



ENT 130905:2020 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Aug 28 4:04 pm FEE 580.00 BY HA
RECORDED FOR TRIDENT TITLE INSURANCE AGE

When Recorded Return To:
Edge Vineyard Shores, LLC
13702 S. 200 W. #B12
Draper, UT 84020

**SECOND AMENDMENT TO THE
AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR
LAKEFRONT AT VINEYARD TOWN CENTER CONDOMINIUMS**

This Second Amendment to the Amended and Restated Declaration of Condominium for Lakefront at vineyard Town Center Condominiums (the “**Second Amendment**”) is executed and adopted by Edge Vineyard Shores, LLC (the “**Declarant**”).

RECITALS

A. The Amended and Restated Declaration of Condominium for Lakefront at vineyard Town Center Condominiums was recorded on May 5, 2020 as Entry No. 59791:2020 in the office of the Utah County Recorder (hereinafter the “**Declaration**”).

B. The Amendment to the Amended and Restated Declaration of Condominium for Lakefront at vineyard Town Center Condominiums was recorded on July 29, 2020 as Entry No. 109486:2020 in the office of the Utah County Recorder.

C. This Second Amendment affects the real property located in Utah County, State of Utah, described with particularity on Exhibit A, which exhibit is attached hereto and incorporated herein by reference.

D. The Declarant desires to amend the Declaration as set forth in this Second Amendment to add a provision that clarifies that the Association is obligated to maintain dryer vents.

E. Unless otherwise set forth herein, the capitalized terms shall have their same meanings and definitions as stated in the Declaration.

F. Pursuant to Article XV, Section 15.1 of the Declaration, the Declarant has the sole authority to amend the Declaration during the Period of Declarant Control.

G. As of the date of the recording of this Second Amendment, the Period of Declarant Control remains in effect.

AMENDMENT

NOW, THEREFORE, in consideration of the foregoing Recitals, the Declarant hereby executes this Second Amendment, which shall be effective as of its recording date with the Utah County Recorder’s office.

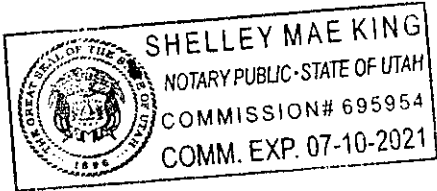
(1) **Amendment No. 1.** The following shall be added as Section 4.3(e) of the Declaration:

(e) The Association shall have the responsibility to maintain, replace, repair, and clean all dryer and exhaust vents and associated ducting. The Association shall have the authority to remove, replace or retrofit (whether inside or outside Units) all ducting, vent covers, and screens to fulfill such duties.

(2) **Conflicts.** All remaining provisions of the Declaration and any prior amendments not specifically amended in this Second Amendment shall remain in full force and effect. In the case of any conflict between the provisions of this document and the provisions of the Declaration or any prior amendments, the provisions of this document shall in all respects govern and control.

(3) **Incorporation & Supplementation of Declaration.** This document is supplemental to the Declaration, which by reference is made a part hereof, and all the terms, definitions, covenants, conditions, restrictions, and provisions thereof, unless specifically modified herein, are to apply to this document and are made a part hereof as though they were expressly rewritten, incorporated, and included herein.

IN WITNESS WHEREOF, Declarant has executed this Second Amendment this 6 day of August, 2020.



DECLARANT
EDGE VINEYARD SHORES, LLC
a Utah limited liability company

By: Steve Maddox

Name: Steve Maddox

Its: Manager

STATE OF UTAH)
) ss.
COUNTY OF Utah)

On the 6 day of August, 2020, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Vineyard Shores, LLC, and that the foregoing instrument is signed on behalf of said corporation and executed with all necessary authority.

Notary Public: Shelley King

EXHIBIT A

Legal Description

All of **Lakefront @ Vineyard Town Center Phase 1B Condominiums**, according to the official plat recorded in the office of the Utah County Recorder on August 29, 2019 as Entry Number 84263:2019.

Parcel Numbers: 45:685:0001 through 45:685:0052

All of **Phase 1-D Lakefront @ Vineyard Town Center Condominiums**, according to the official plat recorded in the office of the Utah County Recorder on October 24, 2019 as Entry Number 109932:2019.

