

**Quail Ridge Homeowners Association Amended and Restated Bylaws**  
**January 28, 2015**

Revision of Quail Ridge Homeowner Bylaws previously filed in Book 293 page 740 of the Morgan County Deeds Records. It had previously been revised from Book 287 page 388 of same book.

**Article I**

**Name and Location**

The name of the corporation is Quail Ridge Homeowners Association (QRHA), hereinafter referred to as the "Association". The principal office of the Association will be at the elected Treasurer's home but a permanent PO Box will be used for all mailed or dropped off correspondence at PO Box 563, Morgan Utah 84050. Meetings of members and Managers may be held at such places within the State of Utah, County of Morgan, as may be designated by the President of the Association.

**Article II**

**Definitions**

Unless the context otherwise requires, all definitions shall be as found in the Amended and Restated Declaration of Covenants, Conditions and Restrictions of Quail Ridge Planned Residential Unit Development. Dated January 28, 2015.

**Article III**

**Membership and Voting Rights in the Association**

**3.01 Membership.** Every owner upon acquiring fee title to a Lot shall automatically become a Member of the Association and shall remain a Member thereof until such time as his/her fee ownership of such Lot ceases for any reason, at which time his/her Membership in the Association with respect to such Lot shall automatically cease and the successor Owner shall become a Member. Membership in the Association shall be mandatory and shall be appurtenant to and may not be separated from the ownership of a Lot.

**3.02 Multiple Ownership Interests.** In the event there is more than one Owner of a particular Lot, the vote relating to such Lot shall be exercised as such Owners may determine among themselves, but in no event shall more than one vote be cast with respect to any Lot. Unless the Association has received written instructions signed by all Owners of a Lot regarding the vote for said Lot Owners, a vote cast at any Association meeting by any of such Owners, whether in person or by proxy, shall be conclusively presumed to be the entire vote attributable to the Lot concerned; provided, however, if the Association has received no written instructions and an objection is made at the meeting by another Owner of the same Lot, then a majority in interest of the co-Owners as shown on the record of ownership maintained by the Association shall be entitled to cast the vote, either in person or by proxy.

**3.03 Record of Ownership.** Every Owner shall promptly cause to be duly filed of record the conveyance document to him/her of his/her Lot and shall file a copy of such conveyance document with the secretary of the Association, who shall maintain a record of ownership of the Lots. Any Owner who mortgages his Lot or any interest therein by a Mortgage which has priority over the lien of any assessment provided herein shall notify the secretary of the Association of the name and address of the Mortgagee and also of the release of such Mortgage; and the secretary of the Association shall maintain all such information in the record of ownership.

Ent 133955 Bk 317 Pg 562  
Date: 28-JAN-2015 3:06:44PM  
Fee: \$111.00 Check  
Filed By: CB  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: QUAIL RIDGE HOMEOWNERS ASSOCIATION

**Article IV**

**Meeting of Members**

**4.01 Annual Meetings.**

A minimum of an annual meeting will be held no later than October 31 of every year. Each homeowner will be invited to the meeting for information and discussion of finances, future needs and other items of business that may need to come before the homeowners. If 33% of voting membership or proxies is not in attendance at annual meeting it may be postponed to another date selected by the Board and a vote taken at that time with only a simple majority of attending membership or proxies required to carry any motion or resolution.

#### **4.02. General Meetings.**

General meetings of the members may be called at any time by the President or by any two members of the board, or upon written request of any member of the Association. These will be designated as "General Meetings" and will be open to include all members of the Association.

#### **4.03. Notice of Meetings.**

Written notice of each meeting of the members shall be given by, or at the direction of the secretary or person authorized to call the meeting by emailing a copy of such notice, unless specifically requested to be in writing by homeowner, or mailing postage prepaid; at least 15 days before such meeting to each member entitled to vote, addressed to the member's email or address last appearing on the books of the Association, or supplied by such member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting and in the case of a special meeting, the purpose of the meeting.

#### **4.04 Quorum.**

The presence at any meeting of members entitled to cast, or of proxies entitled to cast, votes, must be one board member which shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these Bylaws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or represented.

#### **4.05 Proxies.**

At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his home. Proxy holder must be a homeowner or family member of homeowner or financially vested professional representative.

