



CORPORATE BYLAWS OF:

Stagecoach Estates Lot Owners Association

Adopted: March 1, 2022

Pursuant to Utah Code Ann. §§ 16-6a-101, *et seq.*, and other Utah applicable law, the Board of Directors (the “Board”) of Stagecoach Estates Lot Owners Association (the “Association”) has adopted the following corporate bylaws (the “Bylaws”) for the Association. These Bylaws supersede and replace all prior bylaws in their entirety.

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ARTICLE 1. NAME AND ADDRESS

1.1 Name: The name of this non-profit corporation is Stagecoach Estates Lot Owners Association (“Association”).

1.2 Designated Correspondence Address is:

Stagecoach Estates Lot Owners Association
PO Box 980936
Park City, UT. 84098

ARTICLE 2. OBJECTIVES

The purpose of the Association is to govern itself under a common set of rules, by applicable laws of the State of Utah, and through these bylaws to manage the affairs of the Association to help protect long-term property values of the Lot Owners and a desired quality of life in the Subdivision, and to maintain the common areas of the subdivision. The Association’s Bylaws set forth how the day-to-day operations of the Association are conducted, monitored, approved, and communicated to the members.

These Bylaws adopt and incorporate by reference the entire Covenants, Conditions, and Restrictions (“CC&Rs”) of Stagecoach Estates Subdivision, Summit County, State of Utah, as they may be amended and restated, said CC&Rs being in full force and effect.

These Bylaws shall bond and prescribe rules for the betterment of the Lot Owners. They shall provide guidelines and direction for The Board and Lot Owners. Lot Owners shall agree to be governed by these Bylaws and shall comply with them when they purchase a lot in Stagecoach Estates Subdivision.

Additional objectives are as follows:

1. To establish and maintain a continuous Lot Owners mutual protection association and to promote the effective and responsible development of all lots within the Stagecoach Estates Subdivision.
2. To exist as a non-profit corporation and to unite the Lot Owners in the objectives.
3. To develop and maintain access roads, wastewater disposal, water runoff control, and other services that enhance and improve the Lot Owners' investments, health and enjoyment of life.

4. To protect the natural wildlife, birds, fish, and game animals that are located within the boundaries of the area known as the Stagecoach Estates Subdivision.
5. To help Lot Owners, by the adoption of these Bylaws, Protective Covenants, and Articles of Incorporation, enjoy the peaceful use of their property and to maintain and enhance property values.
6. To promote friendship and harmony as the goal of all Lot Owners of The Association.
7. To work together as a community for the good of the Lot Owners of The Association.

ARTICLE 3. DEFINITIONS

3.1 “Board of Directors” the persons described and elected as set forth in ARTICLE 8.

3.2 “Declaration” means the operative declaration governing the Stagecoach Estates Subdivision, also referred to as the “covenants”, applicable to the Stagecoach Estates Subdivision. As of the effective date of these Bylaws, the operative Declaration is the document entitled, “Protective Covenants for Stagecoach Estates Subdivision” and dated August 20, 1970.

3.3 “Lot” means every individual real property parcel contained within the Stagecoach Estates Subdivision, as delineated on the plats recorded in the records of the Summit and Morgan County Recorders and additional parcels that have been admitted into Stagecoach Estates Subdivision as identified in Appendix 1: List of Parcels to Which These Bylaws Apply.

3.4 “Lot Owner” or “Lot Owners” means the person(s) or entity(ies) holding legal title to a lot, pursuant to the records of the Summit and Morgan County Recorders. Secured or contingent interest holders without current vested rights are not Lot Owners. Lot Owner(s) and Member in the Association are used interchangeably in these bylaws.

3.5 “Designee” means the one person or entity appointed to represent a Lot Owner as the representative in all Association business, including paying assessments and voting (i.e. a permanent proxy). Lot Owners are responsible for the actions of their Designee.

ARTICLE 4. MEMBERSHIP

4.1 Membership

Membership in The Association is required of all Lot Owners. Every person or entity recorded on a legal, record fee simple title to any lot in the Stagecoach Estates Subdivision with the county recorder's office for Summit or Morgan Counties, State of Utah, and additional parcels that have been admitted into Stagecoach Estates Subdivision as identified in Appendix 1: List of Parcels to Which These Bylaws Apply, is automatically a Member of the Association. This provision is not intended to include persons or entities that hold an interest merely as security for the performance of an obligation. When more than one person or entity is a Lot Owner, all such persons or entities shall be Members. Membership shall be appurtenant to and may not be separated from the ownership of any lot that is subject to assessment by The Association.

4.2 Acceptance and Obligation

Members owning property within The Association are subject to the rules, Bylaws, and Protective Covenants of The Association. The acceptance of a deed or conveyance or entering into a lease shall constitute acceptance of the provisions of these instruments and an agreement to comply therewith. Lot Owners are responsible for providing a copy of the Bylaws to any Lessee. A Member assigns to The Association the Member's rights to enforce the Protective Covenants and agrees to be bound by the provisions of the Articles of Incorporation and the Bylaws.

4.3 Lot Owner in Good Standing

A Member or Lot Owner in Good Standing is a Lot Owner that has paid all dues, assessments, fines, penalties and accrued interest, and is not suspended from The Association for willful violation of the rules of the Association as defined in Rules and Regulations of Stagecoach Estates Lot Owners Association.

4.4 Member Notification Requirement to Secretary

It is the Member's responsibility to provide the secretary with the name, email address, mailing address, and phone number of the person(s) authorized to receive notices from the Association and to notify the Secretary of changes in Member contact information. If a lot is owned by more than one person or by a trust, company, or corporation, it is the Member's responsibility to designate one (1) person to act and to vote on behalf of the lot and to provide the Secretary with the name and email address of the Designee. For the purpose of announcing meetings, a notice sent to a Lot Owner's (or a Lot Owner's proxy) email will be considered good delivery.

ARTICLE 5. DUES AND ASSESSMENTS

5.1 Obligation to Pay

Lot Owners shall be obligated to pay dues and assessments for maintaining and improving The Association.

5.2 Late Payments

Dues are past due on March 15 of each year. Assessments are past due thirty (30) days after the invoice date. Late payments shall be subject to a ten percent (10%) penalty and a one percent (1%) percent monthly charge on any unpaid balance.

5.3 Approval of Changes

Dues and assessments may be changed from year to year, as conditions warrant, by a recommendation of The Board and a majority vote by the Lot Owners casting a vote at or in conjunction with the Annual Lot Owners meeting.

