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BY-LAWS
OF
SANDY HIGHLANDS HOMEOWNERS ASSOCIATION

4902
Hayne Hanger
Sandy Highlands

REC'D
APR 4 2 50 PM '93
Sandy Highlands

KATH L. LAYTON
RECORDER
SALT LAKE COUNTY
UTAH

4902
P. O. Box 620
Sandy 84091

1. NAME.

These are the By-Laws of the Sandy Highland Homeowners Association made and filed in accordance with Sections 57-8-15 and 57-8-16, Utah Code Annotated (1953 as amended, 1963).

2. DESCRIPTION.

All present or future owners, tenants, or any other person who might use the facilities or structures at Sandy Highlands, a planned unit development, in any manner are subject to the regulations set forth in these By-Laws. The acquisition or rental of any of the units or the use or occupancy of any of the units located within this project or the common areas and facilities shall designate the acceptance of the terms of these By-Laws and shall be complied with by all persons subject to their terms.

These By-Laws shall apply to Sandy Highlands, a planned unit development, recorded January ____, 1979, in Book 4795, pages 846 to 857 as Entry No. 3219519. The real property subject to these is more particularly described and on file in the Office of the Salt Lake County Recorder's Office in Book 4795 at page 857.

3. ADMINISTRATION.

(1) Place of Meetings. The meetings of the unit owners

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shall be held at the Sandy Highlands Homeowners Association Clubhouse on the second Tuesday of each month at 7:30 p.m. The Executive Committee meeting shall be at 6:30 p.m. on the same night.

(2) Annual Meetings. The annual meeting of the unit owners shall be held on the second Tuesday of January of each year. Whenever such date falls on a legal holiday, the meeting shall be held on the next succeeding Tuesday, provided, however, the management may by resolution change the date or place of the annual meeting as it may deem appropriate.

(3) Special Meetings. Special meetings of the association of owners may be called at any time by written notice signed by a majority of the Executive Committee, or by owners having 25% of the total votes, delivered not less than ten days prior to the date of the meeting to each unit owner and posted in the Clubhouse. Such meeting shall be held at the Clubhouse or such other place as the Executive Committee may specify and the notice thereof shall state the date, time, place, and matters to be considered.

(4) Notices. Any notice permitted or required to be delivered as provided herein be delivered personally or by a member of the Executive Committee leaving said notice in mailbox or mail. If delivery is by mail, it shall be deemed to have been delivered 24 hours after a copy of the notice has been deposited in the United States Mail addressed to each unit owner at the

address given by such person or his agent to the Executive Committee. It shall be the obligation of the unit owner to provide the address to the Executive Committee, otherwise notice sent to the address of the unit shall be deemed adequate.

(5) Quorum. At a meeting of the unit owners, the owners of more than fifteen (15%) percent in the aggregate in interest of the undivided ownership of common areas and facilities shall constitute a quorum for any and all purposes, except where a greater vote is required, in which event a quorum shall be the number required for the vote. In the absence of a quorum, the chairman of the meeting may adjourn the meeting from time to time without notice other than by announcement at the meeting, until holders of the amount of interest requisite to constitute a quorum shall attend. At any such adjourned meeting which a quorum was originally present, any business may be transacted that might have been transacted as originally scheduled. In the event the meeting is adjourned on two occasions for lack of a quorum and more than 30 days lapses, then a quorum shall be considered to be a majority of the unit owners which attended the initial meeting.

(6) Voting. When a quorum is present at any meeting, the vote of unit owners representing fifteen (15%) percent in the aggregate in interest of the undivided ownership of common areas present in person or by proxy, shall decide the business brought before the meeting, including the election of the Executive Committee, unless the question is one upon which, by provision of

the statutes, by-laws, or covenants, a different vote is required, in which case such express provision shall govern and control the decision of such question. All proxies shall be in writing. Proxies shall be delivered to the Executive Committee at least 48 hours prior to the annual meeting.

(g) Any unit owner may, at any time, waive any notice required to be given under these by-laws or by statute or otherwise. The presence of an owner at a meeting shall be deemed such waiver.

4. EXECUTIVE COMMITTEE

(1) The business, property and affairs of the planned unit development shall be managed and governed by its Executive Committee.

(2) Composition of Executive Committee. The Committee shall be composed of five (5) members. Each member shall be elected annually, at the annual meeting of the Homeowners Association. Only unit owners shall be eligible for executive committee membership. At the annual meeting, each unit owner may vote his percentage of undivided ownership in favor of as many candidates for committee membership as there are seats on the committee. The committee, upon its election, shall vote to designate a president and secretary of the committee. Said vote shall be by majority.

