

**AMENDMENT TO THE
SCOTTBROOK CONDOMINIUM
BY-LAWS**

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RASHELLE HOBBS
Recorder, Salt Lake County, UT
MILLER HARRISON LLC
BY: eCASH, DEPUTY - EF 3 P.

This AMENDMENT TO THE SCOTTBROOK CONDOMINIUM BYLAWS has been approved and adopted by the Scottbrook Condominium Owners Association, Inc. ("Association").

RECITALS

A. The Association is governed by the Scottbrook Condominium By-Laws ("Bylaws") that were recorded as Appendix B to the "Scottbrook Condominium Declaration of Covenants, Conditions and Restrictions" as recorded on September 10, 1979 as Entry Number 3334155 with the Salt Lake County Recorder ("Bylaws").

B. While the Declaration referenced above was amended and replaced by the "Amended Scottbrook Condominium Declaration of Covenants, Conditions and Restrictions" as recorded on November 14, 1980 as Entry Number 3502893 with the Salt Lake County Recorder, the Bylaws remain in effect.

C. The Association and owners desire to amend the Bylaws as provided below.

D. Article XI, Section 1 of the Bylaws provides that it may be amended with the affirmative vote of at least 51% of all unit owners.

E. Accordingly, at least 51% of all unit owners have approved this amendment to the Bylaws, which shall be binding upon the project, including all units. See Exhibit A.

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

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

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

AMENDMENTS

Amendment One

Article II, Section 1 of the Bylaws shall be amended to read as follows:

Section 1. Number and Qualification. The affairs of the condominium shall be governed by the Management Committee. The Management Committee shall be composed of three (3) individuals, all of whom shall be the owners or spouses of owners. If an owner is a corporation, partnership, limited

liability company, or trust, then an officer, partner, member, manager, agent, trustee, or beneficiary of such owner may serve on the Management Committee.

Amendment Two

Article III, Section 1 of the Bylaws shall be amended to read as follows:

Section 1. Annual Meetings. The annual meeting of the owners shall be held each year during the month of January on a day and at a time established by the Management Committee. At the annual meeting, the owners shall elect Management Committee members, as applicable, and conduct any other business as may properly come before the owners.

Amendment Three

Article X, Section 1 of the Bylaws shall be amended to read as follows:

Section 1. Notices. Notwithstanding any other provision herein to the contrary, any notice required or permitted to be given to any owner according to the provisions of the Bylaws or the Declaration shall be deemed to have been properly furnished if provided in a manner allowed by the Utah Condominium Ownership Act. This includes, without limitation, personal delivery, email, text message, or mailing. Owners shall register with the Association their mailing address, email address, and a phone number capable of receiving text messages. If no mailing address has been provided, the physical address of the unit owned by said owner shall be used for notice purposes.

**SCOTTBROOK CONDOMINIUM
OWNERS ASSOCIATION, INC.**

By: Charles A. Boyd
President

State of Utah)
):ss
County of Salt Lake)

On this 16 day of January, 2020 personally appeared before me Nicole Johnson, who being by me duly sworn, did say that he is the President of the Scottbrook Condominium Owners Association, Inc.; that said instrument was signed by him, with authority from the Management Committee, on behalf of said Association after having received approval from at least 51% of the Association's voting interests; and that the foregoing information is true and accurate to the best of his knowledge.

Nicole Johnson
Notary Public

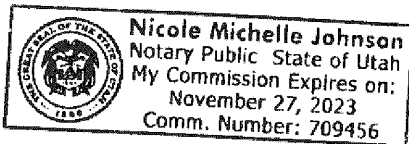


EXHIBIT A
Project Legal Description
Parcel Numbers
20 Units & 1 Common Area

EXHIBIT "A"

BEGINNING at a point South 0°11'40" West 1264.37 feet and North 89°55'09" East 646.95 feet from the Northwest corner of Lot 9, Block 20, Ten Acre Plat "A"; Big Field Survey and running thence North 89°55'09" East 117.90 feet; thence South 0°11'02" West along the East line of Lot 7 of said Block 20, 453.92 feet; thence South 89°56'00" West 199.55 feet; thence North 0°11'12" East 253.80 feet; thence North 89°55'34" East 100.78 feet; thence North 0°11'07" East 100.04 feet; thence South 89°55'23" West 19.15 feet; thence North 0°11'08" East 100.04 feet to the point of BEGINNING.

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