ARTICLE 6. RULES AND FINES

6.1 Adoption

The Board may adopt, amend, modify, cancel, limit, create exceptions to, expand, or enforce the rules and fine structure of the association by a two-thirds ($\frac{2}{3}$) majority vote of the Board.

6.2 Notice of Rule Changes

Except as permitted by law for emergencies, before adopting, amending, modifying, canceling, limiting, creating exceptions to, or expanding the rules and fines of the association, the Board shall:

- (a) deliver notice to lot owners that the Board is considering a change to a rule or fine at least 15 days before the Board will meet to consider a change to a rule or fine;
- (b) provide an open forum at the board meeting giving lot owners an opportunity to be heard at the board meeting before the board takes action; and
- (c) deliver a copy of the change in the rules or fines approved by the Board to the lot owners within 15 days after the date of the board meeting.

6.3 Disapproval by Lot Owners

A Board action in accordance with Subsections 6.1 and 6.2 is disapproved if within 60 days after the date of the board meeting where the action was taken there is a vote of disapproval by at least 51% of all the allocated voting interests of the Lot Owners in the Association and the vote is taken at a special meeting called for that purpose by the Lot Owners.

ARTICLE 7. MEETINGS OF LOT OWNERS

7.1 Annual Meetings

- (a) Requirement: An annual meeting of the Lot Owners shall be held no less than once each calendar year.
- (b) Date and Time: Unless changed by the Board of Directors, the annual meeting of Lot Owners shall be held in the last half of March of each year. The Board of Directors may from time to time change the date and time for the annual meeting of the Lot Owners.
- (c) Purpose: The annual meeting should be held for the following purposes:
 - (1) introducing candidates for members of the Board of Directors and instructing Lot Owners of the Association on voting procedures as set forth in Article 8.2;
 - (2) informing Lot Owners of the financial status of the Association, including, without limitation, assets and liabilities, income and expenses, budgets and reserves and permitting questions and discussion regarding the same;
 - (3) informing Lot Owners of insurance coverage and permitting questions and discussion on insurance issues and coverage; and
 - (4) transacting such other business as may be added to the agenda.
- (d) Approval of Minutes: The minutes of the annual membership meeting shall be approved by the Board of Directors on or before the next regular board meeting.
- (e) Election of Directors: If the election of the Directors cannot be held in conjunction with the Annual Meeting of the Lot Owners, or at any adjournment thereof, the Board of Directors shall cause the election to be held at or in

conjunction with Special Meeting of the Lot Owners, to be convened as soon thereafter as may be convenient.

7.2 Special Meetings

- (a) Who May Call: Special meetings of the Lot Owners may be called by: (1) at least three Directors, (2) the President, or (3) upon the written request of Lot Owners representing not less than thirty-five percent (35%) of the lots.
- (b) Requirements for Request of Lot Owners: Any written request for a special meeting by the Lot Owners shall include the signature of each Lot Owner affirmatively supporting such request along with a statement of the purpose of the meeting. The statement of affirmation and purpose must be on every document containing signatures. Such written request is to state the purpose or purposes of the meeting and shall be delivered to the President and Secretary, who shall then call, provide notice of, and conduct a special meeting within forty-five (45) days of receipt of the request that shall address the purpose identified on the request.

7.3 Place of Meetings

The Board of Directors may designate any place in Summit County or a virtual meeting as the place of meeting for any meeting called by the Board of Directors but shall in good faith attempt to hold meetings in convenient proximity to the Stagecoach Estates Subdivision as reasonably possible.

7.4 Notice of Meetings

The Board of Directors shall cause written notice of the time and place, and in the case of a special meeting, the purpose, for all meetings of the Lot Owners to be delivered not more than thirty (30) nor less than fourteen (14) days prior to the meeting. Additionally, such notice shall be posted on the Association's website for at least fourteen (14) consecutive days prior to the meeting.

7.5 Owners of Record

For the purpose of determining Lot Owners entitled to notice of or to vote at any meeting of the Lot Owners, or any adjournment thereof, the Board of Directors may designate a record date, which shall not be more than thirty (30) nor less than fourteen (14) days prior to the meeting. If no record date is designated prior to sending notice of the meeting, the first date on which a notice of the meeting is sent shall be deemed to be the record date for determining Lot Owners entitled to notice of or to vote at the meeting. The persons or entities appearing in the records of the Association on such record date as the Lot Owners of Record of lots in the Subdivision

shall be deemed to be the Lot Owners of Record entitled to notice of and to vote at the meeting of the Lot Owners.

7.6 Quorum

A quorum for the transaction of business at any meeting of the Lot Owners (Annual or Special) shall consist of no less than five (5) Board members plus the representation of twenty (20) additional lots (i.e. designated voters for a lot or voting proxies). If a quorum is not met, no binding action can be taken and the meeting shall be postponed to a date of not more than thirty (30) and not less than fourteen (14) days at which time the Lot Owners present shall constitute a quorum. In the case of any such postponement, notice of the meeting shall again be provided to all Lot Owners at least seven (7) days before the postponed meeting which shall include the statement: "The meeting will occur without any requirement for a minimum number of Lot Owners (a quorum) present."

7.7 Proxies

At each meeting of the Lot Owners, each Lot Owner entitled to vote may vote in person or by proxy; provided, however, that the right to vote by proxy shall exist only where the instrument authorizing such proxy to act shall have been executed by the Lot Owner. If a lot is jointly owned, the instrument authorizing a proxy to act may be executed by any one (1) Lot Owner of such lot. Such instrument authorizing a proxy to act shall set forth the specific matters or issues upon which the proxy is authorized to act and shall be for a singular meeting (or the rescheduled meeting if such meeting was postponed). Such instrument shall be delivered either prior to or at the meeting (but no later than any point after the start of the meeting announced as the final time to deliver proxies) to the Secretary of the Association or to such other officer or person who has been authorized by the Association to accept proxies at the meeting.

7.8 Votes

- (a) One Lot / One Vote: With respect to each matter submitted to a vote of the lot Owners, each Lot Owner entitled to vote at the meeting shall have the right to cast, in person or by proxy, one (1) vote per lot.
- (b) Good Standing: A Lot Owner may only cast a vote on behalf of a lot if that lot is current on all dues, assessments and other amounts due to the Association as of the date of the vote and is not suspended from the Association.
- (c) Multiple Owners of a Lot: When more than one (1) owner holds an interest in a lot, it is the Lot Owners' responsibility to provide the Secretary with the name and email address of the one (1) Lot Owner or Designee authorized to vote on behalf of all owners of the lot. In the event of two (2) or more conflicting votes by co-owners of one lot, no vote shall be counted for that lot, except that it shall

be counted for the purposes of establishing a quorum. In no event shall fractional votes be exercised in respect to any lot.

