

Recorded at the request of:
The Swiss Alpenhof Property Owners Association

**Record against the Property
described in Exhibit A**

After Recording mail to:
JENKINS BAGLEY SPERRY, PLLC
Attn: Bruce C. Jenkins
285 W. Tabernacle, Ste. 301
St. George, UT 84770

Ent 562110 Bk 1522 Pg 1607-1611
Date: 18-JUL-2025 3:25:12PM
Fee: \$72.00 Check Filed By: CO
MARCY M MURRAY, Recorder
WASATCH COUNTY CORPORATION
For: THE SWISS ALPENHOF PROPERTY OWN
ERS ASSOCIATION

**FIRST AMENDMENT TO THE BYLAWS
OF
SWISS ALPENHOF PROPERTY OWNERS ASSOCIATION**

As more particularly stated herein, this First Amendment to the Bylaws of Swiss Alpenhof Property Owners Association (hereinafter "Amendment"), amends the following:

- (i) Bylaws of Swiss Alpenhof Property Owners Association, attached as Exhibit C to the Amended and Restated Declaration of Covenants, Conditions and Restrictions and Reservations of Easements for The Swiss Alpenhof Planned Unit Development, recorded with the Wasatch County Recorder on September 28, 2012, as Entry No. 382725, in Book 1064, at Pages 1154-1211;
- (ii) any and all supplements or amendments to the Bylaws prior to the date of this Amendment, whether or not such were recorded in the records of the Wasatch County Recorder (the foregoing are collectively referred to herein as the "Bylaws").

This Amendment is undertaken pursuant to Article 10, Section 10.1, of the Bylaws which provides that the Bylaws may be amended by the approval of at least a majority vote of all Owners.

This Amendment shall take effect upon the date it is recorded in the records of the Wasatch County Recorder. All of the Property known as "Amended Plat B Swiss Alpenhof also known as Matterhorn Village Phase I," "Amended Plat C Swiss Alpenhof also known as Matterhorn Village Phase II" (described in Exhibit A attached hereto and made a part hereof) shall be held, sold, and conveyed subject to the Bylaws as amended by this Amendment.

The following amends, wholly replaces, and substitutes for the following sections in the Bylaws—all other terms of the Bylaws and other governing documents that do not contradict the terms of this Amendment shall remain in full force and effect.

Article 2, Subsection 2.8.1

SUBSECTION 2.8.1 OF ARTICLE 2 OF THE BYLAWS IS AMENDED AS FOLLOWS (AMENDMENTS ARE IN STRIKEOUTS (DELETED) AND ITALICS (ADDED)):

2.8.1 Except as otherwise provided in the Declaration or these Bylaws, at any meeting of the Association, Owners holding ~~twenty percent (20%)~~ *forty percent (40%)* of the voting rights, present in person or by proxy, or absentee ballot if permitted under Section 2.6.2 above, shall constitute a quorum.

Article 3, Section 3.2

SECTION 3.2 OF ARTICLE 3 OF THE BYLAWS IS AMENDED AS FOLLOWS (AMENDMENTS ARE IN STRIKEOUTS (DELETED) AND ITALICS (ADDED)):

3.2 Vacancies. Vacancies on the Board of Directors, caused by any reason other than the removal of a Board member by a vote of the Association, ~~shall be filled for the balance of the term of each Board membership by vote of a majority of the remaining Board members even though they may constitute less than a quorum. Each person so elected shall be a Board member until a successor is elected upon expiration of the term for which the person was elected by the other Board members to serve.~~ *shall be filled by a vote of the majority of the remaining Directors of the Board even though they may constitute less than a quorum. Each person so appointed by the Board shall serve as a Director of the Board until a successor is elected upon the earlier of (a) the expiration of the vacated term for which the person was appointed by other Directors of the Board or (b) at the next Annual Meeting where elections for such Directors shall be held.*

Article 7, Section 7.2

SECTION 7.2 OF ARTICLE 7 OF THE BYLAWS IS AMENDED AS FOLLOWS (AMENDMENTS ARE IN STRIKEOUTS (DELETED) AND ITALICS (ADDED)):

