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Via email or available on the Association's Portal at welchrandall.com

All Owners
Canyon Place Condominium Homeowner's Association

RE: Summary of Key Updates to Proposed Governing Documents

Dear Owners:

As many of you are aware, this law firm has been working with the Board of Directors ("Board") of Canyon Place Condominium Homeowner's Association ("Association"), and its management, in an effort to update your Governing Documents. Your existing governing documents consist of:

- Declaration of Covenants, Conditions, Restrictions and Reservations – Phase 1 Canyon Place Condominiums ("Enabling Declaration") was recorded on August 26, 1997, as Entry No. 1489657 with the Weber County Recorder's Office.
- Bylaws recorded as Exhibit "B" with the Enabling Declaration
- Articles of Incorporation of Canyon Place Condominium Homeowner's Association filed March 5, 201, with the Utah Division of Corporations and Commercial Code, State of Utah

From a legal perspective, there were a few main objectives that we sought to improve and clarify moving forward, which are highlighted in the list below. Given that the existing documents were twenty-five years old, a lot of changes have occurred in Utah law and there was much opportunity for improved clarity. With these principal and vital objectives in mind, the Board sought input from owners with regard to these concerns. The Board understands that it is likely impossible to please every single owner in the community. However, the Board anticipates that most of the owners will appreciate the updates and improved clarity in the proposed Governing Documents.

I would also caution owners to not let minor differences of opinion distract them from the overall goals and vital updates included in the proposed documents. The following is a brief summary to assist in your review of the proposed Governing Documents and comparing them with the existing documents. It is not intended to replace the effort that each owner should take in reviewing the proposed documents in their entirety.

Amended & Restated Articles:

The existing articles were a one page form document. The Association would like to adopt an up-to-date set of Articles consistent with the rest of the improved governing documents.

Amended & Restated Bylaws:

Some of the primary focuses of the updates to the Amended & Restated Bylaws included the following:

1. The Board wanted to update definitions in order to maintain consistency throughout the Governing Documents.
2. The Board wanted to bring the Bylaws up to date with current technology and business practices in order to be compliant with the law, improve operations and avoid ambiguity, and lower litigation risk. These changes will allow the Board to call meetings, provide notices and conduct business electronically as further set forth in the Bylaws. For example, please see Articles 2.1, 2.3, 2.4, 2.5, 2.7, 4.1, 4.2, 5.1, 5.5 and similar provision to assist the Association in improved operations.

Amended & Restated Declaration:

I would recommend all owners to review all the updates and would particularly encourage you to review the following sections:

1. Sections 1.0 (L), (Q) and (Z). The Board eliminated irrelevant, inapplicable, and poor definitions in the existing declaration and focused on the definitions mentioned herein.
2. Articles III and IV. Much time and effort were expended by the Board to include an accurate summary of the respective maintenance responsibilities between owners and the Association. The current documents leave much to be desired and lack specificity. Thus, without correcting this glaring hole, the community leaves itself exposed to future disputes and ambiguity.
3. Article XI maintains much of the status quo, includes a few updates and allows the community the ability to adopt further rules as necessary to address specific concerns.
4. Article XII adds important rental restrictions desired by most owners in the community in order to qualify for federal financing and similar options..
5. Article XIII includes updates to the insurance section compliant with current law.

The Board anticipates that the vast majority of owners will appreciate the time and work that the Board and others have donated to address these issues in the existing Governing Documents,

with an eye toward the future to anticipate and prevent foreseeable issues from causing conflict in your community. The Board respectfully requests your support in adopting the proposed Governing Documents.

Thank you for your time and attention in this matter.

Sincerely,

SMITH KNOWLES, P.C.

/s/ Burt R. Willie

Burt R. Willie
Attorney at Law

cc: client