7.9 Majority Rule and Tie Votes

The affirmative vote of a majority of the votes cast by the Lot Owners present or represented by proxy at a meeting at which a quorum was initially present shall be necessary for the adoption of any matter voted on by the Lot Owners unless a different proportion is required by these Bylaws, the Declaration, or Utah law. The Board shall allow votes by Lot Owners who are not present or represented by proxy at a meeting to be counted when voting by mail, email, or electronic means. In the case of a tie for any matter voted on by the Lot Owners, other than election of Board of Directors, the matter shall not pass.

7.10 Ballots, Written Consent, and Electronic Voting

The Association may utilize written consents and ballots consistent with the requirements of the Utah Revised Nonprofit Corporation Act. The Board may authorize a vote by mail, email, or other electronic means to elect Directors, vote on assessments, amend governing documents, and conduct other Association business. Instructions for completing a ballot shall accompany the mail or electronic notices. Election of Directors shall be done by secret ballot.

7.11 Minutes of Meetings

The Secretary shall take minutes of all meetings of the Lot Owners. The minutes shall include, at a minimum: (a) the identification of the persons present at the meeting in person, virtually, and by proxy; (b) the date of the meeting; (c) the identification of any issue that is voted on or decided in the meeting; (d) the number of votes cast for and against any issue decided upon; and (e) the exact wording of any resolution passed at the meeting. The failure to take appropriate minutes or otherwise comply with this Section does not invalidate any action taken at a meeting. Draft meeting minutes for each meeting of the Lot Owners shall be sent to all Lot Owners within thirty (30) days of the meeting.

ARTICLE 8. BOARD OF DIRECTORS

8.1 Number, Rotation, and Tenure

- (a) Number of Members: The Board of Directors shall be composed of nine (9) Directors. Four (4) of the Directors shall be the Officers.

- (b) Election Rotation: The terms of the Directors shall overlap so that the President, Treasurer, and three (3) Directors shall be elected on odd-numbered years and the Vice President, Secretary, and two (2) Director shall be elected on even-numbered years.
- (c) Term and Term Limits: The term of each Director shall be two (2) years. No Director may serve more than five (5) consecutive terms. Directors who serve five (5) consecutive terms must not serve on the Board for two (2) consecutive years before they are eligible to serve on the Board again. No officer may serve more than three (3) consecutive terms in the office to which they were elected.
- (d) Partial Tenure: If a Lot Owner not serving on the Board is appointed to fill a vacancy on the Board, and the vacancy has a remaining term of less than 12 months, and the Lot Owner otherwise meets the qualifications in Section 8.2(a), the Lot Owner shall serve the remaining term of the office without the service period applying to the term limits in this Article. For such an appointed member of the Board, term limits shall not begin to run unless and until the member is elected.

8.2 Qualifications and Nominations

(a) Director Qualifications:

- (1) All Directors shall be Lot Owners or a Lot Owner's Designee.
 - (2) Directors shall be over the age of eighteen (18).
 - (3) All Directors shall be current on all dues, assessments, and other amounts due to the Association for all lots he or she owns, in which he or she has an indirect or beneficial ownership interest, or for which he or she is the Designee.
- (b) Nominations: At or before the annual meeting or any meeting at which the election is held, any Lot Owner may submit his or her own name or the name of any other willing and otherwise qualified person to serve on the Board of Directors. If the Association gives advance notice of any nominees for election to the Board of Directors, it shall include the names of every person from whom it has received the written affirmation. If a person is nominated who is not in attendance at the meeting, that person shall not be added to the final ballot for election of Directors unless a submission is included with a written statement signed by the person indicating that the person is willing to serve. Nominations shall close at such time as the Board may designate during the Annual Meeting.

8.3 Election and Installation

- (a) Election: Within one week of the Annual Meeting, at which all candidates for the Board of Directors shall have been announced, the Secretary shall send a secret electronic ballot to the email of the one (1) person designated by the Lot Owner(s) of each lot to act and to vote on behalf of each lot. Voting shall remain open via electronic ballot for one week. The highest vote-getter for each officer position or vote-getters for multiple Director positions shall prevail. In the case of a tie, the issue shall be resolved by a coin toss conducted at the meeting in which the new board members are installed into office.
- (b) Installation: The new member(s) of the Board of Directors shall be sworn into office and shall commence their terms at the first Board of Directors meeting following the election to be held no less than two weeks after votes are tallied.
- (c) Oath of Office: New board members shall be sworn into office by repeating the following Oath of Office. The installing officer shall be any current officer or director.

Oath of Office: (Installing officer) "Raise your right hand and repeat after me."
"I solemnly promise to abide by the rules of this organization and the lawful orders of the assembly. I promise I have read and am familiar with the Protective Covenants, Architectural Controls, Subdivision Plats, Bylaws, and the Utah Community Association Act. I promise that I will perform the duties of my office to the best of my ability and with the best interests of the Association and all Lot Owners in mind. I promise I will turn over to my successor all records, moneys, and property pertaining to my office."

8.4 Disqualification, Removal, and Resignation

- (a) Disqualification: If any Director is alleged to not meet the qualification requirements in the Declaration and Article 8.1(c) and any Director is notified of or discovers this alleged lack of qualification, the Board of Directors shall promptly investigate whether the Director is qualified or not, shall notify the Director for prompt remedy, if possible, and during this period shall not make any further decisions. If the Director being investigated remains unqualified, that Director's membership on the Board of Directors shall terminate automatically retroactive to the date that written notice of an alleged lack of qualification was provided to the Association or, if no notice was provided, to the date that the Board of Directors established that the Director was not qualified. If a Director becomes unqualified or was not qualified under the Declaration or these Bylaws, but was nonetheless elected to or permitted to remain on the Board of Directors,

the decisions and actions of the Board of Directors and that Director are not subject to challenge on this basis up to the time that the Association is notified in writing as provided for in this section or until the Director is disqualified if no such notice is provided.

