
SPACE ABOVE RESERVED FOR RECORDER'S USE ONLY

FIRST AMENDMENT TO THE BYLAWS OF HUNTER VILLAS CONDOMINIUM OWNERS ASSOCIATION

This First Amendment to the Bylaws of Hunter Villas Condominium Owners Association ("Amendment") is executed on the date set forth below, by the Hunter Villas Condominium Owners Association, a Utah non-profit corporation ("Association"), and shall become effective against the Project, including the parcels identified in Exhibit A below, when recorded with the Salt Lake County Recorder.

RECITALS

A. Hunter Villas is subject to that certain instrument called the "Amended and Restated Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements for Hunter Villas", which was recorded with the Salt Lake County Recorder on April 18, 2016, as Entry No. 12262065, as amended ("Declaration").

B. Exhibit E of the Declaration contains the Association's bylaws entitled, "Bylaws of Hunter Villas Condominium Owners Association" ("Bylaws").

C. The Association desires to amend the Bylaws as outlined below.

D. Pursuant to Article VII of the Bylaws, an amendment to the Bylaws must be approved by at least a majority of a quorum of Members.

E. At least a majority of a quorum of Members has approved the following amendment ("Amendment").

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

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

AMENDMENT

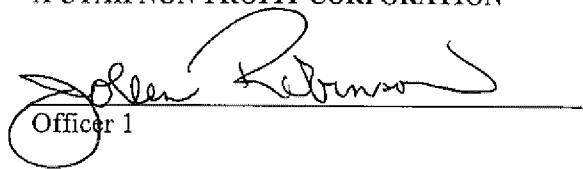
Article IV, Section 1 of the Bylaws is hereby amended to read as follows:

Section 1. Number and Qualification. The property, business, and affairs of the Association shall be governed and managed by a Board of Trustees composed of five (5) persons. Each Trustee shall be an Owner; the spouse of an Owner; or an officer, director, trustee, or other legal representative of a Unit owned by an entity or trust. No two (2) Trustees 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. Trustees shall not receive any stated salary for their services as a Trustee provided, however, that (i) nothing herein contained shall be construed to preclude any Trustee from serving the Association in some other capacity and receiving compensation therefor, and (ii) any Trustee may be reimbursed for his/her actual expenses incurred in the performance of his/her duties.

CERTIFICATION

We, the undersigned officers of the Association, hereby certify, to the best of our knowledge, that the foregoing amendments were duly approved by a majority of a quorum of Members as required by Article VII of the Bylaws. We are duly authorized by the Board to execute this document on the Association's behalf.

**HUNTER VILLAS CONDOMINIUM OWNERS
ASSOCIATION
A UTAH NON-PROFIT CORPORATION**

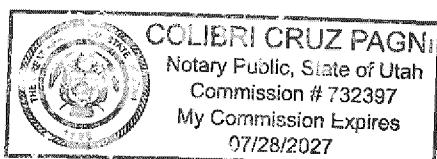


Jolien Robinson
Officer 1

ACKNOWLEDGEMENT

STATE OF UTAH)
ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 8th day of March, 2024, by
Jolien Robinson, the President of the Hunter Villas Condominium Owners Association, a
Utah non-profit Corporation.




Notary Public

Volunteer Supply
Officer 2

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SALT LAKE)
SS.

The foregoing instrument was acknowledged before me this 8th day of March, 2024, by
Elisabeth Duffin, the Secretary of the Hunter Villas Condominium Owners
Association, a Utah non-profit Corporation.

Copy
Notary Public

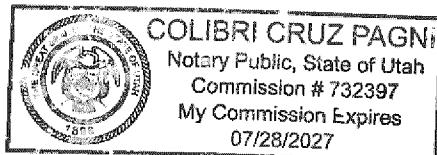


EXHIBIT A
(Legal Description)
96 Units + 1 Common Area = 97 total parcels

All Units (48 total units) and Common Areas of the **HUNTER VILLAS PHASE 1** condominium development according to the plat on file with the Salt Lake County Recorder's Office as **Entry No. 8124677** in Book 2002p on page 21.

Parcel Numbers: **14-27-329-001-0000** through **14-27-329-048-0000**; and
14-27-329-107-0000 (Common Area)

All Units (48 total units) and Common Areas of the **HUNTER VILLAS PHASE 2** condominium development according to the plat on file with the Salt Lake County Recorder's Office as **Entry No. 8631178** in Book 2003p on page 109.

Parcel Numbers: **14-27-329-050-0000** through **14-27-329-053-0000**; and
14-27-329-058-0000 through **14-27-329-065-0000**; and
14-27-329-070-0000 through **14-27-329-097-0000**; and
14-27-329-099-0000 through **14-27-329-106-0000**

14-27-329-107-0000 (Common Area)