

ACTION BY UNANIMOUS WRITTEN CONSENT OF DIRECTORS

MOUNTAINSIDE MASTER ASSOCIATION, INC.

March 14, 2025

Pursuant to the provisions of the Utah Revised Nonprofit Corporation Act (the “Act”) the undersigned, being all of the directors (collectively, the “Directors”) of MOUNTAINSIDE MASTER ASSOCIATION, INC., a Utah nonprofit corporation (the “Association”), hereby takes the following actions without a meeting, by consent of said Directors as set forth in the following resolutions, as if taken by unanimous vote of the Directors at a Special Meeting of the Directors at which each of the Directors were present:

WHEREAS, capitalized terms used in this Action by Unanimous Written Consent (this “Consent”) but not otherwise defined herein shall have the meanings given to such terms in that certain Master Declaration of Covenants, Conditions, Restrictions and Easements for Mountainside Village and Resort (as amended, the “Declaration”); and

WHEREAS, Section 5.22 of the Declaration permits the Board of Directors to permit short-term rental of Units otherwise prohibited from being rented on a short-term rental basis pursuant to Section 5.22; and

WHEREAS, the Directors desire to permit short-term rental of residential condominium units within the Cormont at Deer Valley Condominium Project (as such condominium project is created on that certain Lot A more particularly described on Exhibit A attached hereto).

NOW, THEREFORE, it is hereby

RESOLVED: That, each of the proposed and to-be-constructed residential condominium units (consisting of a proposed total of three hundred and seventy-one (371) residential condominium units throughout Towers 1, 2, 3, 4, and 5) within the vertically stacked and horizontally integrated, mixed-use, convertible project commonly referred to as “Cormont at Deer Valley” (collectively, the “Residential Project”) are expressly approved for short-term rental and leasing purposes (i.e. less than thirty (30) days) under the Master Declaration provided each such residential condominium unit has one or more bedrooms that is physically separate from the other living spaces within such residential condominium unit.

RESOLVED FURTHER: For purposes of clarity, the Master Declaration does not prohibit the Cormont Owner/Declarant and each of the owners of the residential condominium units within the Residential Project to use, occupy, rent, and/or lease the residential condominium units for a period longer than thirty (30) calendar days.

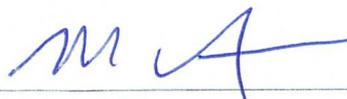
RESOLVED FURTHER: That this Action by Unanimous Written Consent may be executed in counterparts, all of which taken together shall constitute but one and the same original.

This Action was executed effective as of the date first-above written.

The Directors, by their signatures below, hereby:

1. Waive written notice of the time, place and purposes of a Special Meeting;
2. Consent to the transaction of the business set forth herein;
3. Affirm that he has read the foregoing Resolutions; and

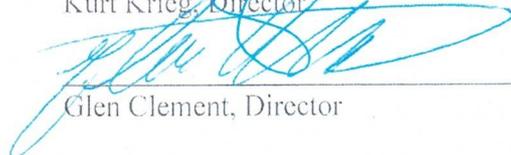
4. Approve, adopt and ratify the Resolutions and all acts taken or authorized therein.



Marc Kwestel, Director



Kurt Krieg, Director



Glen Clement, Director

Exhibit A
To
Resolution

Lot A Description

The surface rights in and to that certain real property located in Wasatch County, Utah and more particularly described as follows:

Lot A, Cormont at Deer Valley Subdivision, recorded in the Wasatch County Recorder's Office on December 2, 2024, as Entry No. 553173, in Book 1497, beginning at Page 696.