- (b) Removal for Failure to Participate: If any Director shall fail to appear at two (2) successive regular Board of Directors meetings in a row or thirty percent (30%) or more of the regular meetings within any calendar year, after having received proper notice of the meetings and after the Board of Directors has attempted in good faith to schedule meetings consistent with all of the members' schedules, the other Directors may remove that Director by two-thirds majority vote.
- (c) Removal for Just Cause: Any member of the Board may be removed from office, for just cause (e.g., misusing position, disregard of rules, unacceptable actions), by a majority vote of the Board or by a majority vote of Lot Owners, provided that 51% of the Lot Owners give proper notice and call a Special Meeting just for the purpose of removing a Board member.
- (d) Removal without Cause: Any member of the Board may be removed and replaced at any time, with or without cause, by a majority vote of Lot Owners at a Special Meeting of the Lot Owners duly called for such purpose.
- (e) Resignation: A Director may resign at any time by delivering a written resignation to either the President or the Board of Directors. Unless otherwise specified therein, such resignation shall take effect upon delivery. An oral resignation attempt is not effective.

8.5 Turn Over of Association Property

Upon resignation or removal of a Board member, all property of the Association of any kind or nature, including, without limitation, email addresses and electronic data, shall be returned to the Association within three (3) business days. Upon normal termination of a Board member's term of office, all property of the Association of any kind or nature, including, without limitation, email addresses and electronic data, shall be returned to the Association within thirty (30) days.

8.6 Vacancies

If vacancies shall occur in the Board of Directors by any cause other than removal by the Lot Owners, the Directors then in office shall continue to act, and such vacancies shall be filled by the Board of Directors at any regular or special Board of Directors meeting by a vote of the Directors then in office, even though less than a quorum may be available. If any vacancy occurs, the Board may offer the position to the runner(s) up in the most recent election. If the runner

up is not willing to serve, the Board may fill the vacancy with any eligible Lot Owner who is willing to serve. Any vacancy in the Board of Directors occurring by reason of removal of a Director by the Lot Owners may be filled by election by the Lot Owners at the meeting at which such Director is removed. Any Director elected or appointed hereunder to fill a vacancy shall serve for the unexpired term of his or her predecessor. During the time that any office is vacant and no other officer is available to perform the duties of that office as defined in ARTICLE 9, the Board of Directors shall ensure that the duties and responsibilities of the office are performed.

8.7 Meetings

- (a) Regular Meetings: The Board of Directors shall hold regular board meetings at least quarterly, and more often at the discretion of the Board of Directors.
- (b) Persons Entitled to Attend: Lot Owners may attend Board of Directors meetings and may be present for all discussion, deliberation, and decisions except when the Board of Directors is in executive session.
- (c) Quorum and Manner of Acting: Four (4) Directors, which shall include at least one officer, shall constitute a quorum for the transaction of business at any meeting of the Board of Directors. The act of a majority of the Directors present at any meeting at which a quorum is present, and for which proper notice was provided to the Directors, shall be the act of the Board of Directors. The Directors shall act only as a Board of Directors, and individual members shall have no powers as such.
- (d) Place and Notice of Meetings: The Board of Directors may designate any place in Summit County or a virtual site as the place of meeting for any regular meeting called by the Board of Directors but shall in good faith attempt to hold meetings in as close a proximity to the Stagecoach Estates Subdivision as reasonably possible. All Directors shall be given at least ten (10) days' notice of Board of Directors meetings unless the meeting is at a regularly scheduled time and date of which each Director has received notice. Lot Owners requesting notice of a meeting by email shall be provided such notice at least forty-eight (48) hours before the meeting. No notice is required to Lot Owners of a Board of Directors meeting if: (1) the meeting is to address an emergency; and (2) each Director receives notice of the meeting less than forty-eight (48) hours before the meeting.
- (e) Executive Session
 - (1) The Board of Directors or a Committee may, by motion and a vote, continue deliberations and discussions in executive session for the reasons allowed in these Bylaws. If they enter executive session, they shall discontinue any executive session by motion and a vote.

- (2) The minutes of the meeting at which an executive session is held shall include:
 - (i) The purpose(s) of the executive session in sufficient detail. For example, the following are sufficient descriptions: “to discuss the terms of a management contract with XYZ Company,” “To discuss the pending litigation with XYZ” or “to discuss a complaint of a Rule violation.”
 - (ii) Any decisions made during executive session. Decisions made in executive session that cannot be properly and fully documented without disclosing attorney-client privileged information shall be recorded in the minutes of the meeting as “Decision made regarding attorney-client privileged issue that are recorded in separate and attorney-client privileged minutes of the Executive Session” and separate executive session minutes shall be created that shall fully describe the decision as would normally be required in regular minutes. The separate executive session minutes shall state on their face that they contain attorney-client privileged information and shall be disclosed to non-committee members only as required by law for the disclosure of attorney-client privileged information.
- (3) The discussions in executive session shall be confidential and shall not be disclosed to anyone outside of the meeting except as authorized by the Board of Directors. Documents analyzed in executive session may be confidential for other reasons provided for by law or in the Declaration or these Bylaws, but they are not confidential merely as a result of having been discussed or presented in executive session.
- (4) Executive sessions may be held to:
 - (i) Consult with an attorney for the purpose of obtaining legal advice;
 - (ii) Discuss and make decisions with respect to ongoing or potential litigation, mediation, arbitration, or administrative proceedings;
 - (iii) Discuss a matter relating to contract negotiations and purchases related to the Association, including review of a bid or proposal;
 - (iv) Discuss an Association employee or personnel matter, including reviews, discipline issues, termination issues, salary issues, and the terms of employment;

- (v) Discuss a delinquent assessment or fine; or
 - (vi) Discuss a matter that involves an individual if the discussion is likely to cause the individual undue embarrassment or violate the individual's reasonable expectation of privacy.
- (5) The Board of Directors holding the executive session shall determine who outside of that committee shall be allowed to be present in executive session, and no one else is entitled to be present. All Directors shall be entitled to be present at executive session meetings of the Board of Directors.
- (6) Nothing in this Section 8.7 shall prevent one or more Directors from meeting or communicating informally about matters related to the Association.
- (f) Work Sessions: Work Sessions of the Board of Directors may be called by or at the request of any two (2) Directors or the President of the Association. No notice of Work Sessions is required to be provided to Lot Owners. No votes or binding business shall be conducted during a Work Session meeting and therefore no quorum is defined or required.

