Board Member, officer, committee member, Manager, employee, or agent of another association, sub-association, corporation, partnership, joint venture, trust or other enterprise against any liability asserted against, and incurred by, such person in any such capacity or arising out of such person's status as such, whether or not the Master Association would have the power to indemnify such person against liability under the provisions of this Article VIII.

8.4 **Settlement by Master Association.** The right of any person to be indemnified shall be subject always to the right of the Master Association through the Board, in lieu of such indemnity, to settle any such claim, action, suit or proceeding at the expense of the Master Association by the payment of the amount of such settlement and the costs and expenses incurred in connection therewith.

ARTICLE IX RULES AND REGULATIONS

9.1 **Rules.** The Board shall have the authority to adopt Rules as it deems necessary for the maintenance, operation, management, and control of Wohali or Wohali Resort. The Board may from time

to time, by resolution, alter, amend, and repeal such Rules and use their commercially reasonable efforts to see that they are strictly observed by all Owners and Residents. Owners are responsible to ensure that their occupants, invitees, and guests strictly observe the Rules then in effect as well as the covenants and restrictions of the Declaration and shall be jointly and severally liable for their violations and resulting fines. Copies of all Rules adopted by the Board shall be sent to all Owners at least ten (10) days prior to the effective date thereof.

ARTICLE X AMENDMENTS

10.1 **Amendments by Declarant.** So long as the Declarant owns one or more Lots, Units, or Parcels in Wohali, the Declarant acting alone may amend the Bylaws for any reason, without Owner approval. Declarant's unilateral amendment right as designated herein may continue past the expiration of the Declarant Control Period. No other amendment shall be valid or enforceable during the period Declarant owns at least one (1) Lot, Unit, or Parcel unless the Declarant has given written consent to such amendment. Any amendment during the period Declarant owns at least one (1) Lot, Unit, or Parcel shall be executed by Declarant on behalf of the Master Association and shall become effective upon recordation in the office of the Summit County Recorder.

10.2 **Amendments by the Master Association.** After the Declarant has sold all of the Lots, Units, or Parcels to third parties, the Bylaws may be amended by the Owners upon the affirmative vote of at least sixty-seven percent (67%) of the voting interest of the Master Association. Any amendment(s) shall be effective upon recordation in the office of the Summit County Recorder. In such instrument the President shall execute the amendment and certify that the vote required by this Section 10.2 has occurred. If a Lot, Unit, or Parcel is owned by more than one Owner, the vote of any one Owner shall be sufficient to constitute approval for that Lot, Unit, or Parcel under this Section 10.2. If a Lot, Unit, or Parcel is owned by an entity or trust, the vote of any one officer, trustee, or agent of the entity shall be sufficient to constitute approval for that Lot, Unit, or Parcel under this Section 10.2. 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.

ARTICLE XI MISCELLANEOUS PROVISIONS

11.1 **Waiver.** No restriction, condition, obligation, or provision contained in these Bylaws shall be deemed to have been abrogated or waived by reason of a failure to enforce the same, irrespective of the number of violations or breaches thereof which may occur.

11.2 **Invalidity; Number; Captions.** The invalidity of any part of these Bylaws shall not impair or affect in any manner the validity, enforceability, or effect of the balance of these Bylaws. As used in these Bylaws, the singular shall include the plural, and the plural shall include the singular. The masculine and neuter shall each include the masculine, feminine and neuter, as the context requires. All captions are intended solely for convenience of reference and shall in no way limit any of the provisions of these Bylaws.

11.3 **Conflicts.** These Bylaws are intended to comply with the Declaration. In case of any irreconcilable conflict, the Declaration shall control over these Bylaws.


[Signature and Acknowledgment Pages Follow]

IN WITNESS WHEREOF, the Declarant has executed and adopted these Bylaws on behalf of the Master Association.

DATED this 25 day of September, 2023.

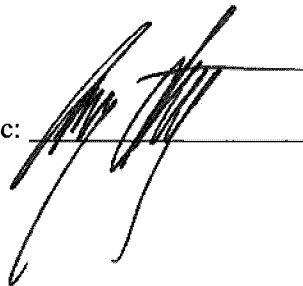
DECLARANT:

WOHALI LAND ESTATES LLC,
a Utah limited liability company

By: 
Name: Dave Boyden
Its: Authorized Representative

STATE OF UTAH)
) ss.
COUNTY OF Summit)

On the 25 day of September, 2023, personally appeared before me Dave Boyden, who by me being duly sworn, did say that he is the Authorized Representative of WOHALI LAND ESTATES LLC, a Utah limited liability company, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: 

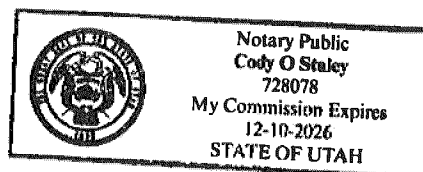


EXHIBIT A
TO
AMENDED AND RESTATED BYLAWS
OF THE WOHALI MASTER OWNERS ASSOCIATION, INC.