7.2 Election and Vacancies. The officers of the Association may be elected by the Board of Directors at the organizational meeting of each new Board held in accordance with Section 5.1 above or any Board of Directors meeting thereafter to serve until their respective successors are elected at the next organizational meeting. ~~If any office becomes vacant by reason of death, resignation, removal, disqualification or any other cause, the Board of Directors shall elect a successor to fill the unexpired term at any meeting of the Board of Directors.~~ *If any office becomes vacant by reason of death, resignation, removal, disqualification, or any other cause, the Board of Directors shall appoint a successor to fill the vacated officer's position until a successor is elected at the earlier of (a) the expiration of the vacated term for which the person was appointed by the Board or (b) at the next organizational meeting where elections for such officers shall be held.*

CERTIFICATE OF PRESIDENT AND SECRETARY

We, the undersigned, do hereby certify that:

1. We are the duly elected and acting President and Secretary of The Swiss Alpenhof Property Owners Association, a Utah nonprofit corporation ("Association"); and

2. The foregoing Amendment constitutes an Amendment to the Bylaws of the Association duly adopted by the Members of the Association at a meeting held on February 19, 2025.

IN WITNESS WHEREOF, we have hereunto subscribed our hands this 16th day of July, 2025.

**THE SWISS ALPENHOF PROPERTY
OWNERS ASSOCIATION**, a Utah nonprofit
corporation

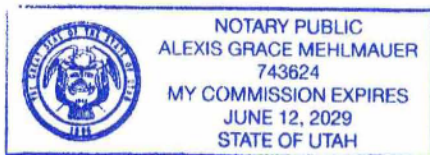
Tami J Brown
By: Tami J Brown
Its: President

**THE SWISS ALPENHOF PROPERTY
OWNERS ASSOCIATION**, a Utah nonprofit
corporation

Stacy Baker
By: Stacy Baker
Its: Secretary

State of Utah)
:ss.
County of Wasatch)

On this 16th day of July, 2025 personally appeared before me Tami J. Brown, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being duly sworn (or affirmed), did say that he/she is the President of The Swiss Alpenhof Property Owners Association, a Utah nonprofit corporation, and that the foregoing document was signed by him/her on behalf of the Association by authority of its Bylaws, Declaration, or resolution of the Board, and he/she acknowledged before me that he/she executed the document on behalf of the Association and for its stated purpose.

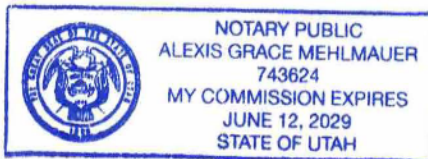


A. Mehlmauer
Notary Public

[signatures continue on following page]

State of Utah)
) ss.
County of Wasatch)

On this 16th day of July, 2025, personally appeared before me Stacy Baker, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being duly sworn (or affirmed), did say that he/she is the President of The Swiss Alpenhof Property Owners Association, a Utah nonprofit corporation, and that the foregoing document was signed by him/her on behalf of the Association by authority of its Bylaws, Declaration, or resolution of the Board, and he/she acknowledged before me that he/she executed the document on behalf of the Association and for its stated purpose.



A. Pehlmar
Notary Public

Exhibit A
(Legal Description)

This First Amendment to the Bylaws of Swiss Alpenhof Property Owners Association affects the following real property, all located in Wasatch County, State of Utah:

All of Units 1 through 8, together with all Common Area, Swiss Alpenhof P.U.D., Plat B Second Amended AKA Matterhorn Village Phase 1 PUD, according to the Official Plat thereof, on file in the Office of the Recorder of Wasatch County, State of Utah.

PARCEL: 00-0017-3992

PARCEL: 00-0017-4008

PARCEL: 00-0017-4016

PARCEL: 00-0017-4024

PARCEL: 00-0017-4032

PARCEL: 00-0020-2020 through 00-0020-2022

All of Units 9 through 26, together with all Common Area, Swiss Alpenhof PUD Plat C Amended, AKA Matterhorn Village Phase II, according to the Official Plat thereof, on file in the Office of the Recorder of Wasatch County, State of Utah.

PARCEL: 00-0020-2023 through 00-0020-2040