



\*W2882269\*

EH 2882269 PG 1 OF 5  
LEANN H KILTS, WEBER COUNTY RECORDER  
04-OCT-17 909 AM FEE \$66.00 DEP JKC  
REC FOR: BAILEY ACRES HOA

AMENDMENT TO BY-LAWS  
FOR BAILEY ACRES  
A CLUSTER SUBDIVISION PHASE 1 AND II

AMENDED 10-2017

Tax ID # 22-144-0001,  
□22-144-0004 Thru 22-144-0025,  
22-144-0028 Thru 22-144-0030,  
22-145-0001 Thru 22-145-0009,  
22-146-0001 Thru 22-146-0010,  
22-325-0001 Thru 22-325-0002,  
22-329-0001 Thru 22-329-0002

By-Laws of Bailey Acres Owners Association  
A non-profit corporation of the State of Utah

Article 3  
Meetings and Notice

3.2 Special Meetings. Special meetings of the Members may be called by the Board of Trustees or by the President as they see fit or by the Members of the association. Any notice of special meeting shall state the time, place, date, and the matters to be considered at that meeting. When a special meeting is called by the Members of the Association, the notice shall be in writing, which can include email, and delivered to the President or Chairman of the Board of Trustees.

3.6 Quorum. At any meeting of the Members, the presence of Members, in person or by proxy, holding the right to cast more than fifty percent (50%) of the total votes of - those present in the meeting shall constitute a quorum for the transaction of the business.

3.7 Proxies. At each meeting of the Members, each Member entitled to cast a vote shall be entitled to vote in person or by written proxy. All proxies must be in writing, signed by the Member as shown on the records of the Association. When a Membership is jointly held, the proxy must be signed by all of the joint Owners of the Membership. The Secretary will make an entry of proxies in the minutes of the meeting.

3.8 Simple Majority. Any matter placed before the Members for a vote shall pass if there is an affirmative vote of the majority of the Members present at the meeting. Election of Trustees will be by secret ballot. Other matters may be voted by secret ballot or by the show of hands or such other means as the officer conducting the meeting shall determine.

3.9 deleted in its entirety

3.10 deleted in its entirety

## EXHIBIT "A"

## OVERALL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 17, T.7N, R.1E, S.L.B & M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 17, THENCE N00°11'08"E ALONG THE SECTION LINE 1331.34 FEET; THENCE S89°46'47"E 17.85 FEET; THENCE N00°11'08" E 1203.29 TO THE SOUTH LINE OF CONWELL ACRES SUBDIVISION; THENCE S89°43'44"E ALONG SAID LINE 908.92 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 3300 EAST STREET; THENCE ALONG SAID LINE TO THE FOLLOWING TWO (2) COURSES: (1) S15°59'08"E 1113.12 TO A POINT ON A 1105.92 FOOT RADIUS CURVE, THE CENTER OF WHICH BARES S74° 00'52"W, AND (2) ALONG SAID CURVE TO THE RIGHT 143.47 FEET THROUGH A CENTRAL ANGLE OF 07°25'58" TO AN EXISTING FENCE; THENCE N89°24'46" W ALONG SAID FENCE 1331.38 FEET TO THE SOUTH OF SAID SECTION 17; THENCE N89°34'24" W ALONG SAID LINE 651.35 FEET TO THE POINT OF BEGINNING

CONTAINS 49.72 ACRES

## EXHIBIT "B"

## MOST SOUTHEASTERLY COMMON AREA

PART OF THE SOUTHWEST QUARTER OF SECTION 17, T.7N., R.1E., R.1E., S.L.B.&M. US SURVEY , DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 17, SAID POINT BEING S89°34'24" E ALONG SAID LINE 537.00 FEET, FROM THE SOUTHWEST CORNER OF SAID SECTION 17, THENCE N00°27'33" FEET E 337.38 FEET; THENCE N89°32'27"W 238.50 FEET TO A POINT ON A 630.07 FOOT RADIUS CURVE, THE CENTER OF WHICH BARES S89° 32'27" E; THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 04°33'06" A DISTANCE OF 50.05 FEET; THENCE S89°32'27" E 197.47 FEET; THENCE N54°57'45"E 149.93 FEET; THENCE N00° 18'17"W 361.58 FEET; THENCE N 89°41'43"E 25.00 FEET TO AN EXISTING FENCE; THENCE S00°18'17"E ALONG SAID FENCE 836.32 FEET TO A POINT ON SAID SECTION LINE; THENCE N89°34'23"W ALONG SAID LINE 114.35 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.65 ACRES