### **Article V**

#### **Board of Trustees or Officers; Selection; Term of Office.**

##### **5.01. Number.**

The affairs of the Association shall be managed by a Board consisting of the following officers: a President, Vice President, Secretary, Treasurer and four (4) Board Members at Large. All officers and Board Members will have one vote on issues with the exception of the Secretary which is a non-voting position except when one or more members are absent from a Board Meeting. The Secretary will then have the same voting rights and authority of the missing member of the Board.

##### **5.02. Term of Office.**

The members shall elect the Board Members for a term of two (2) years. . The Board will appoint said Officers annually after the newly elected Board members have been instated.

##### **5.03. Removal.**

Any Officer or Board Member may be removed from the Board, with or without cause by a simple majority vote of the members of the Association. In the event of death, resignation or removal of an Officer or Board Member, his/her successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of the predecessor.

##### **5.04. Compensation.**

No Officers or Board Members shall be compensated other than the Treasurer, which maximum compensation shall be the waving of the HOA membership fees and must be approved by the Board. Reimbursements for material, parts or mileage must be accompanied with receipts to the Treasurer. All expenses must be approved by the President prior to any liabilities are incurred unless an emergency requires obligating Association funds.

##### **5.05. Actions Taken Without a Meeting.**

The President shall have the right to take any action in the absence of a meeting which could be taken at a Board meeting by obtaining the prior written approval of the Board. Approval may be secured by email or in a written document which will be kept by the Secretary/Treasurer to evidence the approval of the Board of a specific action(s). Any action so approved shall have the same effect as though taken at a meeting of the Board.

## Article VI

### Nomination and Election of Officers and Board Members

#### 6.01. Nomination.

Nomination for election to the Board as an Officer or Board Member shall be made by a Nominating Committee. Nominations for members in good standing (current on all fees and assessments) may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a current Officer or Board Member, and two or more members of the Association. The Nominating Committee shall be appointed by the President prior to each annual meeting of the members and its term will expire once the installation of new officers has been installed at the appropriate Annual Meeting. The Nominating Committee shall make as many nominations for election to the Board as it shall in its discretion determine, but not less than the number of vacancies that are to be filled.

#### 6.02. Election.

Election of Officers and Board Members shall be by secret written ballot at the Annual Meeting as such time as when the Terms of the Officers and Board Members tenure has expired as outlined in Article VI 6.02. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted. The election of more than one person to the Board per lot owned is not allowed

## Article VII

### Meeting of the Officers and Board Members

#### 7.01. Regular Meetings.

Regular meetings of the Board shall be held quarterly without notice to the members, at such place and hour as may be fixed from time to time by the resolution of the Board.

#### 7.02. Special Meetings.

Special meetings of the Board shall be held when called by the President of the Association, or by any two Officers, after not less than three (3) days notice to each member of the Board.

#### 7.03. Quorum.

A majority of the number of members of the Board being four (4) members shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Board present at a duly held meeting at which a quorum is present shall be regarded as the act of the entire Board.

## Article VIII

### Powers and Duties of the Board

#### 8.01. Powers.

The Board shall have power to:

- (a) adopt and publish rules, policies and regulations governing the use of the Common Areas and facilities, and the personal conduct of the members and their guests thereon, and to establish assessments, and service charges as outlined in the Declarations and to take all other actions as outlined in the Declarations;
- (b) establish and get approval from membership of an annual budget
- (c) assure obligations are met through assessments and fees to meet annual budget
- (d) enforce the payment of HOA assessments including late fees and penalties if applicable through suspending culinary water access and or pursue legal recourse;
- (e) suspend the voting rights of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association for a period of sixty (60) days. Such rights may also be suspended after notice and hearing, for a period not to exceed sixty (60) days for infraction of published rules and regulations;
- (f) exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these Bylaws, the Articles of Incorporation, or the Declaration;
- (g) declare the office of a member of the Board to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board; and
- (h) employ a manager, an independent contractor, or such other employees as they deem necessary and to prescribe their duties.

## **8.02. Duties.**

It shall be the duty of the Board to:

- (a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any General meeting when such statement is requested in writing by one-fourth (1/4) of the members who are entitled to vote;
- (b) supervise all officers, agents and employees of the Association, and to see that their duties are properly performed;
- (c) perform all duties as set forth in the Declarations and these Bylaws;
- (d) issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;
- (e) procure and maintain adequate liability and hazard insurance on any property owned by the Association;
- (f) cause Common Areas to be maintained;
- (g) perform such other duties that in the judgment of the Board may improve the property values owned and managed by the Association.