LEGAL DESCRIPTION

The real property referenced in the foregoing instrument is located in Coalville City, Summit County, Utah and is more particularly described as follows:

Phase I of Wohali:

(For reference purposes only: Parcel ID Nos. WOH-1-1 through WOH-1-15 and WHO-1-64 through WOH-1-73):

LOTS 1-15 AND 64-73, ACCORDING TO THE WOHALI PHASE I SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED JANUARY 21, 2022 AS ENTRY NO. 01181925 IN BOOK 2719 AT PAGE 562 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

Wohali's As-Surveyed Property Boundary:

(For reference purposes only: Parcel ID No. CT-WOH-COMB):

BEGINNING AT THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTH 89°11'21" EAST 3743.70 FEET; THENCE SOUTH 56°22'29" EAST 406.43 FEET; THENCE SOUTH 17°05'28" EAST 369.20 FEET; THENCE SOUTH 48°07'57" EAST 780.00 FEET; THENCE SOUTH 12°44'02" WEST 123.14 FEET; THENCE SOUTH 19°38'38" WEST 291.90 FEET; THENCE SOUTH 19°38'38" WEST 1180.02 FEET; THENCE SOUTH 19°38'38" WEST 160.08 FEET; THENCE SOUTH 23°08'38" WEST 700.00 FEET; THENCE SOUTH 0°42'14" EAST 201.86 FEET; THENCE SOUTH 0°42'14" EAST 387.14 FEET; THENCE SOUTH 89°59'49" EAST 387.39 FEET; THENCE SOUTH 21°37'45" WEST 483.72 FEET; THENCE SOUTH 21°37'45" WEST 960.50 FEET; THENCE SOUTH 88°26'37" WEST 1148.59 FEET; THENCE NORTH 89°17'17" WEST 2616.35 FEET; THENCE NORTH 0°11'51" WEST 746.45 FEET; THENCE SOUTH 89°14'02" WEST 245.57 FEET; THENCE SOUTH 89°14'02" WEST 1732.04 FEET; THENCE NORTH 24°14'35" EAST 114.04 FEET; THENCE SOUTH 61°22'24" WEST 4028.44 FEET; THENCE NORTH 57°24'30" WEST 5260.39 FEET; THENCE NORTH 69°41'17" EAST 935.37 FEET; THENCE NORTH 43°11'17" EAST 1900.00 FEET; THENCE NORTH 28°56'17" EAST 1025.00 FEET; THENCE NORTH 28°01'17" EAST 2293.08 FEET; THENCE NORTH 83°49'36" EAST 682.00 FEET; THENCE SOUTH 0°05'27" EAST 1048.23 FEET; THENCE SOUTH 88°52'20" EAST 5453.59 FEET; TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM WOHALI PHASE I SUBDIVISION, WHICH IS THE FOLLOWING DESCRIBED LAND AS CONVEYED TO WOHALI LAND ESTATES, LLC, A UTAH LIMITED LIABILITY COMPANY BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED JULY 12, 2021 AS ENTRY NO. 1168146 IN BOOK 2678 AT PAGE 405 AND AS CORRECTED BY THAT CERTAIN AFFIDAVIT OF SCRIVENER'S ERROR RECORDED NOVEMBER 2, 2021 AS ENTRY NO. 1176663 IN BOOK 2703 AT PAGE 1043 OF OFFICIAL RECORDS:

A PARCEL OF LAND LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, COALVILLE, SUMMIT COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS N89°11'21"E 2365.67 FEET ALONG THE NORTH SECTION LINE OF SECTION 18 FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°11'21" EAST 60.01 FEET; THENCE SOUTH 10°28'25" EAST 134.39 FEET TO A POINT ON A 100.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 79°31'35" WEST; THENCE SOUTHERLY 23.58 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°30'27" (CHORD BEARS SOUTH 03°43'12" EAST 23.52 FEET) TO A POINT ON A 443.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 86°57'58" WEST; THENCE SOUTHERLY 171.95 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°14'21" (CHORD BEARS SOUTH 14°09'13" WEST 170.87 FEET) TO A POINT ON A 133.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 64°43'37" WEST; THENCE SOUTHWESTERLY 70.46 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°21'13" (CHORD BEARS SOUTH 40°27'00" WEST 69.64 FEET) TO A POINT ON A 87.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 34°22'24" EAST; THENCE SOUTHWESTERLY 28.35 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°40'16" (CHORD BEARS SOUTH 46°17'28" WEST 28.23 FEET); THENCE SOUTH 36°57'21" WEST 96.91 FEET TO A POINT ON A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 58°07'52" EAST; THENCE SOUTHERLY 21.21 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°01'24" (CHORD BEARS SOUTH 08°38'34" EAST 19.49 FEET); THENCE SOUTH 49°09'15" EAST 35.06 FEET TO A POINT ON A 100.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 40°50'45" EAST; THENCE EASTERLY 158.59 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°51'52" (CHORD BEARS NORTH 85°24'49" EAST 142.48 FEET); THENCE NORTH 39°58'53" EAST 116.77 FEET TO A POINT ON A 275.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 50°01'07" EAST; THENCE NORTHEASTERLY 81.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°03'41" (CHORD BEARS NORTH 48°30'44" EAST 81.59

