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E# 3200686 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
30-Nov-21 0234 PM FEE \$140.00 DEP Al
REC FOR: HELGESEN HOUTZ & JONES
ELECTRONICALLY RECORDED

AMENDMENT TOTHE BYLAWS

OF

ASPEN VILLAGE CONDOMINIUM

This Amendment to the Bylaws of Aspen VillageCondominium ("2021 Bylaw Amendment") is made and executed on the date shown below after having been voted upon and approved by the members of the Aspen Village Homeowners Association, Inc., a Utah non-profit corporation (...Association").

RECITALS

WHEREAS, Aspen Village Condominium was created by the "Declaration of Covenants, Conditions and Restrictions of Aspen Village Townhomes" (hereinafter ..Enabling Declaration") recorded in the records of Weber County, Utah, on September 3, 1 999, in book 2032, beginning on page 1393, as entry number 1660571;and

WHEREAS, the Enabling Declaration was amended on January 25, 2008 ("2008 Amendment'), and as part of the 2008Amendment, the Bylaws for Aspen Village Homeowners Association, Inc.("Bylaws"), were adopted. The Bylaws are attached as Exhibit ..C "to the 2008 Amendment, which is recorded as entry number 2317649 in the records of the Weber County, Utah, Recorder's Office; and

WHEREAS, the property that is the subject of this 2021 Bylaw Amendment is situated in and upon that certain real property located in Weber County, State of Utah, as specifically described in Exhibit "A", attached here to and incorporated herein by this reference, and includes the common area appurtenant to each Unit as shown on the plat for Aspen Village Condominiums recorded in the office of the County Recorder for Weber County, State of Utah. There are 60 units at Aspen Village Condominium.

WHEREAS, The unit owners in Aspen Village are desirous to amend the Bylaws for the purpose of changing the percentage of unit owners who must be present, in person or by proxy, to constitute a quorum for the conduct of Association business.

NOW THEREFORE, To accomplish the unit owners' objectives, this 2021 Bylaw Amendment is adopted. If there is any conflict between this 2021 Bylaw Amendment, the Enabling Declaration, the 2008 Amendment, or the Bylaws, this 2021 Bylaw Amendment shall control

This 202I Bylaw Amendment shallbecome effective upon recording. The Aspen Village Condominium Bylaws are hereby amended as follows:

AMENDMENT

- 1.1 Article II, paragraph 9 of the Bylaws is hereby repealed and replaced with the following:
 - 9. **Quorum.** Twenty percent (20%) of the members of the Association shall constitute a q11onm1 for the adoption of those decisions upon ·which members are required or authorized lo vote, including the election of board members. When a quorum of members is present ai\ any meeting, the vo1eofa majority-of tl1e members present at the meeting, either 1n person or by proxy, shall decide any question brought before the meeting; provided, however, if the Declaration requires a fixer11percen1age o:fUnit Owners to approve any action, however, that percentage shall be required anything to the contrary not with standing.
- 1.2 **Severability.** The provisions here of shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or enforceability of any other provision hereof.
- 1.3 **Effective Date.** This 2021 By 1 aw Amendment shall take effect upon recording.

CERTIFICATION

It is hereby certified that at least fifty-one percent (51%) of the votes of the condominium unit owners holding an undivided ownersh1p interest in Hie common areas and facilities have voted to approveth1s 2021 Bylaw Amendment.

IN WITNESS \\/HEREOF, this 22. dny of November 2021.

By.: Presiclent

STATE OF UTAH) :ss.
COUNTY OF WEBER)

On this 22 day of November 2021, personally appeared before me Randy Parker who, being by me duly sworn, did say that he/she is President of the Aspen Village Condominium Homeowners Association and that the within and foregoing instrument was signed in behalf of said Board and {s}he duly acknowledged to me '(s)he executed the same.

No!nry Public

Jermi Lyn Yorda

Notary Public - State of Utah Comm. No. 716531 My Commission Expires on Feb 1, 2025

EXHIBIT "A"

Legal Description of Units

Aspen Village Condominium, Ogden City, Weber County, Utah

Units	Serial Numbers
1-12	[1 1-282-0001 through 11-282-0012]
13-44	[11-283-0013 through 11-283-0044]
45-60	I11-282-0045 through 11-282-0060]