## **Article IX**

### **Officers and Their Duties**

#### **9.01. Enumeration of Officers.**

The officers of this Association shall be a President, Vice President, Secretary and Treasurer, who shall at all times be members of the Board. These Officers may from time to time by resolution create additional voting members to serve on the Board.

#### **9.02. Special Appointments.**

The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time determine.

#### **9.03. Resignation and Removal.**

Any Officer or Board Member may be removed from office with or without cause by the Board. Any Officer or Board Member may resign at any time by giving written notice to the President or Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

#### **9.04. Vacancies.**

A vacancy in any office may be filled by appointment by the Board. The Officer or Board Member appointed to such vacancy shall serve for the remainder of the term of the officer or Board Member he replaces.

#### **9.05. Multiple Offices.**

No person shall simultaneously hold more than one of any of the offices except in the case of special offices created by the Board.

#### **9.06. Duties.**

The duties of the Officers are as follows:

##### **President**

- (a) The President shall preside at all meetings of the Board; shall see that orders and resolutions of the Board are carried out; shall sign any and all written instruments and shall co-sign all checks and promissory notes.

##### **Vice-President**

- (b) The Vice-President shall act in the place and stead of the President in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

##### **Secretary**

- (c) The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses, and shall perform such other duties as required by the Board.

## **Treasurer**

- (d) The Treasurer shall receive and deposit in appropriate bank account(s) all monies of the Association and shall disburse such funds as directed by resolution of the Board; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year at the Board's discretion; shall have available for inspection the books by any member of the Association during reasonable business hours and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership in its regular annual meeting, and deliver a copy of each to the members.

## **At Large Board Members**

- (e) Shall exercise and discharge such other duties as may be required by the Officers of the Association.

## **Article X**

### **Committees**

The Board shall establish a Design Review Committee, as provided in the Declaration and a Nominating Committee as provided in these Bylaws. On each committee there must be at least one Officer or At Large Board Member assigned as the Committee Chairperson to serve and direct the affairs of the committee. In addition, the Board shall appoint other committees as deemed appropriate in carrying out its purpose.

## **Article XI**

### **Miscellaneous**

#### **11.01**

In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control; and in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

#### **11.02**

The fiscal year of the Association shall begin on the first day of January and end the 31<sup>st</sup> Day of December of every year

#### **11.03 Notices.**

(a) Any notice required or permitted to be given to any Owner, Mortgagee or other person under the provisions of this Declaration shall be deemed to have been given and received when delivered by email, unless specifically requested to be in writing by homeowner, or in person or deposited in the US mail, first class postage prepaid, to the person or entity, at the latest address for such person or entity as reflected in the records of the Association at the time of deliver or mailing.

(b) Any notice required or permitted to be given to the Association or Architectural Committee may be given by delivering in person or mailing the same by first class mail, postage prepaid, to the Managing Agent or the President of the Association at the Association's address. For purposes hereof, the Association's Address shall be PO Box 563, Morgan Utah 84050 The Association may change its address at any time by giving written notice as provided herein.

#### **11.04 Amendment**

Declaration may be amended by:

- (a) The affirmative vote of fifty one percent (51%) of the Owners; and
- (b) The filing of an instrument for record in the office of the County recorder of Morgan County, Utah executed by any two officers of the Association and certifying that such amendment has been duly adopted by the affirmative vote of fifty one percent (51%) of the Owners:

#### **11.05 Consent in Lieu of Vote.**

In any case in which this Declaration requires for authorization or approval of any action or transaction the assent or affirmative vote of a stated percentage of the Owners, whether present or represented at a meeting, such requirement may be fully satisfied by obtaining, with or without a meeting, consents in writing to such transaction from Owners

entitled to cast at least the stated percentage of all Membership votes outstanding. The following additional provisions shall govern any application of this Section 12.05:

- (a) All Members of the Association shall receive notice of the requested consent to the action or transaction in the manner provided in Section 14.01 above.
- (b) All necessary consents must be obtained prior to the expiration of the ninety (90) days after the first consent is given by any Owner.
- (c) The total number of written consents required for the applicable authorization or approval shall be determined as of the date on which the last consent is signed.
- (d) Except as provided in the following sentence and change in ownership of a Lot which occurs after consent has been obtained from the Owner thereof shall not be considered or taken into account for any purpose. A change in ownership which would increase the total number of Class A votes outstanding shall, however, be effective in that regard and shall entitle the new Owner to give or withhold his consent.
- (e) Unless the Association has on file a valid written instrument signed by all Owners of a Lot granting one such Owner the right to vote of consent on behalf of all Owners of said Lot, the consent of all Owners whose Memberships are appurtenant to the same Lot must be secured before the consent of such Owners shall be effective.