8.8 Informal Action and Action by Directors without a Meeting

- (a) Any action required or permitted by law, the Declaration, or these Bylaws to be taken at a Board of Directors meeting may be taken without a meeting if each Director consents in writing (*e.g.*, via letter, email, electronic document-signing tool, other electronic transmission, etc.)
- (b) The following apply to an action taken pursuant to Subsection 8.8(a):
- (1) Action is taken when the last Director to consent signs a writing describing the action taken, unless, before that time, any Director revokes a previously given consent by sending a writing signed by that Director to the Secretary or person the Board of Directors authorized to receive the revocation.
 - (2) Action is effective at the time taken unless the Board of Directors establishes a different effective date.
 - (3) A communication satisfies the requirement of “describing the action taken” in Subsection 8.8(b)(1) if:

- (i) It is in the form of an email or other Electronic Transmission, and it includes with the email or other Electronic Transmission the content of prior emails in the email chain that describe or include the proposed action; or
 - (ii) The writing from the Director sufficiently describes or restates the proposed action.
- (c) Any action required or permitted by law, the Declaration, or these Bylaws to be taken at a Board of Directors meeting may also be taken without a meeting if notice is transmitted in writing by letter, email or other electronic transmission to each Director and by the time stated in the notice:
 - (1) Each Director:
 - (i) Signs a writing for such action, signs a writing against such action, abstains in writing from voting, or fails to respond or vote; and
 - (ii) Fails to demand in writing that action not be taken at a meeting;
 - (2) The affirmative votes in writing for the action received by the Association, and not revoked, equal or exceed the minimum number of votes that would be necessary to take such action at a meeting at which all of the Directors were present and voted; and
 - (3) The Association has not received a written demand by a Director that the action be taken at a meeting, other than a demand that has been revoked pursuant to Subsection 8.8(d)(3).
- (d) The following apply to an action taken pursuant to Subsection 8.8(c):
 - (1) The notice transmitted must state: (i) the action to be taken; (ii) the time by which a Director must respond to the notice; (iii) that failure to respond by the time stated in the notice will have the same effect as: (a) abstaining in writing by the time stated in the notice, and (b) failing to demand in writing by the time stated in the notice that action not be taken without a meeting; and (iv) any other matters the Association determines to include.
 - (2) Failure by a Director to demand in writing that the action not be taken without a meeting by the time stated in the notice constitutes waiver of the right to demand a meeting.

- (3) A Director may revoke a vote, abstention, or demand given by a revocation in writing received by the Association by the time stated in the notice.
 - (4) Action taken will be effective at the time stated in the notice, unless the notice specifies a different effective date.
- (e) For purposes of this Section 8.8:
- (1) “Writing” refers to an email, letter, or any other physical or other Electronic Transmission.
 - (2) Communications may be by email, hand delivery, mail, or other electronic or physical means.
 - (3) An “Electronic Transmission” communicating a vote, abstention, demand, or revocation under Subsection 8.8(e) is considered to be written, signed, and dated if the Electronic Transmission is delivered with information from which the Association can determine:
 - (i) That the Electronic Transmission is transmitted by the Director; and
 - (ii) The date on which the Electronic Transmission is transmitted.
 - (4) Any response to any electronic communication must be:
 - (i) To the address of the sender using the same address and means of communication as was used to send the request for consent of an action, such as email, facsimile, or hand delivery; or
 - (ii) To any address in regular use, electronic, telephonic, or physical, by the person sending the request.

8.9 Compensation

Unless unanimously approved by the Board of Directors, no Director shall receive compensation for any services that he or she may render to the Association as a Director; provided, however, that a Director may be reimbursed for expenses incurred in the performance of his or her duties as a Director to the extent such expenses are approved by the Board of Directors.

The board may not vote to compensate themselves on an annual basis.

ARTICLE 9. OFFICERS

9.1 Officers

The officers of the Association shall be President, Vice President, Secretary, and Treasurer. Officers of the Association are Directors. All officers must be a Director during the entire term of their respective offices.

9.2 Assistants

The Board of Directors may from time to time appoint such members or agents as Assistants as it may deem advisable to assist with Board duties and/or perform special tasks for the Association. Each Assistant shall have such title, serve for such period, have such authority, and perform such duties as the Board of Directors may from time to time determine. Assistants do not have voting rights on the Board of Directors. Assistants need not be members of the Association.

9.3 President

The President shall preside at meetings of the Board of Directors and at meetings of the Lot Owners. At all meetings, the President shall have all authority typically granted to the person presiding over a meeting including but not limited to: (a) the right to control the order of the meeting; (b) the right to arrange for the removal of any disruptive persons who may include but not be limited to any person who (1) refuses to abide by rules or requests of the presiding person related to the order of the meeting and when speaking is permitted, or (2) engages in vulgar, threatening, or otherwise inappropriate language or gestures; (c) the right to impose and enforce reasonable rules and procedures related to the meeting such as those found in "Robert's Rules of Order" or "The Modern Rules of Order;" and (d) the right to designate any other person to preside over any meeting at which the President is present. The President shall sign on behalf of the Association all conveyances, mortgages, documents, and contracts, and shall do and perform all other acts and things as required by the Board of Directors. The President shall have the general authority to implement decisions of the Board of Directors and shall oversee the operations of the Association. The President shall have authority in case of emergency to take action without Board of Directors approval as is necessary and prudent to preserve and protect property. The President shall be responsible for the duties of any other office while that office is vacant.

9.4 Vice President

The Vice President shall exercise the duties of the President where the President is unavailable and/or where the office of President is vacant. Otherwise, the Vice President shall assist the President as directed.

9.5 Secretary

The Secretary shall keep the minutes of the Association and shall maintain such books and records as these Bylaws, the Declaration, the law, or any resolution of the Board of Directors may require such person to keep. The Secretary shall keep an up-to-date Lot Owner roster and send out proper notices of all meetings to only those Lot Owners who provide the Secretary with their proper mailing or email address. The Secretary shall keep an up-to-date roster of the name and email address of the one (1) person entitled to vote and act on behalf of all the owners of each lot, as provided by the owners(s) of each lot. The Secretary shall record with the county recorders offices any governing documents or amendments thereto that require recording (CC&Rs, Bylaws, Liens, etc.) The Secretary shall retain ballots from elections for two weeks after an election unless they are challenged, in which case the Secretary shall retain them until the challenge has been resolved. The Secretary may delegate one or more of these tasks to an Assistant. The Secretary shall perform such other duties as required by the Board of Directors.

