

**THIRD AMENDMENT TO THE
BYLAWS
OF
CENTURY PARK EAST HOMEOWNERS ASSOCIATION**

(formerly referenced as Century Park East Condominiums Owners Association)

This THIRD AMENDMENT TO THE BYLAWS OF CENTURY PARK EAST HOMEOWNERS ASSOCIATION is made and executed by the Century Park East Homeowners Association, a Utah nonprofit corporation (“Association”) on the date set forth below and shall be effective upon recording with the Salt Lake County Recorder’s Office.

RECITALS

A. Century Park East Condominiums is a Utah condominium project located in South Salt Lake, Utah that was made subject to the “Declaration of Condominium for Century Park East Condominiums” as recorded on March 1, 1996 as Entry Number 6293173 with the Salt Lake County Recorder (“Declaration”).

B. Exhibit C of the Declaration contains the Association’s bylaws entitled, “Bylaws of Century Park East Condominiums Owners Association” (“Bylaws”).

C. The legal name of the Association is different than used in the Bylaws. References to the Association as “Century Park East Owners Association” within the Bylaws shall be deemed to mean “Century Park East Homeowners Association”, which name is updated herein.

D. The Bylaws were first amended by the “Amendment to the Bylaws of Century Park East Owners Association” as recorded with the Salt Lake County Recorder on September 3, 1996 as Entry Number 6445204, Book 7480, Page 500.

E. The Bylaws were next amended by the “Amendment to the Bylaws of Century Park East Homeowners Association” as recorded with the Salt Lake County Recorder on November 12, 2021 as Entry Number 13821486.

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

G. Pursuant to Section 14 of the Bylaws, the Bylaws may be amended by an affirmative vote of no less than a majority of the Association’s voting interests.

H. At least a majority of the Association's voting interests have approved the following amendments ("Amendment").

I. This Amendment shall be binding upon the Property, including all Units. See Exhibit A.

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

K. In case of any conflict between the terms of this Amendment and the terms of the Bylaws, the provisions of this Amendment shall control.

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

AMENDMENTS

Amendment 1

Section 2.3 of the Bylaws is hereby amended to read as follows:

2.3 Rules of Order and Conduct of Meetings.

The president shall preside at Association meetings. At such meetings, the president shall have all authority typically granted to the person presiding over the meeting, including, without limitation: (1) the right to control the meeting; (2) right to arrange for the removal of any disruptive Owner or person; (3) the right to impose and enforce reasonable rules and procedures related to the meeting such as those found in "Robert's Rules of Order" or "The Modern Rules of Order". The president may delegate the foregoing authority and rights to another officer or managing agent as deemed appropriate. The Board may retire to executive session as allowed by applicable laws. The Board may also control the electronic reproduction of Board and Association meetings.

Amendment 2

Section 3.5 of the Bylaws is hereby amended to read as follows:

3.5 Quorum.

At any Association Unit Owners meeting, the presence, either in person or by proxy, of at least twenty percent (20%) (or 12 Units) of the Association's voting interests shall constitute a quorum for the transaction of business. In the event that a quorum is not reached, the meeting may be adjourned for twenty-four (24) to ninety-six (96) hours as determined by the Board, at which time it shall reconvene and any number of Unit Owners present, either in person or by proxy, at the subsequent meeting shall constitute a quorum. No notice is required for the reconvened meeting except for an oral announcement provided at the initial meeting.

Amendment 3

Section 5.1 of the Bylaws is hereby amended to read as follows:

5.1 Role and Composition of Board of Directors.

The management and maintenance of the property and the business and affairs of the Association shall be managed by a governing board, referred to in the Declaration and herein as the Board of Directors. The Board of Directors shall consist of three (3) individuals who shall be Unit Owners, the spouse of a Unit 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. All three (3) Directors must live onsite and utilize their Unit as their primary residence.

Amendment 4

Section 5.9 of the Bylaws is hereby amended to read as follows:

5.9 Board Meetings.

The meetings of the Board of Directors shall be held at such times and at such places as the Board of Directors shall determine. However, at least 9 meetings of the Board of Directors shall be held each calendar year. A majority of the members of the Board of Directors shall constitute a quorum, and if a quorum is present, the decision of a majority of those present shall be the act of the Board of Directors. The Board of Directors shall annually elect all of the officers of the Association. All Association meetings may be held in person or by electronic or telephonic means.

Amendment 5

Section 5.10 of the Bylaws is hereby amended to read as follows:

5.10 Regular Meetings. Regular meetings of the Board of Directors may be held without call or notice, except as required by the Act.

Amendment 6

Section 5.11 of the Bylaws is hereby amended to read as follows:

5.11 Special Meetings.

Special meetings of the Board of Directors may be called by the president or any two (2) Board members. The person or persons calling the special meeting shall, at least 3 days before the meeting, give notice thereof to the other Board members using any means allowed by the Act.

Amendment 7

Section 5.13 of the Bylaws is hereby stricken and removed from the Bylaws in its entirety.

Amendment 8

Section 6.6 of the Bylaws is hereby amended to read as follows:

6.6 Accounting and other Association Records.

The Association shall maintain and make available records as required by the Act and the Utah Revised Nonprofit Corporation Act. The financial records of the Association may be audited by a duly qualified CPA at the expense of the Association upon the approval of the Board or at the request of at least a majority of the voting interests of the Association. Any Owner may request an audit of the Association's financial records at his/her own cost and expense by a duly qualified CPA.

CERTIFICATION AND ACKNOWLEDGMENT

IN WITNESS WHEREOF, the Association, by and through the Board of Directors, hereby certifies that the foregoing amendments were duly approved as required by Article 14 of the Bylaws after having received approval from a majority of the Association's voting interests. The Board of Directors has authorized the execution of this Amendment.

CENTURY PARK EAST HOMEOWNERS ASSOCIATION, a
Utah nonprofit corporation

By: 

Name: Christian Salazar

Its: President

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On the 12 day of March, 2024, personally appeared before me Christian Salazar who by me being duly sworn, did say that he is an authorized representative of the Century Park East Homeowners Association, and that the foregoing instrument is signed on behalf of said corporation and executed with all necessary authority.

Notary Public: 

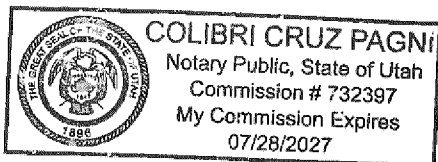


EXHIBIT A

**Legal Description
(60 Units + 1 Common Area = 61 Parcels)**

All Units and Common Area as shown on the official subdivision plat for the “Century Park East Condominiums”.

Parcel Numbers: 16:30:383-001-0000 through 16:30:383-061-0000