

**FIRST AMENDMENT TO THE  
BYLAWS OF NOTTING COURT CONDO ASSOCIATION, INC.,  
a Utah nonprofit corporation**

This FIRST AMENDMENT TO THE BYLAWS OF NOTTING COURT CONDO ASSOCIATION, INC. ("Amendment") has been approved and adopted by the Notting Court Condo Association, Inc., a Utah nonprofit corporation ("Association") and becomes effective when recorded with the Salt Lake County Recorder's Office.

**RECITALS**

- A. Notting Court is a Utah condominium project located in Salt Lake City, Utah ("Project"), described on Exhibit A.
- B. The Project was originally made subject to the "Declaration of Condominium and Declaration of Covenants, Conditions and Restrictions for Notting Court" as recorded with the Salt Lake County Recorder on July 13, 2005 as Entry Number 9430768 ("Original Declaration").
- C. The Original Declaration was amended and replaced in its entirety by and through the "Amended and Restated Declaration of Condominium for Notting Court Condominiums" as recorded with the Salt Lake County Recorder on July 17, 2015 as Entry Number 12094561 ("Declaration").<sup>1</sup>
- D. The Declaration at Exhibit C contains the "Bylaws of Notting Court Condo Association, Inc." ("Bylaws").
- E. Section 7.1 of the Bylaws provides that it may be amended by a majority vote of the Owners.
- F. The Association and its members desire to amend the Bylaws to create Board member qualifications as further provided in the amendment below.
- G. At least a majority of the Owners has approved this Amendment.
- H. Unless specifically modified herein, all remaining provisions of the Bylaws shall remain in full force and effect.
- I. In case of any conflict between the terms this Amendment and the terms of the Bylaws, the provisions of this Amendment shall control.

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<sup>1</sup> The Project is also subject to an "Amended and Restated Declaration" recorded on March 13, 2006 as Entry Number 9660652 with the Salt Lake County Recorder. This Amended Declaration pertains to a shared easement and maintenance agreement with an adjoining parcel and replaced a prior "Declaration" recorded on June 2, 2005 as Entry Number 9393224.

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

**AMENDMENT**

Section 3.1 entitled "Number of Directors" is hereby amended to read as follows:

**3.1 Number and Qualification of Directors.**

There shall be three (3) Directors. Each Director shall be an Owner, a spouse of an Owner, or an official designee of a Unit owned by a trust, LLC, or other legal entity owning a Unit. No two (2) Directors may reside in the same Unit, be the spouse of one another, or be business partners if the business is related to their ownership of a Unit. At least two (2) of the Directors must live onsite and utilize their Unit as their primary residence.

**CERTIFICATION**

The Board of Directors for the Association hereby certifies that the foregoing amendments were duly approved as required by the Bylaws with the consent of at least a majority of the Owners.

EXECUTED this 26 day of January, ~~2023~~ <sup>2024</sup> EH

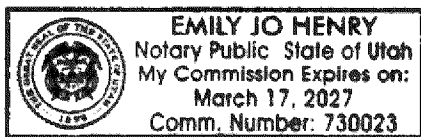
**NOTTING COURT CONDO ASSOCIATION, INC.**

BY: Deanne Williams

TITLE: President

STATE OF UTAH )  
 ) SS:  
COUNTY OF UTAH ) Salt Lake

On the 26 day of January 2024, personally appeared before me Deanne Williams, who by me being duly sworn, did say that he/she is the President of NOTTING COURT CONDO ASSOCIATION, INC., that he/she is authorized to sign this document on behalf of the Association's Board of Directors, and that the foregoing information is true and accurate to the best of his/her knowledge.



Emily H.  
Notary Public

**EXHIBIT A**  
Legal Descriptions and Unit Parcel Numbers  
(10 UNITS)

All 10 Units and Common Areas as shown on the plat map for Notting Court, as shown in the records of the Salt Lake County Recorder.

Parcel Numbers:

09-32-389-001 thru 09-32-389-010

09-32-389-010 (Common Area)