#### **11.06 Interpretation and Severability.**

The captions which precede the Articles and Sections of this Declaration are for convenience only and shall in no way affect the manner in which any provision herein is construed. Whenever the context so requires, the singular shall include the plural, the plural shall include the singular, and any gender shall include both other genders. The invalidity or unenforceability of any portion of this Declaration shall not affect the validity or enforceability of the remainder hereof, which shall remain in full force and effect to the extent it can continue to operate reasonably without such unenforceable portion. The laws of the State of Utah shall govern the validity, construction and enforcement of this Declaration.

#### **11.07 Covenant to Run With Land.**

This Declaration and all the provisions hereof shall constitute covenants to run with the land or equitable servitudes. As the case may be, all Owners, all parties who hereafter acquire and interest in a Lot, and their respective Mortgagees, grantees, transferees, heirs, devisees, personal representatives, successors, and assigns. Each Owner or occupant of a Lot or Living Unit shall comply with, and all interests in all Lots or in the Common Areas shall be subject to, the terms of this Declaration and the provisions of any rules, regulations, agreements, instruments, and determinations contemplated by this Declaration. By acquiring and interest in a Lot or in the Common Areas, the party acquiring such interest specifically consents and agrees to be bound by each and every provision of this Declaration.

#### **11.08 Duration.**

This Declaration, including the covenants, restrictions and rights contained therein, shall remain in effect for twenty (20) years from the date this Declaration was first filed in the office of the County Recorder of Morgan County, Utah, after which time it shall be automatically extended for successive periods of ten (10) years each unless terminated by an instrument filed in the office of the County Recorder, executed by any two (2) officers of the Association, certifying that the Owners of at least fifty one percent (51%) of the Lots and their first Mortgagees, if any, voted in favor of such termination. If any of the privileges, covenants, or rights created by this Declaration would otherwise be unlawful or void for violation of (1) the rule against perpetuities or some analogous statutory provision, (b) the rule restricting restraints on alienation, or (c) any other statutory or common law rules imposing time limits, then the provision herein creating such privilege, covenant or right shall, in any event, terminate upon the expiration of twenty-one

(21) years after the death of the last survivor of the now living lawful descendants of the Governor of the State of Utah at the time this Declaration was recorded.

11.09 Enforcement. The Association, or any Owner, shall have the right to sue for damages, or to enforce by any proceeding injunctive or otherwise, at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration, or the Articles of Incorporation or Bylaws of the Association. Failure at any particular time by the Association to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

11.10 Effective Date. This Declaration and any amendment hereof shall take effect upon its being filed for record in the office of the County Recorder of Morgan County, Utah.

Quail Ridge Home Owners Association

*Exhibit B Legal Descriptions for 82 Parcels x4.*

By: *Cindy Cloninger*

Name: *Cindy Cloninger*  
Its: President

Motion to accept Amended and Restated Declaration of CCR's and QRHA Bylaws passed by 70 % of total membership.

Exhibit A Members including Proxies attending the Voting on Amended and Restated Declaration of CCR's and QRHA Bylaws

*Larissa Rees Larissa Rees*  
Treasurer Printed and Signature

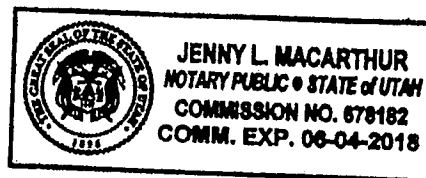
I, as Treasurer of Quail Ridge Homeowners Association, Inc. hereby certify that the foregoing constitute the bylaws of this corporation as adopted and in full force and effect.

STATE OF UTAH

: ss

On the 28 day of January, 2015, *Larissa Rees* personally appeared before me, known to be the Treasurer of Quail Ridge Homeowners Association, Inc., authorized agent for the corporation that executed the within and foregoing instrument and acknowledge the instrument to be the free and voluntary act and deed of the corporation, by authority of its bylaws or by resolution of its Board of Directors, for the uses and purposes therein mentioned and on oath states that he was authorized to execute the instrument. In witness whereof I have set my hand and affixed my seal the 28 day of January, 2015.

