

**THIS INSTRUMENT IS BEING
RECORDED BY
HICKMAN LAND TITLE COMPANY,
AS AN ACCOMMODATION
FOR Summit Creek
Place HOA.**

***Summit Creek Place Homeowner's Association
By Laws***

**ARTICLE 1
STOCKHOLDERS' MEETING**

Section 1. The annual meeting of the stockholders shall be held on the first Tuesday of March of each year at 7:00 p.m. at the principal office of the company or at such other place either in the State of Utah or outside the State of Utah as may be designated in the notice to stockholders calling said meeting, at which time the stockholders shall elect a Board of Directors and transact such other business as may legally come before the meeting.

Section 2. Each stockholder in person, by proxy, or by general power of attorney, shall be entitled to one vote for each share of stock standing in his, her, or its name on the books of the corporation.

Section 3. Special meetings of the stockholders of this corporation may be held at any time on the request of the President or upon the request in writing or by vote of a majority of the Board of Directors, or upon demand in writing by stockholders of record owning not less than ten percent in amount of the capital stock of the corporation issued and outstanding.

Section 4. Every stockholder shall furnish the Secretary with an address at which notice of meetings and all other notices may be served upon or mailed to him, and in default thereof, notice shall be addressed to him at the office of the company.

Section 5. At all meetings stockholders may vote in person, by proxy in writing, or by general power of attorney produced at the meeting; such powers of attorney or proxies may be for any particular meeting or for all meetings.

Section 6. A majority in amount of the stock issued and outstanding legally represented shall constitute a quorum for the transaction of any business, excepting that in the absence of a quorum a lesser number shall have the right to adjourn a meeting to a fixed date thereafter. Provided, however, that the transactions of any meeting of stockholders, however called and notice, shall be valid as though had at a meeting duly held after regular call, and notice, if a quorum be present either in person or by proxy, sign a written waiver of notice or consent to the holding of such meeting, or an approval of the minutes thereof. All such waivers, consents or approvals shall be filed with the corporate records or made a part of the minutes of the meeting.

Section 7. Any action that may be taken at a meeting of the stockholders may be taken without a meeting if authorized by a writing signed by all of the holders of shares who would be entitled to vote at a meeting for such purposes, and filed with the Secretary of the corporation.

Section 8. Any corporation holding stock in this corporation may vote thereon through any person regularly empowered by it so to do.

Section 9. Notice of the regular meetings of the stockholders shall be mailed or faxed by the Secretary of this corporation to each stockholder at his address, provided by Section 4 of this Article, at least 10 days prior to the date of the meeting, and not more than 50 days, or such notice may be delivered to the stockholder in person by the Secretary within said time. Special meetings of the stockholders may be held at any time when all stockholders are present and consent thereto.

Section 10. Notice of special meetings of stockholders shall be made as provided by Section 9 of this article, and shall also include with said notice the purpose or purposes for which this special meeting is called.

Section 11. No notice shall be necessary for the holding of any adjourned meeting of the stockholders or directors.

ARTICLE II **DIRECTORS**

Section 1. The Board of Directors of this corporation shall consist of at least one member.

Section 2. The remaining directors shall fill a vacancy in the Board of Directors, and the director so elected to fill such vacancy shall hold office until the next annual meeting of the stockholders, and until his successor is elected and qualified.

Section 3. The Directors shall act only as a board and the individual directors shall have no power as such.

ARTICLE III **MEETINGS OF DIRECTORS**

Section 1. A majority of the directors in office shall constitute a quorum for the transaction of any business excepting that in the absence of a quorum a lesser number shall have the right to adjourn a meeting to a fixed date thereafter.

Section 2. The Board of Directors shall hold a meeting of the Board at least once every year.

Section 3. The Secretary shall call special meetings of the Board when he is requested to do so by the President on twenty-four hours notice to each director. Special meetings shall be called in like manner upon the request of a majority of the members of the Board. Such notice may be by telephone, by fax, or in writing delivered to each director personally or left at his residence or usual place of business. Special meetings of the

Directors may be held at any time when all members of the Board are present and consent thereto.

Section 4. When all the Directors are present at any Director's meeting, however called and noticed, and sign a written consent thereto, on the records of such meeting, or if a majority of the directors are present, and if those not present sign in writing a waiver of notice of such meeting, whether prior to or after holding of notice of such meeting, which said waiver shall be filed with the Secretary of the corporation, the transactions thereof are as valid as if had at a meeting regularly called and noticed.

ARTICLE IV **OFFICERS**

Section 1. The officers of this corporation shall consist of a minimum of a President. The Board of Directors may appoint a Secretary/Treasurer, but the Secretary/Treasurer shall not sit on the Board and shall not vote.

Section 2. In case of the absence of any officer of the company, or for any other reason that may seem sufficient to the Board, the Board of Directors may delegate his powers and duties to any other officer or to any director for the time being.

Section 3. No officer or director of this corporation shall be entitled to any salary or other compensation for any services rendered the corporation unless such compensation is fixed by a resolution duly adopted by the Board of Directors.

Section 4. The officers shall be elected at the first meeting of the Board of Directors after the annual election of directors, and shall hold office for one year, and until their respective successors shall have been duly elected and qualified, provided, however, that all officers, agents, and employecs of the company shall be subject to removal at any time by the affirmative vote of a majority of the whole Board of Directors. In its discretion, the Board of Directors, by a vote of the majority thereof, may leave unfilled for such period as it may fix by resolution, any office except those of President, Secretary, and Treasurer.

