

**FIRST AMENDMENT TO THE
BYLAWS OF EASTVIEW CONDOMINIUM ASSOCIATION**

THIS AMENDMENT TO THE BYLAWS OF EASTVIEW CONDOMINIUM ASSOCIATION is made and executed on the date set forth below and shall be effective upon recording in the Utah County Recorder's Office.

RECITALS

A. Whereas, the Bylaws of Eastview Condominium Association was recorded as an exhibit to the Declaration of Condominium of Eastview Condominiums, recorded in the office of the County Recorder of Utah County, Utah on May 16, 1990 as Entry No. 15441 of the Official Records (the "Bylaws").

B. Whereas, pursuant to Article VII of the Bylaws and Utah Code Ann. § 16-6a-707, this First Amendment to the Bylaws has been duly adopted by the affirmative vote or written consent, or combination thereof, of voting Members representing at least sixty-one percent (61%) of the total votes of the Association;

C. Now therefore, the Association hereby amends the Bylaws as follows:

AMENDMENT

Part One

Article III, Section 3 of the Bylaws is hereby revised and amended to read as follows:

Section Three: Annual Meetings. The Annual Meeting of the Association shall be held each year in the third quarter of the year in Utah County at an exact time and place determined by the Management Committee. At such meetings there shall be elected by ballot a Management Committee in accordance with the requirements of Section Five of Article IV of these Bylaws. The Owners may also transact such other business of the Association as may properly come before them.

Part Two

Article III, Section 5 of the Bylaws is hereby revised and amended to read as follows:

Section Five: Notice of Meetings. It shall be the duty of the Secretary to send notice of each annual or special meeting stating the purpose thereof as well as the time and place of the meeting, to each Owner of record, at least five (5) but no more than ten (10) days prior to such meeting. Notice may be sent by any method permitted by law and such notice shall be considered served if the applicable provisions of law have been complied with.

Part Three

Article III, Section 7 of the Bylaws currently reads as follows:

Article III of the Bylaws is hereby revised to eliminate Section 7 entirely.

Part Four

Article IV, Section 9 of the Bylaws is hereby revised and amended to read as follows:

*Section Nine: **Regular Meetings.** Regular meetings of the Management Committee may be held at such time and place as shall be determined from time to time, by a majority of the Members but at least two (2) such meetings shall be held during each fiscal year. Notice of regular meetings of the Management Committee shall be given in any manner prescribed or permitted by law.*

Part Five

Article IV, Section 10 of the Bylaws is hereby revised and amended to read as follows:

*Section Ten: **Special Meetings.** Special meetings of the Management Committee may be called by the President. Special meetings of the Management Committee shall be called by the President or Secretary on the written request of at least two (2) Committee Members. Notice of special meetings of the Management Committee shall be given in any manner prescribed or permitted by law.*

On behalf of the Association, the undersigned officer of the Association hereby certifies that, pursuant to Article VII of the Bylaws, this Amendment has been approved by the affirmative vote of at least sixty-one percent (61%) of all Units in the Project.

Eastview Condominiums


President

STATE OF UTAH)
 :SS
County of Salt Lake)

On the 26 day of MARCH, 2019, personally appeared GARY PINEGAR who, acknowledged and executed the foregoing instrument.




Notary Public for Utah

EASTVIEW CONDOMINIUMS
EXHIBIT A

Commencing at a point located South 0 29'00" East along the Section line 1370.59 feet and East 859.78 feet from the Northwest corner of Section 14, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 89 57'34" East along the south side of 200 North Street 341.88 feet; thence South 4 31'00" East 391.08 feet; thence South 0 05'01" East 105.00 feet; thence South 89 56'01" West 369.47 feet; thence North 0 09'25" West 93.58 feet; thence South 89 50'35" West 2.00 feet; thence North 0 09'25" West 401.49 feet to the point of beginning.
AREA = 4.085 ACRES TOTAL PROJECT.