9.6 Treasurer

The Treasurer shall have the custody and control of the funds of the Association, subject to the action of the Board of Directors, and when requested by the President, shall report the state of the finances of the Association at each meeting of the Lot Owners and at any meeting of the Board of Directors. The Treasurer shall have the authority and obligation to generally implement the requirements of Declaration and these Bylaws as it relates to the funds of the Association. The Treasurer shall also act in the place and stead of the President in the event of the President's and Vice President's absence or inability or refusal to act. The Treasurer shall invoice Lot Owners for annual assessments, special assessments, and other moneys owed the Association. The Treasurer shall issue deposit refund checks to Lot Owners at the instruction of the Architectural Controls Committee once construction and inspections are completed. The Treasurer shall countersign all Association checks unless unavailable, in which case the Vice President will countersign. The Treasurer shall perform such other duties as required by the Board of Directors.

ARTICLE 10. COMMITTEES

10.1 Designation of Committees

The Board of Directors may from time to time by resolution designate such committees (each a "Committee" as such term is used in these Bylaws) as it may deem appropriate in carrying out its duties, responsibilities, functions, and powers. The membership of each such Committee designated hereunder shall include at least one (1) Director. A Committee shall not have any powers, duties, or responsibilities beyond those specifically assigned by the Board of Directors

in a written resolution. The Board of Directors may terminate any Committee at any time except a Committee specifically provided for in the Declaration.

10.2 Proceedings of Committees

Unless otherwise directed by the Board of Directors, a Committee shall appoint its own chair and shall meet at such places and times and upon such notice as such Committee shall from time to time determine. Each such Committee shall keep a record of its proceedings and shall regularly report such proceedings to the Board of Directors. Board members may request notice of meetings from Committee chairs and be allowed to attend committee meetings.

10.3 Quorum and Manner of Acting

At each meeting of any Committee, the presence of members constituting at least a majority of the authorized membership of such Committee (but in no event less than two (2) members) shall constitute a quorum for the transaction of business. The members of any Committee designated by the Board of Directors hereunder shall act only as a Committee, and the individual members thereof shall have no powers, as such. A Committee may exercise the authority granted by the Board of Directors.

10.4 Resignation and Removal

Any member of any Committee designated hereunder by the Board of Directors may resign at any time by delivering a written resignation to the President, the Board of Directors, or the chair of such Committee. Unless otherwise specified therein, such resignation shall take effect upon delivery. The Board of Directors may at any time, with or without cause, remove any member of any Committee designated by it thereunder. Upon resignation or removal, all property of the Association of any kind or nature, including, without limitation, email addresses and electronic data, shall be returned to the Association within three (3) business days.

10.5 Vacancies

If any vacancy shall occur in any Committee designated by the Board of Directors due to disqualification, death, resignation, removal, or otherwise, the remaining members shall, until the filling of such vacancy by the Board of Directors, constitute the then total authorized membership of the Committee and, provided that two (2) or more members are remaining, may continue to act. Such vacancy may be filled at any meeting of the Board of Directors.

10.6 Architectural Control Committee

An Architectural Controls Committee is expressly authorized and shall consist of three (3) or more Lot Owners in Good Standing. The Architectural Controls Committee shall have the powers set forth in the Declaration and shall act consistently with the Architectural Controls for the Association adopted March 30, 2011, or as such Architectural Controls may be amended

from time to time. The ACC shall be responsible to maintain and update the Architectural Controls document, which updates thereto shall require approval by 51% of the allocated voting interests of Lot Owners at the Annual Membership Meeting or at a Special Meeting called for such purpose.

10.7 Roads and Gates Committee

The Road and Gate Committee shall be composed of three (3) or more Lot Owners in Good Standing. The Road and Gates Committee is responsible for formulating a prioritized road construction and gate maintenance plan, obtaining bids, and formulating an itemized road and gates budget. The Committee shall present the plan to the Board for approval. Once approved, the Committee shall cause the plan to be in effect and oversee the road construction and gate maintenance work.

10.8 Fire Preparedness Committee

The Fire Preparedness Committee shall be composed of up to three (3) Lot Owners in Good Standing. The Committee shall update the Stagecoach Estates Community Wildfire Protection Plan as necessary to be current with county and state wildfire prevention rules and guidance. The Committee may educate and coordinate activities within the Subdivision to reduce the risk of wildfire. The Committee may coordinate activities and exchange of information with neighboring subdivisions and landowners and with city, county, and state fire wardens and personnel. The Committee may formulate a fire preparedness plan and budget and present the budget to the Board. Once approved, the Committee shall cause the plan to be enacted.

10.9 Teller Committee

A Teller Committee of at least two (2) disinterested Lot Owners shall be appointed by the Board at or before the Annual Lot Owners meeting or at a Special Meeting called to vote on matters before the Association. The Teller Committee shall collect and tally the ballots and proxies if so instructed. The Chair of the Teller Committee reports the findings to the Secretary who shall record the findings in the Meeting minutes.

ARTICLE 11. INDEMNIFICATION

11.1 Indemnification

No Director, officer, or member of a Committee shall be personally liable for any obligations of the Association or for any duties or obligations arising out of any acts or conduct of said Director, officer or Committee member performed for or on behalf of the Association. The Association shall and does hereby indemnify and hold harmless each person who shall serve at any time as a Director, officer of the Association, or a member of a duly-formed Committee, as well as such person's heirs and administrators, from and against any and all claims, judgments,

and liabilities to which such persons shall become subject, by reason of that person having heretofore or hereafter been a Director, officer of the Association or member of a Committee or by reason of any action alleged to have been heretofore or hereafter taken or omitted to have been taken by him or her as such Director, officer or Committee member, and shall advance and reimburse any such person for all legal and other expenses reasonably incurred in connection with any such claim or liability; provided that the Association shall have the right, in its sole discretion, to defend such person from all suits or claims; provided further, however, that no such person shall be indemnified against or be reimbursed for or be defended against any expense or liability incurred in connection with any claim or action arising out of such person's intentional misconduct. The rights accruing to any person under the foregoing provisions of this section shall not exclude any other right to which such person may lawfully be entitled, nor shall anything herein contained restrict the right of the Association to indemnify or reimburse such person in any proper case, even though not specifically provided for herein or otherwise permitted.

11.2 Other Indemnification

The indemnification herein provided shall not be deemed exclusive of any other right to indemnification to which any person seeking indemnification may be provided under any statute, agreement, vote of disinterested Directors, or otherwise, both as to action taken in any official capacity and as to action taken in any other capacity while holding such office. The indemnification herein provided shall continue as to any Person who has ceased to be a Director, officer, Committee member, or employee, and shall inure to the benefit of the heirs, executors, and administrators of any such Person.

