

When Recorded, Mail to:

HARRY FULLER
PO BOX 981417
Park City, Utah, 84098

ENTRY NO. 00922278

05/10/2011 10:26:03 AM B: 2080 P: 0259

Bylaws PAGE 1/5

ALAN SPRIGGS, SUMMIT COUNTY RECORDER
FEE 201.00 BY SILVER SPRINGS HOA



FIRST AMENDMENT TO SILVER SPRINGS SINGLE FAMILY HOA BY-LAWS

In accordance with the existing and applicable By-laws, the Silver Springs Single Family HOA hereby amends its By-laws, which were duly recorded on January 16, 1986, as Entry No. 244976, Book No. 370, Pages 276-288, as follows:

The first sentence of Article III, Section 2 of the current By-laws shall be amended from:

The annual meeting of the Members shall be held on the second Monday in October, at the hour of 7:00 o'clock, p.m.

to now read:

The annual meeting of the Members shall be held on the second Tuesday in October, at the hour of 7:00 o'clock, p.m.

Article V, Section 1 of the current Bylaws shall be amended to now read:

Section 1. Nomination. Nomination for election to the Board of Trustees shall be made by a Nominating Committee, except for the first reorganization meeting when the nominations shall be made by the Steering Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a Trustee, and two or more Members. The Nominating Committee shall be appointed by the Board of Trustees prior to each annual meeting of the Members, and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Trustees as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. All nominees must be members in good standing.

All other existing Bylaws shall remain in full force and effect other than to the extent there is a conflict between these amendments and the existing By-laws, the amendments shall apply.

(Signatures Follow on Separate Pages)

DATED this 23 day of December, 2010.

SILVER SPRINGS SINGLE FAMILY HOMEOWNERS' ASSOCIATION, INC.

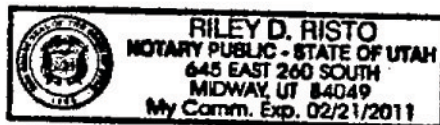
By: W L Gunter, Title: Board President

STATE OF UTAH)
) ss:
COUNTY OF SUMMIT)

BEFORE ME, the undersigned authority, on the 23 day of Dec, 2010, personally appeared Bill Gunter, to me known to be the Board President for SILVER SPRINGS SINGLE FAMILY HOMEOWNERS' ASSOCIATION, INC., a Utah nonprofit corporation.

Riley D. Risto
Notary Public

My Commission Expires: 02/21/2011



William "Bill" Gunter's term expired on November 2, 2010, therefore making his claim here of authority unsubstantiated and an obvious ploy to cover up, again, his manipulation of the outcome of yet another annual election, this time on October 12, 2010. This action also exposes his unwillingness to follow HOA rules by not giving up his board seat in November as required in the SSSFHOA Bylaws Article VIII Section 2. Election of Officers.

Silver Springs Single Family Home Owners Assn. by-laws amendments approved by the SSSFHOA board of trustees April 5, 2011:

Article III, Meetings of Members.

Section 4. Notice of Meetings. First sentence, change ..."Secretary" to "President," changing "by mailing" to "by causing mailing of..."

Section 5. Quorum. Line 6, insert the word "the" between "of" and "meeting"

Article IV, Trustees: Selection, Term of Office.

Section I. Number. Line 2, insert "Silver Springs Single Family Home Owners Assn." between "be" and "Members".

Section 3. Removal. Line 5, insert "t" after "of" to form word "this" and substitute "a" for "his" between "office," and "successor"

Article V, Nomination and Election of Trustees

Section 1. Nomination. Line 2, between "by" and "Nominating" insert word "a".

Line 5, between "more" and "Members" insert word "non-trustee".

Line 7, add "s" to word "appointment" and substitute the word "identified" for the word "announced" and substitute the word "the" for the word "each" between the words "at" and "annual".

Line 10, between words "be" and "Members" add words "Silver Springs Single Family Home Owners Association."

Article VI. Meetings of Trustees.

Section 1. Regular Meetings. Second line, remove the comma following "held".

Section 3. Quorum. Rewrite to read: A majority of the Board of Trustees present in person, no fewer than three (3), and/or represented by formally signed proxies at a special or regularly scheduled meeting shall constitute a quorum for transacting official Silver Springs Single Family Home Owners Association Board of Trustees business.

Article VIII. Officers and Their Duties.

Section 2. Election of Officers. End of Line 3, drop "be" following "or shall" and add: "choose not to seek or fails reelection, preventing fulfillment of a two-year term."

Section 8. President. Line 6. Add following "Board" the words: "and give formal, timely notice of such meetings."

Section 10. Secretary. Line 3. Following word "direct," delete words "keep the corporate seal and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the Members".

Section 11. Treasurer. Line 1. Provide space between words "Treasurer" and "shall."

Line 4. Following word "shall" add words "cause to be" and to the word "prepare" add letter "d". Line 6. Substitute for "membership at its regular meeting" words "board of trustees for eventual approval and adoption."

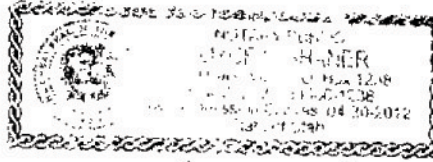
Article X. Eliminate reference to "Corporate Seal."

DATED this 6 day of May, 2011

SILVER SPRINGS SINGLE FAMILY HOMEOWNERS ASSOCIATION, INC.

By: [Signature], Title: Board President

STATE OF UTAH)
) ss:
COUNTY OF SUMMIT)



BEFORE ME, the undersigned authority, on the 6 day of May, 2011, personally appeared Harry E Fuller, to me known to be the Board President for SILVER SPRINGS SINGLE FAMILY HOMEOWNERS ASSN., INC., a Utah nonprofit corporation.

[Signature]
Notary Public

My Commission Expires: 4-30-2012

By-Laws and amendments referred to in the accompanying documents appertain to all LOTS in the following Subdivisions on file and of record in the office of the Summit County Recorder:

Silver Springs plat 1A lots 1 through 64
Serial # SLS -1 through SLS-64

Silver Springs plat 1B lots 65 through 171
Serial # SLS - 65 through SLS - 171

Silver Springs Development plat No. 1-C lots 172 and 173
Serial # SLS - 172 and SLS - 173

Silver Springs Development plat No. 1-E lots 193 through 198
Serial #r SLS - 1E -193 through SLS-1-E-199 lots 200 through 202
and SLS -1-E-200, SLS-1-E-201 and SLS-1-E-201 and SLS-1-E 202

Silver Springs Development Sub No. 1-E
Amendment to LOT 199
Serial # SLS-1-E-199-AM