



W2854856

E# 2854856 PG 1 OF 3
LEANN H KILTS, WEBER COUNTY RECORDER
01-MAY-17 1230 PM FEE \$28.00 DEP JKC
REC FOR: SOUTH POINTE HOA

SUPPLEMENTAL BYLAWS OF SOUTH POINTE HOMEOWNER’S ASSOCIATION
BYLAWS

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the Bylaws governing South Pointe, a Condominium Project (“South Pointe”) were recorded as South Pointe Homeowners Association Bylaws to the Declaration of South Pointe as Entry No. 2690844, Records of Weber County Utah (the “Bylaws”); and

WHEREAS, it is necessary and desirable that the Bylaws be supplemented;

NOW THEREFORE, pursuant to a motion presented and duly carried and approved by a majority vote of the Owners at the annual meeting of the Owners Association (the “Association”) on the 9th of March, 2017, and in consideration of the promises, agreements, and considerations herein contained, IT IS HEREBY AGREED that the Bylaws shall be, and the same are, hereby amended as follows:

Article C is amended in its entirety as follows:

Bylaw C
Board

Section 6. Books, Audit. The Board shall cause to be maintained a full set of books and records showing the financial condition of the affairs of the HOA in a manner consistent with generally accepted accounting principles, and at no greater than 3 year intervals and shall obtain an independent certified audit of such books and records. A copy of each such audit shall be delivered to an Owner within thirty (30) days after the completion of such audit upon written request from an Owner. A balance sheet and an audited operating (income) statement for the HOA shall be distributed to each Owner (and to any institutional holder of a first mortgage on a unit upon request) within sixty (60) days of accounting dates as follows:

- (a) An initial balance sheet and initial operating statement as of an accounting date which shall be the last day of the month closest in time to six (6) months following the date of closing of the first sale on a unit to an Owner; and
- (b) Thereafter, an annual balance sheet and an annual operating statement as of the last day of the HOA’s fiscal year. The operating statement for the first six (6) month accounting period referred to in (a) above shall include a schedule of assessments received or receivable itemized by unit number and by the name of the person or entity assessed.

These Supplemental Bylaws incorporate herein by reference, to the extent not inconsistent, the terms and conditions of the Bylaws and all terms thereof shall be binding upon South Pointe Homeowner's Association.

These Supplemental Bylaws and every provision hereof shall take effect upon recording.

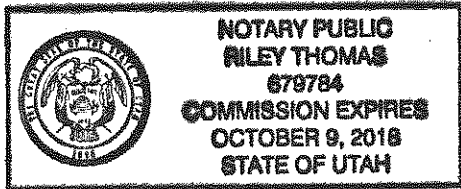
IN WITNESS WHEREOF, the undersigned has executed these Supplemental Bylaws the 27 day of April, 2017.

SOUTH POINTE HOMEOWNER'S ASSOCIATION

By: [Signature]
Board Position: President HOA
Grover R Hoopes
(Print Name)

STATE OF UTAH
COUNTY OF WEBER

On this 27th day of April, 2017, personally appeared before me Grover R Hoopes, known to me to be the President of South Pointe Homeowner's Association, and known to me to be the person who executed the within instrument on behalf of said entity.



[Signature]
NOTARY PUBLIC

Legal Description and Parcel Numbers

South Pointe Condominiums
Washington Terrace City
Weber County, Utah

All South Pointe Condominiums are included in Phases 1-15:

07-354-0001-0006
07-359-0001-0004
07-365-0001-0009
07-407-0001-0002
07-408-0001-0004
07-417-0001-0004
07-424-0001-0006
07-425-0001-0006
07-427-0001-0006
07-431-0001-0006
07-442-0001-0006
07-443-0001-0006
07-445-0001-0006
07-453-0001-0007
07-461-0001-0004

South Pointe Homeowner's Association – Supplemental Declaration