

**FIRST AMENDMENT TO THE
BYLAWS
OF
CRESCENT HEIGHTS CONDOMINIUM ASSOCIATION, INC.**

This FIRST AMENDMENT TO THE BYLAWS OF CRESCENT HEIGHTS CONDOMINIUM ASSOCIATION, INC. ("Amendment") has been approved and adopted by the Members of Crescent Heights Condominium Association, Inc, a Utah nonprofit corporation ("Association") and becomes effective when recorded with the Salt Lake County Recorder's Office.

RECITALS

A. The Association governs the affairs of Crescent Heights Condominiums, a Utah condominium project located in Sandy City, Utah, Salt Lake County ("Property").

B. The Property was made subject to certain covenants, conditions, and restrictions as provided in the "Amended and Restated Declaration of Condominium for Crescent Heights Condominiums" as recorded on March 20, 2019, as Entry Number 12952090 with the Salt Lake County Recorder ("Declaration").

C. The Association is also governed by the "Bylaws of Crescent Heights Condominium Association, Inc.", as recorded with the Declaration as "Exhibit 'C'" ("Bylaws").

D. The Association desires to amend the Bylaws as provided below.

E. Section 8.2 of the Bylaws provides that the Bylaws may be amended by an affirmative vote of at least sixty-seven percent (67%) of the Allocated Interest of the Association.

F. At least 67% of the Allocated Interest of the Association has approved the Bylaws amendments below pursuant to Article 8 of the Bylaws, which shall be binding upon the Property. See Exhibit A.

G. Unless specifically modified herein, all remaining provisions of the Bylaws whether listed above or not, 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.

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

AMENDMENTS

Amendment One

Article 3, Section 3.2 of the Bylaws is hereby amended to read as follows:

3.2 Selection and Term of Directors

Unless appointed by the Board under this Article 3, Directors shall be elected by the Owners. Directors shall serve staggered terms of three (3) years so that each year one (1) Director position will be up for election.

3.2.1

If the Directors' terms become non-staggered, the term of each Director shall be decided by vote of the then Directors to accomplish the staggering requirement.

Amendment Two

Article 3, Section 3.4 of the Bylaws is hereby amended to read as follows:

3.4 Director Vacancies

Director vacancies, for any reason other than removal by vote of Owners, shall be filled by the vote of a majority of the remaining Directors. The Board meeting at which the vote is held to replace the vacated Director position is valid even if a quorum is not present. Any Director appointed or elected to fill a vacancy, whether done by the Board or the Owners, shall serve the remaining term of the Director being replaced.

CERTIFICATION

IN WITNESS WHEREOF, each of the foregoing amendments were duly approved as required by Article 8 of the Bylaws.

CRESCENT HEIGHTS CONDOMINIUM ASSOCIATION, INC.

By: Steven M. Andersen

Name: STEVEN M. ANDERSEN

Its: PRESIDENT

STATE OF UTAH)
) ss.
COUNTY OF Salt Lake)

On the 23rd day of May, 2023, personally appeared before me Steven Michael Andersen, who by me being duly sworn, did say that she/he has been authorized by the Board of the Crescent Heights Condominium Association, Inc. to execute this instrument, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: 

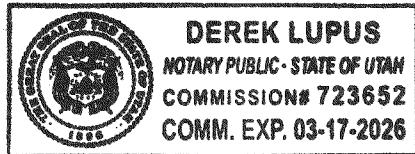


EXHIBIT A
Unit Legal Description & Parcel Numbers
(68 Units & 1 Common Area)

All Units within the Crescent Heights Condominiums project as shown on the plat maps recorded with the Salt Lake County Recorder, as supplemented.

Unit Parcel Numbers

28192290850000	28192290600000	28192290420000	28192290180000
28192290770000	28192290590000	28192290410000	28192290170000
28192290760000	28192290580000	28192290400000	28192290160000
28192290750000	28192290570000	28192290320000	28192290150000
28192290740000	28192290560000	28192290310000	28192290140000
28192290730000	28192290550000	28192290300000	28192290130000
28192290720000	28192290540000	28192290290000	28192290120000
28192290710000	28192290530000	28192290280000	28192290110000
28192290700000	28192290510000	28192290270000	28192290100000
28192290690000	28192290500000	28192290260000	28192290090000
28192290680000	28192290490000	28192290250000	28192290080000
28192290670000	28192290480000	28192290240000	28192290070000
28192290660000	28192290470000	28192290230000	28192290060000
28192290640000	28192290460000	28192290220000	28192290050000
28192290630000	28192290450000	28192290210000	28192290040000
28192290620000	28192290440000	28192290200000	28192290030000
28192290610000	28192290430000	28192290190000	28192290020000
			28192290010000