*Jenny MacArthur*  
Notary Public  
Residing at: *Morgan, UT*  
Commission expires: *06-04-2018*



*82*  
 Exhibit B - Members of the Association  
 All of units 1 thru ~~65~~<sup>82</sup> of Quail Ridge 1 PRUD. *and the common Area.*

Parcel Number	Serial Number	Address
0064-8551	06-QUAIL1-0001	705 E Mahogany Ridge Rd
0064-8713	06-QUAIL1-0002	715 E Mahogany Ridge Rd
0064-8975	06-QUAIL1-0003	725 E Mahogany Ridge Rd
0064-9137	06-QUAIL1-0004	735 E Mahogany Ridge Rd
0064-9399	06-QUAIL1-0005	745 E Mahogany Ridge Rd
0064-9541	06-QUAIL1-0006	755 E Mahogany Ridge Rd
0064-9703	06-QUAIL1-0007	855 E Mahogany Ridge Rd
0064-9965	06-QUAIL1-0008	865 E Mahogany Ridge Rd
0065-0197	06-QUAIL1-0009	875 E Mahogany Ridge Rd
0065-0359	06-QUAIL1-0010	885 E Mahogany Ridge Rd
0065-0501	06-QUAIL1-0011	830 N Great View Dr
0065-0763	06-QUAIL1-0012	840 N Great View Dr
0065-0925	06-QUAIL1-0013	850 N Great View Dr
0065-1187	06-QUAIL1-0014	860 N Great View Dr
0065-1349	06-QUAIL1-0015	870 N Great View Dr
0065-1591	06-QUAIL1-0016	830 N Violet Dr
0065-1753	06-QUAIL1-0017	834 N Violet Dr
0065-1915	06-QUAIL1-0018	838 N Violet Dr
0065-2177	06-QUAIL1-0019	842 N Violet Dr
0065-2339	06-QUAIL1-0020	846 N Violet Dr
0065-2581	06-QUAIL1-0021	850 N Violet Dr
0065-2743	06-QUAIL1-0022	854 N Violet Dr
0065-2905	06-QUAIL1-0023	858 N Violet Dr
0065-3167	06-QUAIL1-0024	862 N Violet Dr
0065-3329	06-QUAIL1-0025	866 N Violet Dr
0065-3571	06-QUAIL1-0026	845 N Violet Dr
0065-3733	06-QUAIL1-0027	849 N Violet Dr
0065-3995	06-QUAIL1-0028	853 N Violet Dr
0065-4157	06-QUAIL1-0029	857 N Violet Dr
0064-8480	06-QUAIL1-0030	861 N Violet Dr
0064-8632	06-QUAIL1-0031	865 N Violet Dr
0064-8894	06-QUAIL1-0032	869 N Violet Dr
0064-9056	06-QUAIL1-0033	873 N Violet Dr
0064-9218	06-QUAIL1-0034	755 E Dani Way
0064-9470	06-QUAIL1-0035	745 E Dani Way
0064-9622	06-QUAIL1-0036	760 E Dani Way
0064-9884	06-QUAIL1-0037	750 E Dani Way
0065-0016	06-QUAIL1-0038	740 E Dani Way
0065-0278	06-QUAIL1-0039	730 E Dani Way
0065-0430	06-QUAIL1-0040	720 E Dani Way
0065-0682	06-QUAIL1-0041	710 E Dani Way
0065-0844	06-QUAIL1-0042	827 N Violet Dr
0065-1006	06-QUAIL1-0043	834 N Sapphire St
0065-1268	06-QUAIL1-0044	838 N Sapphire St
0065-1420	06-QUAIL1-0045	842 N Sapphire St

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0065-1672  
0065-1834  
0065-2096  
0065-2258  
0065-2410  
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846 N Sapphire St  
850 N Sapphire St  
854 N Sapphire St  
858 N Sapphire St  
862 N Sapphire St  
866 N Sapphire St  
870 N Sapphire St  
874 N Sapphire St  
869 N Sapphire St  
865 N Sapphire St  
861 N Sapphire St  
857 N Sapphire St  
853 N Sapphire St  
851 N Sapphire St  
847 N Sapphire St  
845 N Sapphire St  
843 N Sapphire St  
839 N Sapphire St  
835 N Sapphire St  
831 N Sapphire St  
717 E Dani Way  
707 E Dani Way  
COMMON AREA