The committee member who fails on three successive occasions to attend the meetings or who has failed to attend at least 25% of all committee meetings held during any twelve month period shall

automatically forfeit his seat. The remaining members of the Executive Committee shall elect a replacement to sit in his or her place until the expiration of the term for which the member being replaced was elected. Unless the seat is forfeited, a member shall serve on the committee until his successor is elected and is qualified.

(3) Regular Annual Meetings. The regular annual meeting of the executive committee shall be held one hour prior to the regularly scheduled annual meeting of the Homeowners Association.

(4) Special Meetings. Special meetings of the Executive Committee shall be held whenever called by the president or by three or more members. By a unanimous vote, the Executive Committee may hold special meetings without notice.

(5) Quorum. A quorum at a transaction of business at any meeting of the Executive Committee is a majority.

(6) Compensation. Members of the Executive Committee, as such, shall not receive any salary or compensation; provided that they may be reimbursed for sums or funds expended on behalf of the association.

(7) Fidelity Bonds. The Executive Committee may require that all officers and employees of the Executive Committee handling or being responsible for funds shall require adequate fidelity bonds. The premium on such bonds may be paid by the Executive Committee or the Association.

5. OFFICERS

(1) Designation and Election. Principal officers of the Executive Committee shall be a President and Secretary. Each shall be elected by a majority of the Committee at its annual meeting.

(2) Other Officers. The Executive Committee may appoint such other officers as they deem necessary.

(3) All officers shall be subject to removal, with or without cause, at any time, by an affirmative vote of a majority of the Executive Committee.

(4) President. The president shall be the head of the Executive Committee and shall exercise general supervision over its property and affairs. He shall sign on behalf of the condominium project all conveyances, mortgages, and contracts of material importance to its business and shall do and perform all acts and things which the Executive Committee may require of him. He shall preside at all meetings of the unit owners and the Executive Committee. He shall have all the general powers and duties which are normally vested in the office of the President of a corporation, including, but not limited to, the power to appoint committees from among the members from time to time as he may in his discretion decide. All contracts entered into by the President shall be approved by a majority of the Executive Committee.

(5) Secretary. The Secretary shall keep the minutes of all

the meetings of the Committee and the unit owners. He shall have charge of the books and papers and shall in general perform all duties incident to the office of Treasurer.

6. ACCOUNTING

(1) The books and accounts of the Executive Committee will be kept under the direction of the Secretary.

(2) Report. At the close of each accounting year, the books and records of the Committee shall be brought to date in accordance with reasonable standards of accounting procedures.

(3) Inspection of Books. Financial reports, and the books and records of the Executive Committee shall be available for inspection by the unit owners upon three days written request.

7. BUILDING RULES

The Executive Committee shall have the power to adopt and establish, by resolution, such building, management and operational rules and regulations as it may deem necessary for the maintenance, operation, management and control of Sandy Highland Planned Unit Development, and the Executive Committee may from time to time, by resolution, alter, amend, and repeal such rules and regulations. Unit owners shall at all times, obey such rules and regulations and see that they are faithfully observed by their lessees and the persons over whom they have or may exercise control or supervision, it being clearly understood that such rules and regulations shall apply upon all unit owners of the planned unit development. Provisions of the Utah Condominium

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Ownership Act pertaining to Rules and Regulations are incorporated herein by reference and shall be deemed a part hereof.

8. AMENDMENT OF BY-LAWS

These By-laws may be altered, amended, or repealed, at any regular meeting of the unit owners or at any special meeting of the unit owners at which a quorum is present or represented by a vote of unit owners, representing at least 66 2/3% of the ownership in the common areas and facilities, having voting power and acting in person or represented by proxy. As a condition of such alteration, amendment or appeal, written notice of the proposed alteration, amendment or repeal shall be given to all unit owners, at least ten days in advance in the case of a regular meeting and in the written notice transmitted in the case of a special meeting.

9. OPERATION AND MAINTENANCE OF PLANNED UNIT DEVELOPMENT

The Executive Committee shall be responsible for the maintenance, control, operation and management of this project in accordance with the provisions of the Utah Condominium Ownership Act, the declaration under which the project was established and submitted to the provisions of that Act, these By-Laws and such other rules and regulations as the Association of Unit Owners or the Executive Committee may adopt from time to time, and all agreements and determinations lawfully made and entered into by the Executive Committee.

resolution of its Executive Committee and that said President and Secretary respectively, duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of the corporation.

Argona H. Laemusa
Notary Public
Residing at Salt Lake County, Utah

My Commission Expires:
9-20-85
STATE OF UTAH