

BANDANNA RANCH HOMEOWNER'S ASSOCIATION

PROPOSED AMENDED DECLARATION AND BYLAWS

Dear Bandanna Ranch Owners,

The Board of Trustees of the Bandanna Ranch Homeowner's Association ("Association") has determined it is in the best interest of the Association to amend the current Declaration and Bylaws, and herein proposes the adoption of an updated Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions (including Bylaws) for the Association (the "**Amended Declaration**") for your vote.

The purpose of this proposed Second Amended Declaration is to update the 2003 Declaration and bring the documents in alignment with current Utah laws, to address the best practices for governing and operating the Association which will better reflect the actual practices and desires of the community. The intent of the original covenants has been retained where possible when there was no conflict with law or the historical practices of the Association. Updated covenants included in this Amended Declaration address use restrictions such as fire safety, outdoor lighting, and short term/vacation rentals.

You may view the entire Amended Declaration and associated summary at the Association's website www.bandannaranch.com. If you should have any questions about the Declaration, please contact the Board of Trustees at bandannaranchhoa@gmail.com. A copy of the Amended Declaration can be emailed to members upon request.

Your vote for this updated Amended Declaration is requested and we encourage your participation in this important matter. **We have included a ballot for your vote. The ballot provides the opportunity for direct voting by a member or proxy voting where a member may assign someone else to vote on their behalf. Each member is entitled to one vote per lot ownership. Please remember to indicate your lot number(s) on the ballot when you vote.**

SPECIAL NOTICE: In compliance with the current Bylaws of the Association, failure to return a ballot shall be deemed a conveyance to the Board of Trustees to exercise the member's voting privilege in any manner (affirmation or denial) deemed in the best interest of the Association.

FOR YOUR INFORMATION:

The number of votes cast shall constitute a quorum sufficient for voting on this matter. The approval of at least 67% of the entire membership of the Association is required to adopt the proposed Second Amended Declaration.

Please cast your vote by returning the completed ballot (a self-addressed stamped ballot is included for your convenience) **postmarked** no later than **MAY 19, 2021**, to:

**Bandanna Ranch Homeowner's Association
HC63 Box 270201
Fruitland, UT 84027**

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OFFICIAL MAIL-IN BALLOT

ALL BALLOTS MUST BE POSTMARKED ON OR BEFORE MAY 19, 2021

Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST" adopting the proposed Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Bandanna Ranch (including Bylaws)

_____ **FOR** adopting the Second Amended Declaration as reviewed by me.

_____ **AGAINST** adopting the Second Amended Declaration as reviewed by me.

OWNER OF RECORD (OR APPOINTED PROXY):

Name (sign): _____ (print) _____

Address _____

Date: _____ Lot Number(s) _____

PROXY

The undersigned member of Bandanna Ranch Homeowner's Association does hereby appoint _____, residing at _____ to be his/her true and lawful attorney-in-fact and agent to vote on their behalf on the proposed adoption of the Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Bandanna Ranch (including Bylaws)

The undersigned further acknowledges that they duly authorize their proxy to act on their behalf in this matter.

OWNER OF RECORD

_____ Date

(Signature)

_____ Lot Number(s)

(Printed Name)

(Address)