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ADAM GARDINER  
Recorder, Salt Lake County, UT  
MILLER HARRISON LLC  
BY: eCASH, DEPUTY - EF 6 P.

## **SECOND AMENDEDMENT TO THE BYLAWS OF TERRACES OF ROSE PARK OWNERS ASSOCIATION**

WHEREAS, the Terraces of Rose Park Owners Association, Inc. (the "Association") is a Utah non-profit corporation, which was created by the *Declaration for The Terraces of Rose Park Condominium Project* on September 4, 1963, recorded in the Salt Lake County Recorder's Office at Entry No. 1943885 ("Original Declaration");

WHEREAS the Association caused the *Bylaws of Terraces of Rose Park Owners Association* to be recorded in the Salt Lake County Recorder's Office on January 12, 2006 at Entry No. 9609582 ("Original Bylaws");

WHEREAS the Association caused the *Amended and Restated Declaration of Condominium of Terraces of Rose Park Condominium Project* to be recorded in the Salt Lake County Recorder's Office on October 1, 2010 at Entry No. 11044246, which includes the Bylaws of Terraces of Rose Park Owners Association (the "Bylaws"), and is binding on all Unit Owners within the Association;

WHEREAS the Association caused the *First Amendment to the Bylaws of Terraces of Rose Park Owners Association* to be recorded in the Salt Lake County Recorder's Office on November 9, 2015 at Entry No. 12167276;

WHEREAS the Association desires to amend the Bylaws to provide for more efficient operation of the Association;

THEREFORE, the Association hereby makes the following amendments to its Bylaws, recorded in the Salt Lake County Recorder's Office on October 1, 2010 at Entry No. 11044246:

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### **AMENDMENT ONE**

The first sentence, and only the first sentence of Article III, Section 2 of the Bylaws is hereby amended, the remaining parts of Section 2 unchanged, as follows:

“Section 2. Election. There shall be a total of seven (7) Directors elected to the Board of Directors each serving a three-year term, effective at the annual meeting in June 2018.”

### **AMENDMENT TWO**

Article III, Section 7.1 of the Bylaws is hereby amended in its entirety, to read as follows:

“Section 7.1. Advisory Committee. There shall be an Advisory Committee composed of at least two (2) former members of the Board to give counsel and advice to the Board of Directors before making their final decisions.”

### **AMENDMENT THREE**

The last sentence, and only the last sentence of Article IV, Section 6 of the Bylaws is hereby removed in its entirety so that Section 6 now reads:

“Section 6. Secretary. The Secretary shall keep the minutes of the Association and such books and records as these Bylaws or any resolution of the Directors may require. The Secretary shall perform such other services as the Board of Directors may impose.”

### **AMENDMENT FOUR**

Article IV, Section 7 shall be amended to add a sentence to the end of Section 7, as follows:

“Any of the duties of the Treasurer described in this Section 7 may, by the approval of the Board of Directors, be delegated to a person of competence and accounting experience.”

### **AMENDMENT FIVE**

Article III of the Bylaws shall be amended to create and add Section 11, which shall read as follows:

“Section 11. Board Member Attendance. Any Board Member who fails to attend three (3) consecutive Board of Directors’ meetings, or who fails to attend at least 75% of the Board of Directors’ meetings within one year is automatically removed from their position on the Board of Directors, and their vacancy shall be filled by the Board of Directors.”

**AMENDMENT SIX**

Article III of the Bylaws shall be amended to create and add Section 12, which shall read as follows:

“Section 12. Association Financial Accounts. No financial accounts for the Association shall be created or opened without the approval of the majority of the Board of Directors. All signature cards for all Association financial accounts shall be updated, as needed, within thirty (30) days after each annual meeting.”

**AMENDMENT SEVEN**

The fourth paragraph of Article VI, Section 4 of the Bylaws shall be added to, and shall read as follows in its entirety:

“In the event the Board of Directors or its designee shall fail to accept such offer within ten (10) days, the Unit Owner shall be free to contract, to sell or to lease such Unit, as the case may be, to the “outside offerer” within sixty (60) days after the expiration of the period in which the Board of Directors or its designee might have accepted such offer, on the terms and conditions set forth in the notice from the Unit Owner to the Board of Directors of such “outside offer. Prior to the closing of the sale of any Unit within the Association, the new Owners, or tenants as the case may be, shall participate in an orientation / welcome interview with at least two members of the Board of Directors and the property manager.”

