

Ivory Homes
978 Woodoak Lane
Salt Lake City, UT 84117

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1/31/2018 10:26:00 AM \$332.00
Book - 10643 Pg - 930-938
ADAM GARDINER
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 9 P.

**SECOND AMENDMENT TO THE
BYLAWS OF PEPPERWOOD CREEK MASTER ASSOCIATION**

This SECOND AMENDMENT TO THE BYLAWS OF PEPPERWOOD CREEK MASTER ASSOCIATION (this "**Second Bylaws Amendment**") is entered into by the Pepperwood Creek Master Association, Inc., a Utah nonprofit corporation (the "**Association**").

RECITALS

- A. The MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR THE PEPPERWOOD CREEK PROJECT (the "Master Declaration") for the Association was recorded with the Salt Lake County Recorder's office on February 21, 2007, as Entry No. 10008493.
- B. The ANNEXATION, HOA MEMBERSHIP, AND ACCESS AGREEMENT UNDER MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR THE PEPPERWOOD CREEK PROJECT was recorded with the Salt Lake County Recorder's office on November 2, 2009, as Entry No. 10829503.
- C. The ASSIGNMENT OF DEVELOPER'S RIGHTS UNDER THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR THE PEPPERWOOD CREEK PROJECT was recorded with the Salt Lake County Recorder's office on July 6, 2012, as Entry No. 11424892.
- D. The FIRST SUPPLEMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR THE PEPPERWOOD CREEK PROJECT (the "First Supplement") was recorded with the Salt Lake County Recorder's office on July 6, 2012, as Entry No. 11424986.
- E. The AFFIDAVIT OF SCRIVENER'S ERROR was recorded with the Salt Lake County Recorder's office on August 1, 2012, as Entry No. 11441898.
- F. The AMENDMENT TO FIRST SUPPLEMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR THE PEPPERWOOD CREEK PROJECT was recorded with the Salt Lake County Recorder's office on August 10, 2012 as Entry No. 11448178.
- G. The Bylaws of Pepperwood Creek Master Association (the "Bylaws") are attached as Exhibit C to the Master Declaration. On July 6, 2012, the Bylaws were amended as set forth by Exhibit B of the First Supplement, which Exhibit B constitutes the first amendment to the Bylaws.

H. This Second Bylaws Amendment affects the real property located in Salt Lake County, State of Utah, described with particularity on Exhibit A, attached hereto and incorporated herein by reference.

I. The Association desires to amend the Bylaws as set forth in this Second Bylaws Amendment to amend the quorum requirements for meetings of the Owners of the Association and to amend the frequency with which the Association's Board of Directors must meet.

J. Unless otherwise set forth herein, the capitalized terms shall have their same meanings and definitions as stated in the Declaration.

K. Pursuant to Article VI, Section 1 of the Bylaws, the undersigned hereby certifies that this Amendment was approved by the Developer(s) during the Period of Developer's Control.

AMENDMENT

NOW, THEREFORE, in consideration of the foregoing Recitals, the Association hereby executes this First Bylaws Amendment, which is effective as of its recording date with the Salt Lake County Recorder's office.

1. Amendment No. 1. Article II of the Bylaws is amended to delete the following sentences:

"A majority of the members of the Master Association shall constitute a quorum for the adoption of decisions. If however, such quorum shall not be present or represented at any meeting, the Owners entitled to vote thereat, present in person or represented by proxy, shall have power to adjourn the meeting and reschedule for a time no earlier than two 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. Those Owners present, either in person or by proxy, at the rescheduled meeting shall constitute a quorum for the adoption of decisions. When a quorum is present at any meeting, the vote of the Owners representing a majority of the members of the Master Association in person or by proxy, shall decide any question brought before the meeting."

These deleted sentences will be replaced by the following sentences:

"Those Owners in attendance at any Owner meeting, either in person or by proxy, constitute a quorum. The vote, in person or by proxy, of the Owners representing a majority of the quorum, decides any question brought before the meeting."

2. Amendment No. 2. Article III, Section 2 of the Bylaws is amended to delete the following sentence:

“Regular meetings of the Board of Directors shall be held from time to time and at such time and place as shall be determined by a majority of the members of the Board of Directors, but no less often than monthly.”

This deleted sentence will be replaced by the following sentence:

“Regular meetings of the Board of Directors shall be held from time to time and at such time and place as shall be determined by a majority of the members of the Board of Directors, but no less often than quarterly.”