Section 5. The Board of Directors may from time to time appoint such subordinate officers or agents as the business of the corporation may require, fix their tenure of office and allow them suitable compensation.

ARTICLE V
PRESIDENT

Section 1. The President shall be the general executive officer and head of the company.

Section 2. The President shall preside at all meetings of the stockholders and directors, and shall call all special and other meetings unless otherwise ordered by the Board. He shall be the inspector of all elections of directors and certify who are elected. He shall act as an inspector of the voting on any other matter or resolution unless the meeting appoints special inspectors for such purpose.

Section 3. He shall sign on behalf of the corporation all deeds, contracts, and other instruments binding upon the corporation unless otherwise expressly directed by the Board of Directors, and he shall have a general supervision over all of the property, business, and interests of the corporation as well as over its officers, employees, and agents.

ARTICLE VI
SECRETARY/TREASURER

Section 1. The Secretary shall keep a fair and correct record of all of the meetings of the stockholders and directors and other official business of the corporation. He shall prepare and submit at every meeting of the stockholders of the corporation a certified list of the stockholders of the corporation and of those entitled to vote at such meeting and such list shall be prima facie evidence of who are stockholders and of the right to vote. He shall have the custody of the corporate seal and it shall be his duty to affix the same to all deeds, leases, contracts, certificates of stock, and/or other documents executed by the corporation. He shall also give notice of meetings to the stockholders and directors and shall perform such other duties as may be required of him by the Board of Directors.

It shall be the duty of the Treasurer to receive all moneys and funds of the corporation and to deposit the same in the bank or banks designated by the Board of Directors and in the name of and to the account of the corporation. Such funds shall be paid out only as may be directed by the Board of Directors of the corporation. He shall keep full and accurate books of account and shall make such reports of his official transactions and of the finances of the company as may from time to time be required by the Board of Directors, and he shall perform such other duties as may be required of him by the Board of Directors.

ARTICLE VII
EXECUTIVE AND OTHER COMMITTEES

Section 1. The Board of Directors may appoint an Executive Committee and such other committees as may be necessary from time to time, consisting of such number of its members and with such powers as it may designate and consistent with the Articles of Incorporation and By-laws and the general corporation laws of the State of Utah. Such committees shall hold office at the pleasure of the Board.

ARTICLE VIII
CONDITIONS, COVENANTS, AND RESTRICTIONS

Section 1. The Association has adopted or shall adopt Conditions, Covenants, and Restrictions associated with governance of the Corporation.

ARTICLE IX
AMENDMENTS

Section 1. These By-Laws may be amended at any regular meeting or special meeting of the members of the Association, but they shall be amended only by a vote in favor by, at minimum, sixty-six percent (66%) vote of the members of the Association.

APPROVED this ___ day of _____, 2019, by majority vote of the shareholders of SUMMIT CREEK PLACE HOMEOWNER'S ASSOCIATION.



Trent Cragun, Director



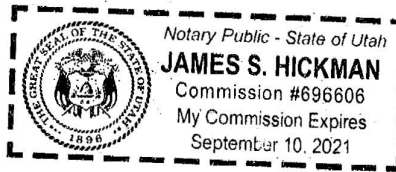
Beth Larchar, Director

STATE OF UTAH)
 SS
County of Cache)

On the 17 day of December A.D. 2020 personally appeared before me TRENT CRAGUN who, being by me duly sworn, did say that he is a Director respectively of the SUMMIT CREEK PLACE HOMEOWNER'S ASSOCIATION and that the said instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and the aforesaid officers acknowledged to me that said corporation executed the same.



Notary Public



STATE OF UTAH)
 SS
County of Cache)

On the 16 day of December A.D. 2020 personally appeared before me BETH LARCHAR who, being by me duly sworn, did say that she is a Director respectively of the SUMMIT CREEK PLACE HOMEOWNER'S ASSOCIATION and that the said instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and the aforesaid officers acknowledged to me that said corporation executed the same.



Notary Public

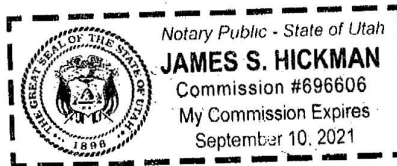


Exhibit A

All lots & common area in SUMMIT CREEK PLACE, according to the official plat of said subdivision filed September 17, 2019 as Entry No. 1227461, on file and of record in the office of the Recorder of Cache County, Utah.

08-213-0001, 08-213-0002, 08-213-0003, 08-213-0004, 08-213-0005,
08-213-0006, 08-213-0007, 08-213-0008, 08-213-0009, 08-213-0010,
08-213-0011, 08-213-0012, 08-213-0013, 08-213-0014, 08-213-0015,
08-213-0016, 08-213-0017, 08-213-0018, 08-213-0019, 08-213-0020,
08-213-0021, 08-213-0022, 08-213-0023, 08-213-0024, 08-213-0025,
08-213-0026, 08-213-0027, 08-213-0028, 08-213-0029, 08-213-0030,
08-213-0031, 08-213-0032, and 08-213-COMM