11.3 Settlement by Association

The right of any person to be indemnified shall be subject always to the right of the Association by the Board of Directors, in lieu of such indemnity, to settle any such claim, action, suit, or proceeding at the expense of the Association by the payment of the amount of such settlement and the costs and expenses incurred in connection therewith.

ARTICLE 12. AMENDMENTS

12.1 Amendments

Except as permitted by Utah law, these Bylaws may be amended at the Annual Lot Owners Meeting or at a Special Meeting called for such purpose, or by email or electronic ballot in conjunction with such meetings, by an affirmative vote of a majority of Lot Owners in Good Standing casting a vote.

12.2 Execution of Amendments

Upon obtaining the required vote, an amendment shall be signed by the President and Secretary of the Association, who shall certify that the amendment has been properly adopted as required by these Bylaws. An amendment complying with the requirements of these Bylaws and the Declaration shall be effective when the amendment has been recorded with the office of the County Recorders of Summit and Morgan Counties, Utah.

ARTICLE 13. WAIVER OF IRREGULARITIES

13.1 Waiver of Procedural Irregularities

All inaccuracies and irregularities in calls or notices of meetings, in the manner of voting, in the form of proxies, in the method of ascertaining persons present, in the method of making decisions, or in the method of accepting or counting votes shall be deemed waived under the following circumstances:

- (a) if the objecting person was in attendance at the meeting, they are waived if no objection to the particular procedural issue is made at the meeting;
- (b) if the objecting person was not in attendance at the meeting but has proper notice of the meeting, they are waived if no objection to the particular procedural issue is made within sixty (60) days of the date the meeting is held;
- (c) if the objecting person was not in attendance at a meeting, did not have proper notice of the meeting, but had actual notice of the meeting before it occurred, they are waived if no objection to the particular procedural issue is made within ninety (90) days of the date of the meeting;
- (d) if the objecting person was not in attendance at the meeting and did not have actual and proper notice of the meeting before it occurred, within ninety (90) days of receiving actual notice of the occurrence of the meeting or of any decision that was made at the meeting; or
- (e) for any action, vote, or decision that occurred without a meeting, within one hundred and twenty (120) days of receiving actual notice of the occurrence of the action, vote, or decision.

13.2 Requirements for Objections

All objections except those made at a meeting shall be in writing. Whenever made, objections must be specific, shall include identification of the specific provision of the Declaration, these

Bylaws other law that has been violated and shall include a brief statement of the facts supporting the claimed violation.

13.3 Irregularities that Cannot Be Waived

The following irregularities cannot be waived under the prior subsection:

- (a) any failure to comply with the provisions of the Declaration; or
- (b) any failure to obtain the proper number of votes required to pass a particular measure.

ARTICLE 14. ADOPTION

On _____, 2022, the undersigned certify that these Bylaws were approved by the Lot Owners and are hereby officially adopted.

Stagecoach Estates Lot Owners Association:

Roger Bitner, President

Elke Touchette, Secretary

STATE OF UTAH)
) :ss
COUNTY OF _____)

I affirm that the above-named person(s), _____ and _____, appeared before me personally, provided me satisfactory evidence of his/her identity, and executed the document in the space provided above. Subscribed and sworn to me this ____ day of _____, 2022.

NOTARY PUBLIC

APPENDIX 1: LIST OF PARCELS TO WHICH THESE BYLAWS APPLY

Summit County

Plat SG-A	Plat SG-B
SG-A-1	SG-B-51
SG-A-2	SG-B-52
SG-A-30	SG-B-62
SG-A-32	SG-B-62-B
SG-A-33	SG-B-63
SG-A-34	SG-B-66
SG-A-35	SG-B-67
SG-A-36-AM	SG-B-72
SG-A-37	SG-B-73
SG-A-38	SG-B-74
SG-A-39	SG-B-75
SG-A-39-A	SG-B-76
SG-A-40	SG-B-77
SG-A-41	SG-B-78
SG-A-42	Plat SG-C
SG-A-43	SG-C-3
SG-A-44	SG-C-4
SG-A-45	SG-C-5
SG-A-46	SG-C-22
SG-A-47	SG-C-23
SG-A-48	SG-C-24
SG-A-49	SG-C-25
SG-A-50	SG-C-26
SG-A-79	SG-C-27
SG-A-80-AM	SG-C-28
SG-A-81-AM	SG-C-29-A
SG-A-82	SG-C-29-B
SG-A-83	SG-C-53
SG-A-84	SG-C-54
SG-A-85	SG-C-55-AM
SG-A-86	SG-C-56
SG-A-87	SG-C-57
SG-A-88	SG-C-58
SG-A-89	SG-C-59
SG-A-90	SG-C-60
SG-A-91	SG-C-61
SG-A-92	SG-C-64
SG-A-100	SG-C-65
SG-A-101	SG-C-120
	SG-C-121
	SG-C-122

Plat SG-D

- SG-D-6
- SG-D-7
- SG-D-8
- SG-D-9
- SG-D-10
- SG-D-11
- SG-D-12
- SG-D-13
- SG-D-14
- SG-D-15
- SG-D-16
- SG-D-17
- SG-D-18
- SG-D-19
- SG-D-20
- SG-D-21
- SG-D-68
- SG-D-69
- SG-D-70
- SG-D-71
- SG-D-116
- SG-D-117
- SG-D-118
- SG-D-119

Not Platted on Stagecoach Estates plats

- SS-148-3 (Lot 99 portion in Summit Co.)
See Legal Description Attached
- Un-Platted**
- SS-148-3-A (Lot 93 portion in Summit Co.)
See Legal Description Attached

Morgan County

Stagecoach Estates Plat E

- 00-0073-6179 Lot 1 (SG Lot 106)
- 00-0073-6181 Lot 2 (SG Lot 107)
- 00-0073-6180 Lot 3 (SG Lot 108)

Not Platted on Stagecoach Estates plats

- 00-0005-0219 (Lot 99 portion in Morgan Co.)
See Legal Description Attached

Un-Platted
00-0005-0201 (Lot 93 portion in
Morgan Co.)
See Legal Description Attached

Not Platted on Stagecoach Estates plats
SS-148-3 (Lot 99) Legal Description

A portion lying in Summit County

Account Number 0138721

Acres **8.74**

Situs ,

Tax District 10 - PCSD A,J,K,U (C-C) (E-E)