Conflicts. All remaining provisions of the Master Declaration and the Bylaws and any prior amendments not specifically amended in this Second Bylaws Amendment remain in full force and effect. In the case of any conflict between the provisions of this document and the provisions of the Bylaws or any prior amendments, the provisions of this document shall in all respects govern and control.

Incorporation and Supplementation of Declaration. This document is supplemental to the Bylaws, which by reference are made a part hereof, and all the terms, definitions, and provisions thereof, unless specifically modified herein, are to apply to this document and are made a part hereof as though they were expressly rewritten, incorporated, and included herein.

IN WITNESS WHEREOF, the Association has executed this SECOND AMENDMENT TO THE BYLAWS OF PEPPERWOOD CREEK MASTER ASSOCIATION.

PEPPERWOOD CREEK INVESTMENT, LLC,
a Utah limited liability company

By: [Signature]
Name: Chris Howells
Its: MANAGER

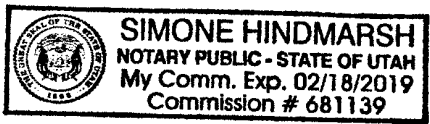
DATED as of the 25th day of JANUARY, 2018.

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On 25 JANUARY 2018, before me, SIMONE HINDMARSH, Notary Public, personally appeared CHRIS HOWELLS who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the instrument and acknowledged to me that he executed the same in his authorized capacity as DEVELOPER of the PEPPERWOOD CREEK ~~MASTER ASSOCIATION, INC.~~ ^{INVESTMENT LLC}, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct

WITNESS my hand and official seal.



[Signature]
Notary Public

IVORY DEVELOPMENT, LLC,
a Utah limited liability company

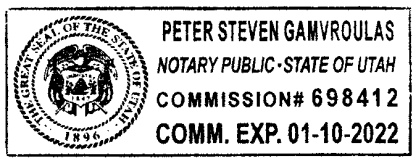
By: [Signature]
Name: CHRISTOPHER P. GAMVROULAS
Its: PRESIDENT

DATED as of the 21ST day of JANUARY, 2018.

STATE OF UTAH)
)
) :SS
COUNTY OF SALT LAKE)

On JANUARY 29TH 2018, before me, PETER STEVEN GAMVROULAS Notary Public,
personally appeared CHRISTOPHER P. GAMVROULAS who proved to me on the basis of
satisfactory evidence to be the person whose name is subscribed to within the instrument and
acknowledged to me that he executed the same in his authorized capacity as CO-DEVELOPER
of the PEPPERWOOD CREEK MASTER ASSOCIATION, INC., and that by his signature on
the instrument the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the
foregoing paragraph is true and correct



WITNESS my hand and official seal.
[Signature]

Notary Public

EXHIBIT A

(Legal Description of Property)

Parcel 1:

All of the lots, limited common areas and common areas contained within the official plat of PEPPERWOOD CREEK PHASE 1, a planned unit development project, according to the plat thereof as recorded in the office of the Salt Lake County Recorder.

28-14-376-042-0000
28-14-376-043-0000
28-14-376-044-0000
28-14-376-046-0000
28-14-376-047-0000
28-14-376-048-0000
28-14-376-049-0000
28-14-376-050-0000
28-14-376-051-0000
28-14-376-052-0000
28-14-376-053-0000
28-14-376-054-0000
28-14-376-055-0000
28-14-376-025-0000

Parcel 2:

All of the lots, limited common areas and common areas contained within the official plat of PEPPERWOOD CREEK PHASE 2, a planned unit development project, according to the plat thereof as recorded in the office of the Salt Lake County Recorder.

Also:

Beginning North 768.43 feet, more or less, and East 641.43 feet, more or less, from the North Quarter Corner of Section 23, Township 3 South, Range 1 East, Salt Lake Meridian; thence North 85°14'13" East 58.72 feet; thence North 68°55'51" East 47.62 feet, more or less; Thence South 30°19' East 15.57 feet, more or less; South 58°51'56" West 71.08 feet, more or less; thence Westerly

along a 116 foot radius curve to the left 8.49 feet, more or less; thence North 56°10' West 49.95 feet, more or less to the point of Beginning. (Being part of Lot 206, Pepperwood Creek Phase 2, a planned unit development.)

