

After recording mail to:  
Richards Law, PC  
4141 So. Highland Drive, Ste. 225  
Salt Lake City, UT 84124

**AMENDMENT TO  
THE BYLAWS  
of  
DIAMOND HILLS HOMEOWNERS ASSOCIATION**

This Amendment to the Amended and Restated Bylaws of Diamond Hills Homeowners Association (“**Amendment**”) is made on the date evidenced below by the Diamond Hills Homeowners Association (hereinafter “**Association**”).

**RECITALS**

A. Certain real property in Wasatch County, Utah, known as Diamond Hills was subjected to certain covenants, conditions, and restrictions pursuant to an Amended and Restated Bylaws of Diamond Hills Homeowners Association (“Bylaws”), which included Association Bylaws recorded on June 14, 2012, as Entry Number 379730, in the Recorder’s Office for Wasatch County, State of Utah.

B. This Amendment to the Bylaws is intended to equalize assessments throughout the Association. Such changes will properly align with the current practices and desires of the Association.

C. This amendment shall be binding against the property described in the Bylaws and any annexation or supplement thereto, as described in **Exhibit A**.

D. Pursuant to Article 9, Section 9.1 of the Bylaws, the undersigned officer(s) hereby certifies that the voting requirements to amend the Bylaws have been satisfied to adopt this Amendment.

**NOW THEREFORE**, Article 5, Section 5.3 of the Bylaws, as amended, pursuant to an Amendment to the Amended and Restated Bylaws of Diamond Hills Homeowners Association, recorded on May 7, 2004, as Entry Number 400643, in the Recorder’s Office for Wasatch County, state of Utah, is hereby deleted and replaced in its entirety as follows:

**Section 5.3    Obligation to Pay Common Expenses:**

- (a) All Members are personally obligated to pay their fair proportion of the common expenses as set forth above which are assessed to them by the Board of Directors on an annual basis. The Board of directors may elect to round the assessments to the nearest dollar. Members cannot waive their obligation to pay assessments for any

reason, including but not limited to, little or no use of the common areas, water, roads, cabin lots or other Association benefits. Except for that described in Section 4.7, no other offsets to the assessment can be made by a Member through projects, work, service, or other like benefits provided to the Association without prior approval of the majority of the Members. All assessments paid to the Association are the property of the Association and are not refundable.

(b) The following formula will be the basis for annual Member dues:

- Vacant lot with water service: Base Rate.
- Lot with water service being used as either a primary residential or secondary residential home: 2 times the Base Rate.

The Board may adjust the Base Rate for annual dues from time-to-time as it deems appropriate. The above formula will apply to annual dues and not necessarily to other Member approved fees or special assessments (i.e.: water system upgrades and/or or other capital improvements).

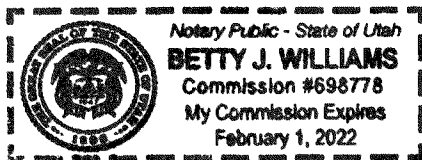
IN WITNESS WHEREOF, the DIAMOND HILLS HOMEOWNERS ASSOCIATION has executed this Amendment to the Bylaws as of the 23<sup>rd</sup> day of December, 2021.

DIAMOND HILLS HOMEOWNERS ASSOCIATION

By [Signature]  
Its: President

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

On this 23<sup>rd</sup> day of December, 2021, personally appeared before me Heath Johnston who, being by me duly sworn, did say that they are the President (title) of Diamond Hills Homeowners Association and that the foregoing document was signed as an director/officer of the Association on behalf of said Association and he duly acknowledged to me he executed the same.

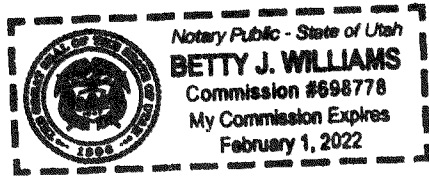


[Signature]  
Notary Public

By *Mark R Webb*  
Its: Secretary

STATE OF UTAH )  
 : SS  
COUNTY OF SALT LAKE )

On this 23<sup>rd</sup> day of December, 2021, personally appeared before me Mark R Webb who, being by me duly sworn, did say that they are the secretary (title) of Diamond Hills Homeowners Association and that the foregoing document was signed as an director/officer of the Association on behalf of said Association and he duly acknowledged to me he executed the same.



*Betty J Williams*  
Notary Public

**EXHIBIT A**

Legal Description

All Lots and Common Area, according to the official plat(s) on file in the Wasatch County Recorder's Office, Wasatch County, state of Utah.