Parcel Number **SS-148-3**

Legal THAT PORTION OF DESCRIBED PROPERTY LYING IN SUMMIT COUNTY: COM NE COR LOT STAGE COACH ESTATES PLAT A SUBDIVISION IN SEC 29 T1NR4E TH S 63*30' W 700 FT; TH N 04*05' W 620 FT; M/L TO N SEC LINE SD SEC TH E'LY ALONG SD SEC LINE TO A PT WH IS N 0*03 'W FR PLACE OF BEG. TH S 0*03'E TO BEG CONT 8.83 AC M/L

(LESS 0.09 AC MORGAN CO)

(LESS ANY PORTION LYING EAST OF THE COMMON BOUNDARY LINE DESCRIBED IN #1102578 2488-1667) BAL 8.74 AC M/L IN SUMMIT CO. (SEE SUMMIT CO.- MORGAN CO. BOUNDARY LINE PLAT # 958424) M76-581 M33-24 M41-381 M42-193 815-389-391 2232-591-593 (SEE AFF 2232-591 AND QCD 2232-593 MISSING NAME OF THE STAGECOACH PLAT ASSUMED TO BE PLAT A)

FRED J BACON TRUSTEE OF THE BACON REVOCABLE TRUST 2232-593;

Geo Neighborhood 14-04-21 - STAGE COACH

Name BACON FRED J JR TRUSTEE

1813 S WOODSIDE DR

SALT LAKE CITY, UT 84124-1630

And a portion lying in Morgan County

Parcel Number: **00-0005-0219**

Serial Number: 01-001-058-1

Document Entry Number: 153881

Owner Name: BACON REVOCABLE TRUST

Mailing Address: 1813 S WOODSIDE DR

SALT LAKE CITY, UT, 84124

Tax District: 1

Recorder's Office Acreage: **0.24**

Property Address:

Legal COM AT THE NE COR OF LOT 92 STAGECOACH ESTATES PLAT "A" (SUMMIT COUNTY) & RUN TH S 63*30' W 700 FT; TH N 04*05' W 620 FT M. OR L TO THE N SEC LN OF SEC 29 T1N R4E TH E'LY ALG SD SEC TO A PT N 00*03' W OF THE POB; TH S 00*03' E TO POB. CONT 7.00 AC. LESS THAT PORTION LYING IN SUMMIT COUNTY. LEAV 0.24 AC M. OR L.

Un-Platted 01-001-058 (Lot 93) Legal Description

A portion lying in Morgan County

Parcel Number: **00-0005-0201**
Serial Number: 01-001-058
Document Entry Number: 139617
Owner Name: HOLIDAY KENT R
Mailing Address: 250 HIMALAYA AVE, BROOMFIELD, CO, 80020
Tax District: 1
Recorder's Office Acreage: **28.89**
Property Address: 93 N CHURCH RD

Legal BEG AT THE N1/4 COR OF SEC 29 T1N R4E SLB&M MORGAN COUNTY UTAH & RUN TH S 89°56'42" E 717.29 FT ALG THE SEC LN; TH S 03°58'15" E 72.25 FT TO THE SUMMIT-MORGAN COUNTY LN AS SHOWN ON BDY PLAT #127825 (MORGAN COUNTY); TH ALG SD LN THE FOL (9) COUR & DIST: (1) S 41°32'05" W 34.85 FT (2) S 62°53'46" W 147.09 FT (3) S 75°23'19" W 89.53 FT (4) S 12°46'03" E 291.44 FT (5) S 01°02'52" E 333.11 FT (6) S 17°25'47" W 206.27 FT (7) S 22°17'16" W 180.27 FT (8) S 30°59'49" W 87.77 FT (9) S 08°19'45" W (20.37) FT; TH N 81°23'15" W 896.99 FT; TH N 00°06'45" E 1130.90 FT TO THE N SEC LN OF SEC 29; TH S 89°56'42" E 510.85 FT ALG SD SEC LN TO THE POB. CONT 28.888 / 28.89 AC M. OR L. TOG/W A R. OF W. ETC.... ***SEE DEED** ***NOTE: DEED IS INCONSISTENT WITH ORIG RECORD. DEED ENT 139617 (330/1768) STATES (20 37 FT) ORIG RECORD ENT 139334 (330/2016) STATES (20.37 FT) ***

And a portion lying in Summit County

Account Number 0138739
Acres **5.51**
Situs ,
Tax District 10 - PCSD A,J,K,U (C-C) (E-E)
Parcel Number **SS-148-3-A**

Legal BEG AT THE NW COR OF LOT 92, STAGE COACH ESTATES PLAT "A", A SUBDIVISION LOCATED IN SEC 29, T1N, R4E, SLB&M, SAID PT BEING S 89°56'42" E 717.29 FT ALG THE SEC LN AND S 03°58'15" E 785.29 FT FROM TH N1/4 COR OF SEC 29, TN, R4E, SLB&M, AND RUN TH S 22°06'45" W 555.00 FT; TH N 81°23'15" W 193.01 FT TO THE MORGAN-SUMMIT COUNTY LN AS DESC IN THE SUMMIT-MORGAN COUNTY LN PLAT RECORD OF SURVEY FILE #S0007662; TH ALG SAID LN THE FOLLOWING NINE (9) COURSES AND DISTANCES: (1) N 08°19'45" E 20.37 FT, (2) N 30°59'49" E 87.77 FT, (3) N 22°17'16" E 180.27 FT, (4) N 17°25'47" E 206.27 FT, (5) N 01°02'52" W 333.11 FT, (6) N 12°46'03" W 291.44 FT, (7) N 75°23'19" E 89.53 FT, (8) N 62°53'46" E 147.09 FT, (9) N 41°32'05" E 34.85 FT TO THE WEST LN OF THE PROPERTY DESC IN WARRANTY DEED ENTRY NO. 117458, SUMMIT COUNTY RECORDER'S OFFICE; TH S 03°58'15" E 713.04 FT ALG SAID LN TO THE PT OF BEG. CONT 5.51 AC. (NOTE: THIS PARCEL WAS ASSESSED IN MORGAN COUNTY FROM 1989-2016; NEW INFORMATION ON FILE LOCATED IT IN SUMMIT COUNTY) 2372-1388-1392

Geo Neighborhood 14-04-21 - STAGE COACH
Name HOLIDAY VIRGINIA F
2402 CEDAR CT
CODY, WY 82414-5222

APPENDIX 2: MAP OF STAGECOACH ESTATES SUBDIVISION

* Boundaries for Lots 93 & 99 are not correct and are not on any STAGECOACH Plat.

