

When Recorded Return To:
Ivory Development, LLC
978 Woodoak Lane
Salt Lake City, Utah 84117

13884886 B: 11302 P: 6475 Total Pages: 4
02/04/2022 12:10 PM By: zhook Fees: \$120.00
DECLAR- DECLARATION
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

**FIRST AMENDMENT
TO THE
MASTER DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS, AND
RESERVATION OF EASEMENTS
FOR BINGHAM COURT
AND
THE
BYLAWS
FOR THE
BINGHAM COURT MASTER ASSOCIATION**

This First Amendment to the Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Bingham Court and Bylaws for the Bingham Court Master Association (the "First Amendment") is made and executed by Ivory Development, LLC, a Utah limited liability company with an address of 978 Woodoak Lane, Salt Lake City, Utah 84117 (the "Declarant").

RECITALS

A. The Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Bingham Court was recorded with the Salt Lake County Recorder's Office on February 3, 2021 as Entry No. 13554800 (the "Master Declaration").

B. The Bylaws for the Bingham Court Master Association were attached and recorded as Exhibit B to the Master Declaration.

C. Pursuant to Section 21.7 of the Master Declaration, the Declarant has the right to unilaterally amend, revise, and modify the Master Declaration and the Bylaws.

D. The Declarant now desires to amend the Master Declaration and the Bylaws to clarify the rights and obligations of the Owners and the Management Committee.

NOW, THEREFORE, pursuant to the foregoing, the Declarant hereby makes and executes the following First Amendment:

AMENDMENT

1. The second sentence of Section 5.5 of the Master Declaration is hereby deleted in its entirety and replaced with the following language:

The Management Committee shall be composed of five (5) individuals.

2. Section 5.6(ii) of the Master Declaration is hereby deleted in its entirety and replaced with the following language:

(ii) As further detailed and explained in the Bylaws, and except during the Declarant Control Period as set forth in Section 20.2 herein, at least two (2) of the Management Committee Members shall be owners of a Townhome Unit.

3. Section 3.1(a) of the Bylaws is hereby deleted in its entirety and replaced with the following language:

(a) Number of Members. The Management Committee shall be composed of five (5) individuals meeting the qualifications stated in the Declaration and Section 3.1(b), subject to the Declarant Rights set forth in the Declaration.

4. The first sentence of Section 3.1(b) of the Bylaws is hereby deleted in its entirety and replaced with the following language.

At all times after the end of the Declarant Control Period and turnover of the Project from the Declarant, at least two (2) of the Management Committee Members must be owners of a Townhome Unit.

5. The following language is hereby added to Section 3.1(d) of the Bylaws:

Notwithstanding the foregoing, the following actions of the Management Committee must be approved by at least four out of five Management Committee Members: (i) proposing an amendment to the Declaration or these Bylaws; (ii) adopting or adjusting an annual budget; (iii) varying the level of services provided to a Benefitted Common Area or Service Area; and (iv) levying Special Assessments.

6. All remaining provisions of the Master Declaration and the Bylaws remain in full force and effect.

7. This First Amendment shall become effective upon recording.

Signature page follows

DECLARANT

IVORY DEVELOPMENT, LLC

By: *Ant P. G*

Name: CHRISTOPHER P. GAMVROULAS

Its: PRESIDENT

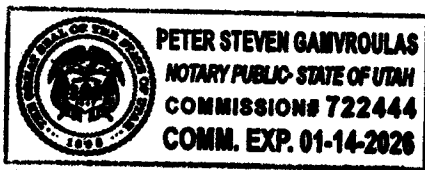
STATE OF UTAH)

) :ss

COUNTY OF SALT LAKE)

CHRISTOPHER
GAMVROULAS

Before me, on the 5RD day of FEBRUARY, 2022, personally appeared _____, in his/her/their capacity as the duly authorized representative of Ivory Development, LLC, who acknowledged before me that he/she/they executed the foregoing instrument in such capacity on behalf of the corporation.



[Signature]
Notary Public

EXHIBIT A
LEGAL DESCRIPTION

Bingham Court, all lots, inclusive, as shown on the official Bingham Court final plat on file and of record in the Office of the Recorder for Salt Lake County, Utah and recorded on August 13, 2020 as Entry No. 13360010, and all appurtenant Common Area and Facilities as shown thereon (as said Plat heretofore may have been amended or supplemented).

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