DIAMOND BAR X SUBDIVISION NO. 3, Lots 1-49 (49 total):

Serial Numbers:

ODX-3001 through ODX-3049

DIAMOND BAR X RANCH SUBDIVISION 6 THIRD AMD (37 total):

Lots: 1A, 3A, 5A, 7A, 9A, 11A, 13A, 14, 15A, 17, 20A, 21A, 22, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, Open Space A, Open Space, B, Open Space C, Open Space D

Serial Numbers:

ODX-601A	ODX-6OPN-D
ODX-603A	ODX-6OPN-B
ODX-605A	ODX-6OPN-A
ODX-607A	ODX-60PN-C
ODX-609A	ODX-620A
ODX-611A	ODX-621A
ODX-013A	ODX-622A
ODX-6014	ODX-6025 through ODX-6033
ODX-615A	ODX-6034 through ODX-6044
ODX-617A	

MILTON DIAMOND BAR X RANCH, Lots 1-4 (4 total):

Serial Numbers:

ONW-0001 through ONW-0004

LITTLE SOUTH FORK LOTS/PROPERTIES as outlined below (12 total):

Serial Numbers:

OWC-1005-A  
OWC-1005-C  
OWC-1005-9  
OWC-1007  
OWC-1008  
OWC-1009  
OWC-1011  
OWC-1012  
OWC-1013  
OWC-1014  
OWC-1016  
OWC-1010

**Lot 1** (Legal Description, W.C. Recorded Documents -Entry# 129793)

OWC-1007-0-022-037

Commencing at a point which bears South 34°07' East, 2490.76 feet distant from the witness corner for the Northwest Corner of Section 22, Township 3 South, Range 7 East, SLB&M, and running thence South 1°1' West 288 feet; thence West 150 feet; thence North 2°21' East 249.35 feet; thence North 75° 150 feet to the point of beginning. Together with a right of way for egress and ingress over the existing road extending from the present State Highway No. 35 to the above described property.

---

**Lot 2** (Legal Description, W.C. Recorded Documents -Entry# 164039)

OWC-1012-0-022-037

**Parcel 2 (Lot):** Commencing at a point which bears South 36°20' East 2363.30 feet distant from the witness corner for the Northwest corner of Section 22, Township 3 South, Range 7 East, Salt Lake Base and Meridian, and running thence South 1°01' West 158 feet; thence South 75° West 150 feet; thence North 17°25' West 152 feet; thence North 75° East 200 feet to the point of beginning. Together with a right-of-way for egress and ingress over the existing road extending from the present State Highway 35 to the above described property.

---

**Lot 3** (Legal Description, W.C. Recorded Documents -Entry# 164039)

OWC-1013-0-022-037

**Parcel 1 (Cabin):** Commencing at a point which bears South 38°23' East 2241.73 feet distant from the witness corner for the Northwest corner of Section 22, Township 3 South, Range 7 East, Salt Lake Base and Meridian, and running thence South 3°08' East 147 feet; thence South 75° West 200 feet; thence North 22°50' West 145.21 feet; thence North 75° East 250 feet to the point of beginning. Together with a right of way for egress and ingress over the existing road extending from the present State Highway No. 35 to the above described property.

---

**Lot 4** (Legal Description, W.C. Recorded Documents -Entry# 251452)

OWC-1011-0-022-037

Commencing at a point which bears South 38°46' East 2105.51 feet from the witness corner for the Northwest corner of Section 22, Township 3 South, Range 7 East, Salt Lake Base and Meridian; and running thence South 32°28' East 137 feet; thence South 75° West 250 feet; thence North 38°09' West 94.92 feet; thence North 65° East 250 feet to the point of beginning.

Together with a right of way for egress and ingress over the existing road extending from the present State Highway No. 35 to the above described property.

---

**Lot 5** (Legal Description, W.C. Recorded Documents -Entry# 226608)

OWC-1016-0-022-037

Commencing at a point which bears South 38°52' East 1965.55 feet distant from the witness corner for the Northwest corner of Section 22, Township 3 South, Range 7 East, Salt Lake Base & Meridian; and running thence South 37°29' East 140 feet; thence South 65° West 250 feet; thence North 37°29' West 140 feet; thence North 65° East 250 feet to point of beginning. Together with a right of way for egress and ingress over the existing road extending from the present State Highway No. 35 to the above-described property. Subject to a 5 percent Mineral Reservation.

---

**Lot 6** (Legal Description, W.C. Recorded Documents -Entry# 251451)

OWC-1009-0-022-037

Commencing at a point which bears South 38°58' East 1825.60 distant from the witness corner for the Northwest corner of Section 22, Township 3 South, Range 7 East, Salt Lake Base and Meridian; and running thence South 37°29' East 140 feet; thence South 65° West 250 feet thence North 37°29' West 140 feet; thence North 65° East 250 feet to beginning.

