

---

SPACE ABOVE RESERVED FOR RECORDER'S USE ONLY

**FIRST AMENDMENT TO THE  
BYLAWS  
OF  
THE BROOKS**

This First Amendment to the Bylaws of The Brooks (the "**Amendment**") is made by The Brooks Owners Association, Inc (the "**Association**") and shall become effective against the planned unit development known as The Brooks.

RECITALS

- A. The BYLAWS OF THE BROOKS was recorded as Exhibit "B" to the Declaration on February 16, 2005, in the Salt Lake County Recorder's office as Entry No. 9301255 beginning at Book 9095, Page 1712 (the "**Bylaws**").
- B. This Amendment affects the real property located in Salt Lake County, Utah, described with particularity on Exhibit A of the Declaration, and incorporated herein by reference (the "**Property**") and those lots and Townhomes described on Exhibit A to this Amendment.
- C. The Association desires to amend the Bylaws to increase efficiencies and make other changes and amendments indicated herein.
- D. Article VII of the Bylaws provides that it may be amended with the affirmative vote of at least 51% of the Association's voting interests.
- E. As evidenced below, the Management Committee hereby certifies that at least 51% of the Association's voting interests have duly approved the following amendments to the Bylaws.
- F. All capitalized terms not otherwise defined herein shall have the meanings set forth in the Declaration or the Bylaws.
- G. Unless specifically modified herein, all remaining provisions of the Bylaws shall remain in full force and effect.
- H. In case of any conflict between the terms of this Amendment and the terms of the Bylaws, the provisions of this Amendment shall control.

## AMENDMENTS

### Amendment One

Article III, Section 3 of the Bylaws is hereby amended to read as follows:

3. Annual Meetings. The annual meeting of the Owners shall be held between the months of January and March on a day and at a time established by the Management Committee. The purpose of the annual meeting shall be electing Management Committee members by written ballot, as further set forth in Article IV, Section 5 herein, and transacting other business as may come before the meeting.

### Amendment Two

Article III, Section 5 of the Bylaws is hereby amended to read as follows:

5. Notice of Meetings. The Management Committee shall cause written or printed notice of the date, time, and place (and in the case of a special meeting, the purpose or purposes) for all meetings of the Owners. Such written or printed notice shall be delivered to each Owner of record entitled to vote at such meeting not more than sixty (60) nor less than fifteen (15) days prior to the meeting. The notice may be delivered by the Association to Owners by first-class mail, email, personal delivery, text message, posted on an official website of the Association, or as otherwise allowed by the Declaration or by applicable law.

### Amendment Three

Article IV, Section 9 of the Bylaws is hereby amended to read as follows:

9. Regular Meetings. Regular meetings of the Management Committee may be held at such time and place as shall be determined from time to time, by a majority of the Committee Members, but at least two (2) such meetings shall be held during each fiscal year. Notice of Management Committee meetings shall be delivered to the Committee Members by first-class mail, phone, email, personal delivery, text message, posted on an official website of the Association, or as otherwise allowed by the Declaration or by applicable law, at least seventy-two (72) hours prior to the meeting.

*[intentionally left blank; certification and signatures will be placed on the next page]*

CERTIFICATION

The Management Committee hereby certifies that the foregoing amendments were duly approved by at least 51% of the Association's voting interests as required by Article VII of the Bylaws. The Management Committee has authorized the undersigned Association officer to execute this Amendment on its behalf.

**The Brooks Owners Association, Inc**

Henry Shapiro  
Signature

HENRY SHAPIRO  
Print Name

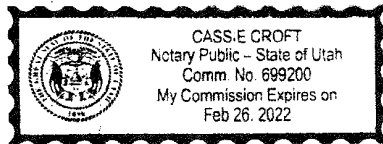
PRESIDENT  
Title

Title

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 15 day of August, 2018, by Henry Shapiro, who by me being duly sworn, did say that he or she is the President of The Brooks Owners Association, Inc.



Cassie Croft  
Notary Public

**EXHIBIT A**

**23 Project Parcel Numbers and Legal Descriptions**

All lots and common areas within “The Brooks, P.U.D. Subdivision” (Phase 1) and “The Brooks, P.U.D. Subdivision Phase 2” plat maps, as recorded with the Salt Lake County Recorder, including:

Phase 1 Lots and Common Area

Phase 2 Lots and Common Area

22092060160000

22092060270000

22092060170000

22092060280000

22092060180000

22092060290000

22092060190000

22092060300000

22092060200000

22092060310000

22092060210000

22092060320000

22092060220000

22092060330000

22092060230000

22092060340000

22092060240000

22092060350000

22092060250000

22092060360000

22092060260000 (Common Area)

22092060370000

22092060380000