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EH 2604660 PG 1 OF 4
ERNEST D ROWLEY, WEBER COUNTY RECORDER
07-NOV-12 930 AM FEE \$153.00 DEP JKC
REC FOR: HIGHLANDS AT WOLF CREEK HOA

WHEN RECORDED RETURN TO:
Vial Fotheringham LLP
602 East 300 South
Salt Lake City, Utah 84102

**FIRST AMENDMENT TO THE
BY-LAWS OF THE HIGHLANDS AT
WOLF CREEK HOMEOWNERS ASSOCIATION, INC.**

This FIRST AMENDMENT TO THE BY-LAWS OF THE HIGHLANDS AT WOLF CREEK HOMEOWNERS ASSOCIATION, INC. is made and executed on the date set forth below and shall be effective upon recording in the Weber County Recorder's Office.

RECITALS

A. Certain real property in Weber County known as The Highlands at Wolf Creek was subjected to certain covenants, conditions, and restrictions as contained in the Declaration of Covenants, Conditions and Restrictions for The Highlands at Wolf Creek recorded in the Recorder's Office for Weber County, Utah on June 6, 2002 as Entry No. 1853135 ("Declaration");

B. Attached as Exhibit B to the Declaration is a document entitled "By-Laws of The Highlands at Wolf Creek Homeowners Association, Inc." ("Bylaws"), which can be found at Book 2237, beginning at Page 2466 of Entry No. 1853135;

C. This Amendment shall be binding against the property described in "Exhibit A";

D. This Amendment is intended to preserve and protect the investment made by the Lot Owners at The Highlands, and to improve the efficient and effective governance and operations of The Highlands at Wolf Creek Homeowners Association, Inc. ("Association");

E. This Amendment was duly adopted by the Lot Owners as per the requirements set forth in Article VI, Section 6.06 of the Bylaws.

AMENDMENT ONE

Article II, Section 2.05 is hereby deleted and amended and replaced as follows:

"Section 2.05 Notice of Meetings. Written or printed notice stating the place, day, and hour of any meeting of the Members shall be delivered, either personally, by email, or by mail, to each Member entitled to vote at such meeting, not less than 10 nor more than 30 days before the date of such meeting, by or at the direction of the President or the Secretary or the officers calling the meeting. In the case of a special meeting, or when otherwise required by statute or the By-laws, the purpose or purposes for which the meeting is called shall be stated in the notice. No business

shall be transacted at a special meeting except as stated in the notice. If emailed, the notice shall be deemed delivered when sent to the Member at his email address registered with the Association in accordance with Section 6.05 hereof. If mailed, the notice shall be deemed delivered when deposited with a mail carrier in accordance with Section 6.05 hereof and addressed to the Member at his address as it appears on the Association's records, with postage prepaid."

AMENDMENT TWO

Article VI, Section 6.05 is hereby deleted and amended and replaced as follows:

"Section 6.05, Notices. Except as otherwise provided in the Declaration or these By-Laws, all notices, demands, ballots, bills, statements, or other communications under the Declaration or these By-Laws shall be in writing and shall be deemed to have been duly given if delivered personally, by email, or sent by U.S. mail, first class postage prepaid:

(i) if to a Member, at the address which the Member has designated in writing and filed with the Secretary or, if no such address has been designated, at the address of the Lot of such Member;

(ii) if to the Association, the Board, or the managing agent, at the principal office of the Association or the managing agent or at such other address as shall be designated by notice in writing to the Members pursuant to this Section; or

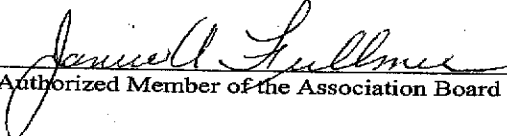
(iii) if to any committee, at the principal address of the Association or at such other address as shall be designated by notice in writing to the Members pursuant to this Section.

All notices, demands, bills, statements or other communications under the Declaration or these By-Laws from the Association to the Members may also be given by email. Members shall register their email addresses with the Association's Board or managing agent. A Member may opt out of receiving notices, demands, bills, statements, or other communications from the Association via email by providing written notice of such to the President or managing agent of the Association."

CERTIFICATION

The foregoing amendments to the Bylaws were duly approved by the Lot Owners as set forth in Article VI, Section 6.06 of the Bylaws.

EXECUTED this 7 day of November, 2012.


Authorized Member of the Association Board of Trustees

STATE OF UTAH)
) SS:
COUNTY OF WEBER)

On the 7 day of November 2012, personally appeared before me Annette Ames, who by me being duly sworn, did say that he/she is a member of the Board of Trustees of The Highlands at Wolf Creek Homeowners Association, Inc., that he/she is authorized by the Board of Trustees to execute this amendment, and that the foregoing statements are true and accurate to the best of his/her knowledge.

Annette Ames
Notary Public



EXHIBIT A

Legal Descriptions and Parcel Numbers

All of Phase I through Phase IX of The Highlands at Wolf Creek. Also, The Highlands at Wolf Creek Phase II 1st and 2nd Amendments.

The Weber County Parcel numbers within Phase I through Phase IX of The Highlands at Wolf Creek are the following:

22-194-0001 to 22-194-0009	22-194-0001 thru 0009 -
22-195-0001 to 22-195-0008	22-195-0001 thru 0008 -
22-206-0001 to 22-206-0015	22-206-0001 -
22-214-0001 to 22-214-0010	22-206-0003 thru 0005 -
22-219-0001 to 22-219-0019	22-206-0008 thru 0010 -
22-226-0001 to 22-226-0011	22-206-0013 thru 0015 -
22-233-0001 to 22-233-0012	22-214-0001 thru 0010 -
22-234-0001 to 22-234-0016	22-219-0001 thru 0019 -
22-247-0001 to 22-247-0010	22-226-0001 thru 0011 -
22-248-0001 to 22-248-0009	22-233-0001 thru 0012 -
22-249-0001 to 22-249-0011	22-234-0001 thru 0016 -
22-250-0001 to 22-250-0010	22-247-0001 thru 0010 -
22-267-0001 to 22-267-0006	22-248-0001 thru 0009 -
22-310-0001	22-249-0001 thru 0011 -
22-310-0002	22-250-0001 thru 0010 -
22-312-0001	22-267-0001 thru 0006 -
	22-310-0001 & 0002 -
	22-312-0001 -