## ISLAND COMMON AREA

PART OF THE SOUTHWEST QUARTER OF SECTION 17. T.7N., R.1E., S.L.B. & M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A 538.97 FOOT RADIUS CURVE, THE CENTER OF WHICH BARES N82°05'32"W SAID POINT BEING N00°11'08" E ALONG THE SECTION LINE 612.42 FEET AND S89°48'52"E 349.34 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19°52.12 A DISTANCE OF 186.91 FEET; THENCE N74°50'48" E 56.53 FEET TO A POINT ON A 545.56 FOOT RADIUS CURVE, THE CENTER OF WHICH BARES S15°09'12"E; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE ON 04°49'19" A DISTANCE OF 45.91 FEET; THENCE S07°42'18" 117.51 FEET TO A POINT ON AN 83.35 FOOT RADIUS CURVE, THE CENTER OF WHICH BARES S82°17'42"W; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 98°09'51" A DISTANCE OF 142.80 FEET; THENCE N89°32'27"W 25.26 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.44 ACRES

## WESTERLY MOST COMMON AREA

PART OF THE SOUTHWEST QUARTER OF SECTION 17. T.7N., R.1E., S.L.B. & M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 17, BEING N00°11'08"E ALONG SAID SECTION LINE 1064.89; THENCE N00°11'08"E, CONTINUING ALONG SAID SECTION LINE, 266.45 FEET; THENCE S 89°46'47" E 17.85 FEET; THENCE N00° 11'08" E 904.77 FEET, THENCE S89°43'44" E 30.00 FEET, THENCE S00°11'08" W 246.00 FEET; THENCE S89°43'44" E 100.88 FEET; THENCE S87°35'21" E 244.76 FEET, THENCE S03°40'50" E 25.14 FEET; THENCE N87°35'21" W 246.29 FEET; THENCE S00°11'08"W 619.86 FEET; THENCE S76°25'02" E 186.98 FEET; THENCE S25°33'32"W 24.50 FEET; THENCE N89°32'27"W 289.17 FEET; THENCE S00°27'33"W 118.47 FEET; THENCE N89°32'27"W 30.09 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.80 ACRES

EASTERLY MOST COMMON AREA

PART OF THE SOUTHWEST QUARTER OF SECTION 17. T.7N., R.1E., S.L.B. & M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A EXISTING FENCE, SAID POINT BEING S89°34'24" E 651.35 FEET ALONG THE SECTION LINE AND N00°18'17"E ALONG SAID FENCE 896.32 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE S89°41'43" W 75.00 FEET; THENCE N00°18'17" W 323.55 FEET THENCE N89°32'27" W 207.63 FEET TO A POINT ON A 607.73 FOOT RADIUS CURVE, THE CENTER OF WHICH BARES S67°39'07" E; THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT 27.20 FEET THROUGH A CENTRAL ANGLE OF 02°33'50"; THENCE S89°32'27" E 245.44 FEET; THENCE N00°27'33"E 124.26 FEET; THENCE S89°32'27" E 93.88 FEET THENCE N00°27'33"E 346.45 FEET; THENCE N03°40'50" W 225.00 FEET; THENCE S86°19'10" W 238.50 FEET; THENCE N03°40'50"W 30.00 FEET; THENCE N86°19'10"E 238.50 FEET; THENCE N73°30'00" E 203.96 FEET; THENCE N70°36'32"E 128.36 FEET; THENCE N15°59'08" W 220.00 FEET; THENCE N74°00'52"E 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF 3300 EAST STREET; THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES; (1) S15°59'08" E 862.62 FEET TO A POINT ON A 1105.92 FOOT RADIUS CURVE, THE CENTER OF WHICH BARES S74°00'52"W, AND (2) SOUTHERLY ALONG SAID CURVE TO THE RIGHT 143.47 FEET THROUGH A CENTRAL ANGLE OF 07°25'58" TO A POINT ON AN EXISTING FENCE; THENCE N89°24'46" W ALONG SAID FENCE 627.76 FEET TO AN EXISTING FENCE; THENCE ALONG SAID FENCE S00°18'17"E 435.06 FEET TO THE POINT OF BEGINNING.

CONTAINS 8.78 ACRES.

# Acknowledgment

State of Utah )

County of Wasatch )

On this 4 day of October in the year 2017, before me, Michelle K. Halacy a notary  
date month year notary public name

public, personally appeared Becky Lee Smith, proved on the basis of satisfactory  
name of document signer  
evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged  
(he/she/they) executed the same.

Witness my hand and official seal.

Michelle K. Halacy  
(notary signature)



(seal)