PHASE I

Commencing at a point located South 0 29'00" East along the Section line 1370.45 feet and East 1059.23 feet from the Northwest corner of Section 14, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 89 57'34" East along 200 North Street 142.43 feet; thence South 4 31'00" East along Milestone Condominiums 217.54 feet; thence South 85 29'00" West 142.00 feet; thence North 4 31'00" West 228.66 feet to the point of beginning.
AREA = 0.727 ACRE

PHASE II

Commencing at a point located South 00 29'00" East along the section line 1370.52 feet and East 959.47 feet from the N.W. corner of Section 14, Township 6 South, Range 2 East Salt Lake Base and Meridian; thence North 89 57'34" East 99.76 feet along 200 North Street; thence South 4 31'00" East 241.93 feet along Phase I Eastview Condominiums; thence South 85 29'00" West 85.00 feet; thence North 82 38'55" West 26.29 feet; thence North 2 20'30" West 42.12 feet; thence North 17 17'51" West 7.74 feet; thence North 89 50'35" East 4.00 feet; thence North 2 20'30" West 195.11 feet to the point of beginning.

PHASE III

Commencing at a point located South 0 29'00" East along the section line 1598.41 feet and East 1075.31 feet from the N.W. corner of Section 14, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 85 29'00" East 142.00 feet along Phase I Eastview Condominiums; thence South 4 31'00" East 173.54 feet along Milestone Condominiums; thence South 0 05'01" East 105.00 feet along Milestone Condominiums; thence South 89 56'01" West 164.28 feet along Vermont Subdivision; thence North 0 03'59" West 21.00 feet; thence North 89 56'01" East 6.49 feet; thence Arc Length 23.57 feet CHD. Bears North 44 55'30" East 21.22 feet R=15.00 feet; thence North 0 05'01" West 58.59 feet; thence arc length 29.71 feet CHD. Bears North 2 18'00" West 29.70 feet R=384.00 feet; thence North 4 31'00" West 143.15 feet to the point of beginning.

PHASE IV

Commencing at a point located South 0 29'00" East along the section line 1615.43 feet and East 968.99 feet from the N.W. corner of Section 14, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 82 38'55" East 22.68 feet along Phase II Eastview Condominiums; North 85 29'00" East 85.00 feet along Phase II Eastview Condominiums; South 04 31'00" East 129.87 feet along Phase III Eastview Condominiums; Arc Length 29.71 feet CHD. bears South 2 18'00" East 29.70 feet R=384.00; South 00 05'01" East 58.59 feet along Phase III Eastview Condominiums; Arc Length 23.57 feet CHD. bears South 44 55'30" West 21.22 feet R=15.00; South 89 56'01" west 6.49 feet along Phase III Eastview Condominiums; South 00 03'59" East 21.00 feet along Phase III Eastview Condominiums; South 89 56'01" West 76.56 feet along Vermont Subdivision; North 1 28'14" West 162.99 feet; North 61 50'49" West 15.06 feet; North 2 20'12" West 80.09 feet to the point of beginning.
AREA = 0.577 ACRES

PHASE V

Commencing at a point located South 00 29'00" East along the section line 1370.59 feet and East 859.78 feet from the N.W. corner of Section 14, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 89 57'34" East 99.69 feet along 200 North Street; South 2 20'30" East 195.11 feet along Phase II Eastview Condominiums; South 89 50'35" West 4.00 feet along Phase II Eastview Condominiums; South 17 17'51" East 7.74 feet along Phase II Eastview Condominiums; South 2 20'30" East 42.12 feet along Phase II Eastview Condominiums; North 82 38'55" West 19.08 feet; South 89 50'35" West 88.10 feet; North 00 09'25" West 242.17 feet along 130 East Street to the point of beginning.
AREA = 0.578 ACRE

PHASE VI

Commencing at a point located South 00 29'00" East along the section line 1612.77 feet and East 858.40 feet from the N.W. corner of Section 14, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 89 50' 35" East 88.10 feet along phase V Eastview Condominiums; South 82 38' 55" East 22.70 feet along Phase V Eastview Condominiums; South 2 20' 12" East 80.09 feet along Phase IV Eastview Condominiums; South 61 50" 49" East 15.06 feet along Phase IV Eastview Condominiums; South 1 50' 49" East 162.99 feet along Phase IV Eastview Condominiums; South 89 56' 01" West 128.64 feet along Vermont Subdivision; North 00 09' 25" West 93.58 feet along Royal Gem Subdivision; South 89 50' 35" West 2.00 feet; North 00 09' 25" West 159.31 feet along 130 East Street to the point of beginning.

AREA = 0.7096 ACRE