Parcel Number	Serial Number	Address	
0068-4503	080-06-QRIDG1-0001	806 E Mahogany Ridge	<u>James D. Orr</u> James D Orr
0068-4765	081-06-QRIDG1-0002	812 E Mahogany Ridge	<u>Deborah A Williams</u> Deborah A Williams
0068-4927	081-06-QRIDG1-0003	818 E Mahogany Ridge	<u>Robert J Opherkons</u> Robert J Opherkons
0068-5189	798-06-QRIDG1-0004	798 N Sage Dr	<u>Ronald L Gates</u> Ronald L Gates
0068-5341	784-06-QRIDG1-0005	784 N Sage Dr	<u>Frank Leroy Williams</u> Frank Leroy Williams
0068-5593	782-06-QRIDG1-0006	782 N Sage Dr	<u>Mount Joy LLC</u> Mount Joy LLC
0068-5755	815-06-QRIDG1-0007	815 E Clover Way	<u>Bobby Jo Winn</u> Bobby Jo Winn
0068-5917	805-06-QRIDG1-0008	805 E Clover Way	<u>Tyson Holt</u> Tyson Holt
0068-6179	785-06-QRIDG1-0009	785 N Sunset Dr	<u>Melissa A Powers</u> Melissa A Powers
0068-6331	795-06-QRIDG1-0010	795 N Sunset Dr	<u>Federal National Mortgage</u> Federal National Mortgage
0068-6583	083-06-QRIDG1-0011	830 Mahogany Ridge	<u>Robert G Slone</u> Robert G Slone
0068-6745	799-06-QRIDG1-0012	799 N Sage Dr	<u>Lesa Gilgen</u> Lesa Gilgen
0068-6907	793-06-QRIDG1-0013	793 N Sage Dr	<u>Dorothy Henriod</u> Dorothy Henriod
0068-7169	785-06-QRIDG1-0014	785 N Sage Dr	<u>Sandra R Neel</u> Sandra R Neel
0068-7321	783-06-QRIDG1-0015	783 N Sage Dr	<u>Braden Ellis</u> Braden Ellis

Ent 124047 Bk 0293 Pg 0746

Ent 121299 Bk 0287 Pg 0393

Ent 133955 Bk 0317 Pg 0571

January 14, 2015

To Quail Ridge Homeowners Association Members,

On October 14, 2014 the Homeowners Annual Meeting was held and a resolution was proposed by the Board of Directors to pass new Association Bylaws, and Covenants, Conditions and Restrictions (CCR's) These amended and restated documents were sent to the membership with a notice that there would be a vote taken for passage at the annual meeting.

The number of Association members required by the existing CCR's (Ent 106749 BK 244 Pg 496) for a change to the CCR's and Bylaws requires 67% (CCR's 14.02-a) of the membership for passage. Attendance at the meeting was inadequate and thus the voting on the resolution was not closed allowing a 90 day time period (CCR's 14.03-b) to gather enough members' votes for passage. An additional informational meeting for members was held on November 19, 2014 for discussion of any concerns. By January 5<sup>th</sup>, 2015, 57 member's proxies or votes had been obtained to pass the Amended and Restated CCR's and Bylaws. This surpasses the required 55 members.

The Board of Directors have verified the proxy and votes and will be filing the Amended and Restated CCR's and Bylaws and signatures with the County recorder as required in CCR 14.02-c.

These newly Amended and Restated CCR's and Bylaws will become effective February 1, 2015.

The Board of Directors appreciates everyone's support in this action and believes these new governing documents will improve the viability and longevity of the Homeowners Association and thus preserve the homeowner's investment and value. This action also clarifies and simplifies the Board's ability to manage the issues that are required to improve the community where we live.

We are hopeful that these changes and now the Boards ability to quickly respond to issues will foster greater pride and individual responsibility among the members in our community.

Sincerely,

2015 Quail Ridge Board of Directors:

President – Cindy Cloninger  
Vice President – Andrew McCain  
Secretary – Kim Middaugh  
Treasurer – Larissa Rees

Board Members at Large:

Parker Bauer  
Landon Middaugh  
John Taylor  
Kent Uré