---

**Lot 7**(Legal Description, W.C. Recorded Documents -Entry# 216688)

OWC-1008-0-022-037

**COMMENCING** at a point which bears South  $38^{\circ}56'$  East 1686.11 feet from the witness corner of the Northwest corner of Section 22, Township 3 South, Range 7 East, Salt Lake Base and Meridian, and running thence South  $51^{\circ}29'$  East 20 feet; thence South  $37^{\circ}29'$  East 120 feet; thence South  $65^{\circ}$  West 250 feet; thence North  $43^{\circ}43'$  West 96.76 feet; thence North  $55^{\circ}$  East 250 feet to the point of the beginning.

---

**Lot 8**(Legal Description, W.C. Recorded Documents -Entry# 251452)

OWC-1014-0-022-037

Commencing at a point which bears South  $37^{\circ}48'$  East 1549.76 feet distant from the witness corner for the Northwest corner of Section 22, Township 3 South, Range 7 East, Salt Lake Base and Meridian, and running thence South  $51^{\circ}29'$  East 140 feet; thence South  $55^{\circ}$  West 250 feet; thence North  $51^{\circ}29'$  West 140 feet; thence North  $55^{\circ}$  East 250 feet to beginning.

Also a triangular shaped tract of land beginning at a point which bears South  $34^{\circ}24'$  East 1269.85 feet distance from witness corner for the Northwest corner of Section 22, Township 3 South, Range 7 East, Salt Lake Base and Meridian, and running thence South  $51^{\circ}29'$  East 145 feet; thence North  $23^{\circ}27'$  West 141.93 feet; thence South  $55^{\circ}$  West 69.55 feet to point of beginning.

---

**Lot 9**(Legal Description, W.C. Recorded Documents -Entry# 251452)

OWC-1005-A-022-037

Commencing at a point which bears South  $36^{\circ}24'$  East 1409.29 feet distant from the witness corner for the Northwest corner of Section 22, Township 3 South, Range 7 East, Salt Lake Base and Meridian, and running thence South  $51^{\circ}29'$  East 145 feet; thence South  $55^{\circ}$  West 250 feet; thence North  $41^{\circ}37'$  West 139.99 feet, thence North  $55^{\circ}$  East 225 feet to beginning.

---

**Lot 11**(Legal Description, W.C. Recorded Documents -Entry# 251452,111991)

OWC-1005-9-022-037

Commencing at a point which bears South 34°42' East, 1269.85 feet distant from the witness corner for the Northwest corner of Section 22, Township 3 South, Range 7 East, Salt Lake Base and Meridian, and running thence South 51°29' East 145 feet; thence South 55° West 225 feet; thence North 51°29' West 145 feet, thence North 55° East 225 feet to point of beginning.

---

**Lot 12** (Legal Description, W.C. Recorded Documents -Entry# 251447)

OWC-1005-C

Beginning at a point West 1956.46 Feet, and South 857.41 feet from the North Quarter Corner of Section 22, Township 3 South, Range 7 East, Salt Lake Base and Meridian, basis of bearing being South 89°50' East to the Northeast corner of said Section 22: Thence South 41°56' West 354.43 feet to the Northeast line of the Diamond Bar X Ranch Subdivision Number 3 as recorded in book 43, at page 528 with the Wasatch County Records Office; Thence North 56°59'49" West along said Subdivision line 79.82 feet to the South Right-of-Way line of a 30 foot wide private road and a point on a 59.00 Foot radius Curve to the Left the center of which bears North 19°01'20" West; thence Northeasterly along said North line and said Curve to the Left through a central angle of 30°21'24" A distance of 31.26 Feet; Thence North 40°37'17" East along said North line 240.72 feet to a point on a 191.00 Foot radius Curve to the Right the center of which bears South 49°22'43" East; thence Northeasterly along said South line and said Curve to the Right through a central angle of 15°53'24" A distance of 52.97 Feet; Thence North 56°30'41" East along said South line 36.23 feet to a point on a 31.00 Foot radius Curve to the Right the center of which bears South 33°29'19" East; thence Southeasterly along said South line and said Curve to the Right through a central angle of 18°08'24" A distance of 58.51 Feet; Thence South 15°20'55" East along said Right-of-Way line 17.81 feet to the point of beginning. Contains 26,925 square feet Or 0.6181 acre.

---

**Other** (Legal Description, W.C. Recorded Documents – Entry# 226608)

**1. Pond Parcel**

OWC-1010-0-022-037

Beginning at a point which is 695.08' East and 436.34' South of the Northwest corner of Section 22; thence South 49°56' West 408.2'; thence South 2°28' West 90.15'; thence South 50°36' West 145.25'; thence South 11°14' East 184.54'; thence North 85°28' East 79.60'; thence North 39°59' East 246.35'; thence North 61°41' East 151.00'; thence North 76°13' East 77.45'; Thence North 8°52' West 345.00' to the point of beginning; containing 3.11 acres.

---