FEET); THENCE NORTH 57°02'34" EAST 200.87 FEET TO A POINT ON A 125.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 32°57'26" EAST; THENCE EASTERLY 193.95 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°53'57" (CHORD BEARS SOUTH 78°30'27" EAST 175.07 FEET); THENCE SOUTH 34°03'29" EAST 29.90 FEET TO A POINT ON A 125.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 55°56'31" EAST; THENCE SOUTHEASTERLY 85.51 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°11'40" (CHORD BEARS SOUTH 53°39'19" EAST 83.85 FEET); THENCE SOUTH 73°15'09" EAST 93.68 FEET TO A POINT ON A 175.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 16°44'51" WEST; THENCE SOUTHEASTERLY 53.64 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°33'48" (CHORD BEARS SOUTH 64°28'14" EAST 53.43 FEET); THENCE SOUTH 55°41'20" EAST 26.36 FEET TO A POINT ON A 125.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 34°18'40" EAST; THENCE EASTERLY 143.66 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°50'53" (CHORD BEARS SOUTH 88°36'47" EAST 135.88 FEET); THENCE NORTH 58°27'47" EAST 49.23 FEET TO A POINT ON A 125.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 31°32'13" EAST; THENCE EASTERLY 157.41 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°09'00" (CHORD BEARS SOUTH 85°27'43" EAST 147.21 FEET); THENCE NORTH 40°36'47" EAST 189.93 FEET; THENCE NORTH 10°37'48" EAST 189.19 FEET; THENCE NORTH 89°11'21" EAST 79.72 FEET; THENCE SOUTH 56°22'29" EAST 169.81 FEET; THENCE SOUTH 33°37'31" WEST 193.48 FEET; THENCE SOUTH 52°52'18" EAST 156.58 FEET; THENCE SOUTH 09°56'22" EAST 480.27 FEET; THENCE SOUTH 86°16'33" WEST 82.25 FEET; THENCE SOUTH 01°41'07" WEST 263.56 FEET; THENCE SOUTH 88°18'53" EAST 198.14 FEET; THENCE SOUTH 09°08'58" WEST 1,261.94 FEET; THENCE NORTH 83°04'19" WEST 187.88 FEET; THENCE SOUTH 12°12'25" WEST 558.18 FEET; THENCE NORTH 77°47'35" WEST 481.29 FEET; THENCE SOUTH 12°12'25" WEST 332.08 FEET; THENCE SOUTH 87°51'01" WEST 380.73 FEET TO A POINT ON A 275.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 87°04'58" EAST; THENCE SOUTHERLY 25.05 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°13'07" (CHORD BEARS SOUTH 05°31'36" EAST 25.04 FEET); THENCE SOUTH 81°51'51" WEST 50.00 FEET; THENCE SOUTH 58°47'03" WEST 205.16 FEET; THENCE NORTH 51°26'07" WEST 137.45 FEET; THENCE NORTH 32°37'56" WEST 218.97 FEET; THENCE NORTH 53°04'13" EAST 243.33 FEET; THENCE NORTH 30°45'49" EAST 650.95 FEET; THENCE NORTH 19°44'42" EAST 259.65 FEET; THENCE NORTH 44°52'50" EAST 169.31 FEET; THENCE NORTH 14°57'19" WEST 813.24 FEET; THENCE NORTH 22°01'51" EAST 621.24 FEET; THENCE NORTH 07°47'43" EAST 216.90 FEET TO A POINT ON A 175.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 16°44'51" EAST; THENCE NORTHWESTERLY 119.71 FEET

ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°11'40" (CHORD BEARS NORTH 53°39'19" WEST 117.39 FEET); THENCE NORTH 34°03'29" WEST 29.90 FEET TO A POINT ON A 75.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 55°56'31" WEST; THENCE WESTERLY 116.37 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°53'57" (CHORD BEARS NORTH 78°30'27" WEST 105.04 FEET); THENCE SOUTH 57°02'34" WEST 200.87 FEET TO A POINT ON A 225.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 32°57'26" EAST; THENCE SOUTHWESTERLY 67.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°03'41" (CHORD BEARS SOUTH 48°30'44" WEST 66.75 FEET); THENCE SOUTH 39°58'53" WEST 116.77 FEET TO A POINT ON A 150.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 50°01'07" WEST; THENCE WESTERLY 237.88 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°51'52" (CHORD BEARS SOUTH 85°24'49" WEST 213.73 FEET); THENCE NORTH 49°09'15" WEST 35.10 FEET TO A POINT ON A 15.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 40°50'45" WEST; THENCE WESTERLY 22.20 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°47'03" (CHORD BEARS SOUTH 88°27'13" WEST 20.23 FEET); THENCE NORTH 43°56'49" WEST 50.01 FEET TO A POINT ON A 375.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 43°56'49" WEST; THENCE NORTHEASTERLY 59.54 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°05'51" (CHORD BEARS NORTH 41°30'16" EAST 59.48 FEET); THENCE NORTH 36°57'21" EAST 95.87 FEET TO A POINT ON A 87.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 53°02'39" WEST; THENCE NORTHEASTERLY 31.85 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°58'33" (CHORD BEARS NORTH 26°28'04" EAST 31.67 FEET); THENCE NORTH 15°58'48" EAST 34.77 FEET TO A POINT ON A 133.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 74°01'12" EAST; THENCE NORTHERLY 23.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°57'40" (CHORD BEARS NORTH 20°57'38" EAST 23.09 FEET) TO A POINT ON A 357.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 64°03'32" WEST; THENCE NORTHERLY 154.59 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°48'39" (CHORD BEARS NORTH 13°32'09" EAST 153.39 FEET); THENCE NORTH 00°56'51" EAST 79.63 FEET TO A POINT ON A 100.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 89°03'09" WEST; THENCE NORTHERLY 4.98 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°51'03" (CHORD BEARS NORTH 00°28'41" WEST 4.98 FEET); THENCE NORTH 01°54'12" WEST 53.81 FEET TO THE POINT OF BEGINNING.

(For reference purposes only: Parcel ID No. CT-441):

BEGINNING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 88°36'14" EAST 1,803.94 FEET ALONG THE SECTION LINE, MORE OR LESS, TO THE USA PROPERTY; THENCE SOUTH 06°59'54" EAST 237.06 FEET; THENCE SOUTH 18°53'54" EAST 502.00 FEET; THENCE SOUTH 28°19'54" EAST 190.60 FEET; THENCE SOUTH 01°08'06" WEST 182.65 FEET TO PARCEL NS-440; THE NEXT (3) COURSES ARE ALONG THE EXISTING FENCE LINE COMMON TO PARCEL NS-440; THENCE NORTH 88°40'16" WEST 1,902.33 FEET; THENCE SOUTH 00°58'29" EAST 992.30 FEET; THENCE SOUTH 88°37'54" EAST 1,039.76 FEET TO A 3 WAY FENCE CORNER; THENCE SOUTH 15°31'34" EAST 636.72 FEET ALONG AN EXISTING LINE OF FENCE COMMON TO PARCEL NS- 437; THENCE NORTH 89°06'43" WEST 1,363.89 FEET ALONG THE PROJECTION OF AN EXISTING LINE OF FENCE TO THE WEST QUARTER CORNER OF SAID SECTION 17, SAID QUARTER CORNER BEING MARKED WITH AN ORIGINAL STONE; THENCE NORTH 00°55'18" WEST 2,670.12 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

(For reference purposes only: Parcel ID No. CT-449):

BEGINNING AT THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°10'22" WEST 138.00 FEET ALONG THE SECTION LINE; THENCE SOUTH 08°20'22" WEST 168.00 FEET; THENCE SOUTH 03°10'22" WEST 128.00 FEET; THENCE SOUTH 16°55'22" WEST 788.00 FEET; THENCE SOUTH 13°28'41" WEST 71.32 FEET; THE NEXT (5) COURSES ARE ALONG THE ADJACENT WOHALI PARTNERS BOUNDARY AS DELINEATED BY AN EXISTING RECORD OF SURVEY; THENCE SOUTH 12°43'34" WEST 123.14 FEET; THENCE SOUTH 19°38'10" WEST 1,632.00 FEET; THENCE SOUTH 23°08'10" WEST 700.00 FEET; THENCE SOUTH 00°42'42" EAST 589.00 FEET; THENCE NORTH 89°59'43" EAST 1,313.27 FEET, MORE OR LESS, TO THE SECTION LINE; THENCE NORTH 00°29'49" WEST 1,339.27 FEET ALONG SAID LINE TO THE EAST QUARTER CORNER OF SECTION 18, SAID QUARTER CORNER BEING MARKED WITH AN ORIGINAL STONE; THENCE NORTH 00°55'18" WEST 2,670.12 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.