28-14-452-026-0000
28-14-452-025-0000
28-14-452-024-0000
28-14-452-023-0000
28-14-452-022-0000
28-14-452-035-0000
28-14-452-036-0000
28-14-452-037-0000
28-14-452-020-0000
28-14-452-019-0000
28-14-452-018-0000
28-14-452-017-0000
28-14-379-003-0000
28-14-379-002-0000
28-14-379-001-0000
28-14-452-027-0000

Parcel 3:

All of the lots, limited common areas and common areas contained within the official plat of PEPPERWOOD CREEK PHASE 3, a planned unit development project, according to the plat thereof a recorded in the office of the Salt Lake County Recorder.

28-14-451-014-0000
28-14-451-013-0000
28-14-451-012-0000
28-14-451-015-0000
28-14-451-010-0000
28-14-451-016-0000
28-14-451-017-0000
28-14-451-008-0000
28-14-451-007-0000
28-14-376-031-0000
28-14-378-009-0000
28-14-378-008-0000
28-14-378-007-0000
28-14-378-019-0000

Parcel 4:

All of the lots, limited common areas and common areas contained within the official plat of PEPPERWOOD CREEK PHASE 4, a planned unit development project, according to the plat thereof as recorded in the office of the Salt Lake County Recorder.

28-14-376-030-0000
28-14-376-029-0000
28-14-376-028-0000
28-14-376-027-0000
28-14-376-026-0000
28-14-378-017-0000
28-14-378-016-0000
28-14-378-015-0000
28-14-378-014-0000
28-14-378-013-0000
28-14-378-012-0000
28-14-378-011-0000
28-14-378-018-0000

Parcel 5:

Beginning at a point that is S89°57'12"W 360.446 feet and N00°02'48"W 974.226 feet from the North Quarter Corner of Section 23, Township 3 South, Range 1 East, Salt lake Base & Meridian; and running thence N47°07'33"E 265.111 feet; thence S82°38'17"E 74.376 feet; thence N28°16'00"E 19.962 feet; thence southeasterly 345.104 feet along the arc of 219.000 foot radius curve to the left, chord bears S56°41'38"E 310.489 feet; thence southeasterly 443.546 feet along the arc of a 431.000 foot radius curve to the right, chord bears S72°21'21"E 424.231 feet; thence S42°52'27"E 8.000 feet to the point of beginning.

28-14-376-045-0000

Parcel 6:

All of the lots, limited common areas and common areas contained within the official plat of PEPPERWOOD CREEK PHASE 6, a planned unit development project, according to the plat thereof as recorded in the office of the Salt Lake County Recorder.

28-14-452-028-0000
28-14-452-029-0000
28-14-452-030-0000
28-14-452-031-0000

28-14-452-032-0000
28-14-452-033-0000
28-14-452-034-0000

Parcel 7A:

All of the lots, limited common areas and common areas contained within the official plat of PEPPERWOOD CREEK PHASE 7A, a planned unit development project, according to the plat thereof as recorded in the office of the Salt Lake County Recorder.

28-14-376-040-0000
28-14-376-039-0000
28-14-376-038-0000
28-14-376-037-0000
28-14-376-036-0000
28-14-376-035-0000
28-14-376-034-0000
28-14-376-033-0000
28-14-377-015-0000
28-14-377-016-0000
28-14-377-017-0000
28-14-377-018-0000
28-14-377-019-0000
28-14-377-020-0000
28-14-377-021-0000

Parcel 7B:

Beginning South 89°57'18" West 560.61 feet, more or less and North 785.14 feet, more or less, from the South Quarter Corner of Section 14, Township 3 South, Range 1 East, Salt Lake Meridian; running thence along the boundary of Pepperwood Creek Phase 7A the following two (2) calls, North 82°30'52" West 567.04 feet; thence North 20°35' West 219.27 feet, to a South line of Pepperwood Creek Phase 1; thence along said Pepperwood Creek Phase 1 the following four (4) calls. East 183.81 feet; thence North 39°21'53" East 47.443 feet; thence Easterly along a 282 foot radius curve to the left, 242.807 feet (Chord Bears South 77°10'17" East 235.377); thence Easterly along a 368 foot radius curve to the right, 162.997 feet (Chord Bears South 89°08'56" East 161.667 feet); thence South 29°19'54" East 178.643, to a point North 26°46'07" East from the point of beginning; thence South 26°46'07" West 118.18 feet to the point of Beginning.

28-14-376-041-0000