----- END OF AMENDMENTS -----

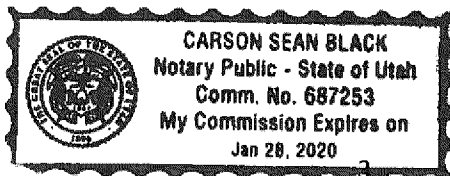
IN WITNESS WHEREOF, the Association adopted this *Second Amendment to the Bylaws of Terraces of Rose Park Owners Association* with the necessary approval of the Board of Directors required therein, on the 15<sup>th</sup> day of January, 2018, to be recorded against all Units and Common Area as stated in Exhibit “A” hereto.

TERRACES OF ROSE PARK OWNERS ASSOCIATION, INC.

BY: Julie Clements  
TITLE: President of HOA

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

I certify that JULIE CLEMENTS did appear before me, being duly sworn, and did say that she is the President of the Terraces of Rose Park Owners Association, Inc. and that the foregoing instrument was properly ratified by the majority if the Board of Directors of the Association.



Carson Black  
Notary Public

### EXHIBIT A

Unit Numbers

Parcel Numbers

|      |               |
|------|---------------|
| AREA | 8351030010000 |
| A101 | 8351030020000 |
| A102 | 8351030030000 |
| A103 | 8351030040000 |
| A104 | 8351030050000 |
| A105 | 8351030060000 |
| A106 | 8351030070000 |
| A107 | 8351030080000 |
| A108 | 8351030090000 |
| A201 | 8351030100000 |
| A202 | 8351030110000 |
| A203 | 8351030120000 |
| A204 | 8351030130000 |
| A205 | 8351030140000 |
| A206 | 8351030150000 |
| A207 | 8351030160000 |
| A208 | 8351030170000 |
| A301 | 8351030180000 |
| A302 | 8351030190000 |
| A303 | 8351030200000 |
| A304 | 8351030210000 |
| A305 | 8351030220000 |
| A306 | 8351030230000 |
| A307 | 8351030240000 |
| A308 | 8351030250000 |
| B101 | 8351030260000 |
| B102 | 8351030270000 |
| B103 | 8351030280000 |
| B104 | 8351030290000 |
| B105 | 8351030300000 |
| B106 | 8351030310000 |
| B107 | 8351030320000 |
| B108 | 8351030330000 |
| B201 | 8351030340000 |
| B202 | 8351030350000 |
| B203 | 8351030360000 |
| B204 | 8351030370000 |
| B205 | 8351030380000 |
| B206 | 8351030390000 |
| B207 | 8351030400000 |
| B208 | 8351030410000 |

|      |               |
|------|---------------|
| B301 | 8351030420000 |
| B302 | 8351030430000 |
| B303 | 8351030440000 |
| B304 | 8351030450000 |
| B305 | 8351030460000 |
| B306 | 8351030470000 |
| B307 | 8351030480000 |
| B308 | 8351030490000 |
| C101 | 8351030500000 |
| C102 | 8351030510000 |
| C103 | 8351030520000 |
| C104 | 8351030530000 |
| C105 | 8351030540000 |
| C106 | 8351030550000 |
| C107 | 8351030560000 |
| C108 | 8351030570000 |
| C201 | 8351030580000 |
| C202 | 8351030590000 |
| C203 | 8351030600000 |
| C204 | 8351030610000 |
| C205 | 8351030620000 |
| C206 | 8351030630000 |
| C207 | 8351030640000 |
| C208 | 8351030650000 |
| C301 | 8351030660000 |
| C302 | 8351030670000 |
| C303 | 8351030680000 |
| C304 | 8351030690000 |
| C305 | 8351030700000 |
| C306 | 8351030710000 |
| C307 | 8351030720000 |
| C308 | 8351030730000 |
| D101 | 8351030740000 |
| D102 | 8351030750000 |
| D103 | 8351030760000 |
| D104 | 8351030770000 |
| D105 | 8351030780000 |
| D106 | 8351030790000 |
| D201 | 8351030800000 |
| D202 | 8351030810000 |
| D203 | 8351030820000 |
| D204 | 8351030830000 |
| D205 | 8351030840000 |
| D206 | 8351030850000 |
| D301 | 8351030860000 |

|      |               |
|------|---------------|
| D302 | 8351030870000 |
| D303 | 8351030880000 |
| D304 | 8351030890000 |
| D305 | 8351030900000 |
| D306 | 8351030910000 |
| E101 | 8351030920000 |
| E102 | 8351030930000 |
| F101 | 8351030940000 |
| F102 | 8351030950000 |