

STONE CREEK CANYON PHASE 3

NOTICE AND WRITTEN BALLOT PROPOSED AMENDED GOVERNING DOCUMENTS

Enclosed herewith is a copy of the proposed:

1. “Amended and Restated Declaration of Protective Easements, Covenants, Conditions, and Restrictions for Stone Creek Canyon Phase 3” (referred herein as the “Amended Declaration”), and the
2. “Amended Bylaws of Stone Creek Canyon Homeowners Association, Inc.” (referred herein as the “Amended Bylaws”). Please note that the Amended Bylaws are located at “Exhibit B” to the Amended Declaration.

The Amended Declaration and Amended Bylaws have been prepared to bring them up to date and in harmony with current laws and trends, to remove references to the declarant/developer who no longer has any interests in the project, correct the number of living units within the project (131), bring the documents into harmony with applicable insurance laws, clarify and better define the maintenance obligations of both the Association and the owners, improve the operations of the Association, and to generally better reflect the norms of Utah community association living.

The Association’s Board of Directors recommends approval of the Amended Declaration and Amended Bylaws and would appreciate your immediate vote and return of the Ballot provided on page 3 below. The Ballot may be returned to the Association at the following address or email address:

Alliance Property Management
RE: Stone Creek Canyon Amended Documents
4655 S 1900 W #6
Roy, Utah 84067

Email Address: info@apmutah.com

Ballots must be returned to the Association by Sunday, May 31, 2020. Ballots sent in via mail may be post-marked up until May 31, 2020.

The Amended Declaration must be approved by at least a majority of those owners who cast a vote on the matter.

The Amended Bylaws must be approved by at least a majority of the Association's voting interests.

Please submit your ballot as soon as possible. Pursuant to the Utah Revised Nonprofit Corporation Act, once a ballot has been submitted, it may not be revoked.

If you have any questions, please contact a member of the Board of Directors or Association management. When and if approved, the Amended Declaration and/or Amended Bylaws will be formatted for recording purposes, executed by the Association as directed by the Board of Directors, and recorded with the Weber County Recorder. They will become effective upon recording. In the event that the Amended Declaration is adopted, but not the Amended Bylaws, the Amended Bylaws will be removed as an Exhibit to the Amended Declaration prior to recording and any reference to them as an Exhibit shall also be removed.

WRITTEN BALLOT FOR STONE CREEK CANYON PHASE 3

PROPOSED AMENDED DOCUMENTS

(1) AMENDED DECLARATION (choose one):

_____ I approve the Amended Declaration

_____ I do not approve the Amended Declaration

(2) AMENDED BYLAWS (choose one):

_____ I approve the Amended Bylaws

_____ I do not approve the Amended Bylaws

By signing below, I certify that I am the owner (or proxyholder) of the Living Unit I have addressed below at Stone Creek Canyon Phase 3. If I am the only signatory below, I hereby certify that I am either the sole owner of the Living Unit or that I have received proper consent from the other joint or co-owners to sign this ballot on behalf of the Living Unit as a whole.

Owner #1

Owner #2 (if jointly or co-owned)

Living Unit Address

Living Unit Address

Printed Name of Owner

Printed Name of Owner

Signature of Owner/ProxyHolder

Signature of Owner

DATE

DATE