Parcel Numbers: 45:689:0001 through 45:689:0062

All of **Lakefront @ Vineyard Town Center Phase 2-B Condominiums**, according to the official plat recorded in the office of the Utah County Recorder on May 5, 2020 as Entry Number 59792:2020.

Parcel Numbers: 45:710:0001 through 45:710:0017

All of **1st Supplemental Condominium Map Lakefront @ Vineyard Town Center Phase 2-B Condominiums**, according to the official plat recorded in the office of the Utah County Recorder on May 5, 2020 as Entry Number 59794:2020.

Parcel Numbers: 45:711:0001 through 45:711:0010

All of **2nd Supplemental Condominium Map Lakefront @ Vineyard Town Center Phase 2-B Condominiums**, according to the official plat recorded in the office of the Utah County Recorder on May 5, 2020 as Entry Number 59796:2020.

Parcel Numbers: 45:712:0001 through 45:712:0010

All of **3rd Supplemental Condominium Map Lakefront @ Vineyard Town Center Phase 2-B Condominiums**, according to the official plat recorded in the office of the Utah County Recorder on May 5, 2020 as Entry Number 59798:2020.

Parcel Numbers: 45:713:0001 through 45:713:0010

All of **4th Supplemental Condominium Map Lakefront @ Vineyard Town Center Phase 2-B Condominiums**, according to the official plat recorded in the office of the Utah County Recorder on May 5, 2020 as Entry Number 59800:2020.

Parcel Numbers: 45:714:0001 through 45:714:0010

All of **5th Supplemental Condominium Map Lakefront @ Vineyard Town Center Phase 2-B Condominiums**, according to the official plat recorded in the office of the Utah County Recorder on May 5, 2020 as Entry Number 59802:2020.

Parcel Numbers: 45:715:0001 through 45:715:0010

All of **Lakefront @ Vineyard Town Center Phase 2-D Condominiums**, according to the official plat recorded in the office of the Utah County Recorder on July 28, 2020 as Entry Number 108693:2020.

Parcel Numbers Not Assigned

All of **1st Supplemental Condominium Map Lakefront @ Vineyard Town Center Phase 2-D Condominiums**, according to the official plat recorded in the office of the Utah County Recorder on July 28, 2020 as Entry Number 108696:2020.

Parcel Numbers Not Assigned

All of **2nd Supplemental Condominium Map Lakefront @ Vineyard Town Center Phase 2-D Condominiums**, according to the official plat recorded in the office of the Utah County Recorder on July 28, 2020 as Entry Number 108699:2020.

Parcel Numbers Not Assigned

All of **3rd Supplemental Condominium Map Lakefront @ Vineyard Town Center Phase 2-D Condominiums**, according to the official plat recorded in the office of the Utah County Recorder on July 28, 2020 as Entry Number 108702:2020.

Parcel Numbers Not Assigned

All of **4th Supplemental Condominium Map Lakefront @ Vineyard Town Center Phase 2-D Condominiums**, according to the official plat recorded in the office of the Utah County Recorder on July 28, 2020 as Entry Number 108705:2020.

Parcel Numbers Not Assigned

All of **5th Supplemental Condominium Map Lakefront @ Vineyard Town Center Phase 2-D Condominiums**, according to the official plat recorded in the office of the Utah County Recorder on July 28, 2020 as Entry Number 108708:2020.

Parcel Numbers Not Assigned

All of **6th Supplemental Condominium Map Lakefront @ Vineyard Town Center Phase 2-D Condominiums**, according to the official plat recorded in the office of the Utah County Recorder on July 28, 2020 as Entry Number 108711:2020.

Parcel Numbers Not Assigned

All of **7th Supplemental Condominium Map Lakefront @ Vineyard Town Center Phase 2-D Condominiums**, according to the official plat recorded in the office of the Utah County Recorder on July 28, 2020 as Entry Number 108714:2020.

Parcel Numbers Not Assigned

All of **8th Supplemental Condominium Map Lakefront @ Vineyard Town Center Phase 2-D Condominiums**, according to the official plat recorded in the office of the Utah County Recorder on July 28, 2020 as Entry Number 108717:2020.

Parcel Numbers Not Assigned