

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

COURTESY RECORDING

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**AMENDMENT TO THE
DECLARATION OF CONDOMINIUM FOR
THE EXCHANGE IN LEHI CONDOMINIUMS**

This Amendment to the Declaration of Condominium for The Exchange in Lehi Condominiums (the "**Amendment**") is executed and adopted by Edge Exchange, LLC (the "**Declarant**").

RECITALS

A. The Declaration of Condominium for The Exchange in Lehi Condominiums was recorded on April 12, 2017 as Entry No. 35362:2017 in the office of the Utah County Recorder (hereinafter the "**Declaration**").

B. This 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.

C. The Declarant desires to amend the Declaration as set forth in this Amendment to add provisions that comply with federally insured mortgage requirements.

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

E. Pursuant to Article 15, Section 15.1(a) of the Declaration, the Declarant has the sole authority to amend the Declaration during the Period of Declarant Control.

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

AMENDMENTS

NOW, THEREFORE, in consideration of the foregoing Recitals, the Declarant hereby executes this 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 subsection (c) to Article 13, Section 13.4 of the Declaration:

- (c) The Association may presume the consent of a Lender for approval of amendments or actions if: (i) written notice of the proposed amendment or action is sent by certified or registered mail with a return receipt requested to the Lender's address listed for receiving notice in the recorded trust deed or other recorded document evidencing

the security interest, (ii) at least 60 days have passed after the day on which the notice was mailed, and (iii) the person designated for receipt of the response in the notice has not received a written response from the Lender.

(2) **Amendment No. 2.** The following shall be added as subsection (d) to Article 13, Section 13.6 of the Declaration:

(d) Any 60-day delinquency in the payment of assessments or charges owed by the Owner of any Unit on which a Lender holds a mortgage.

(3) **Amendment No. 1.** Article 15, Section 15.2(a) of the Declaration shall be deleted in its entirety and shall be replaced by the following:

(a) Written request for approval of the proposed amendment or action is sent by certified or registered mail, return receipt requested, to the Lender's address listed with the Association.

(4) **Conflicts.** All remaining provisions of the Declaration and any prior amendments not specifically amended in this 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.

(5) **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 Amendment this 14 day of June, 2019.

DECLARANT
EDGE EXCHANGE, LLC
a Utah limited liability company

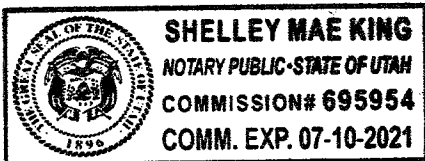
By: Steve Maddox

Its: Manager

STATE OF UTAH)
) ss.
COUNTY OF Utah)

On the 14 day of June, 2019, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Exchange, LLC, and that the foregoing instrument is signed on behalf of said corporation and executed with all necessary authority.

Notary Public: Shelley King



Parcel Numbers: 38:567:0101 through 38:567:0305

All of **The Exchange at Lehi Condominiums Phase 13, Plat O**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37348:2018.

Parcel Numbers: 38:568:0101 through 38:568:0305

All of **The Exchange at Lehi Condominiums Phase 13, Plat P**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37350:2018.

Parcel Numbers: 38:569:0101 through 38:569:0305

All of **The Exchange at Lehi Condominiums Phase 13, Plat Q**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37352:2018.

Parcel Numbers: 38:570:0101 through 38:570:0305

All of **The Exchange at Lehi Condominiums Phase 13, Plat R**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37354:2018.

Parcel Numbers: 38:571:0101 through 38:571:0305

All of **The Exchange at Lehi Condominiums Phase 13, Plat S**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37356:2018.

Parcel Numbers: 38:572:0101 through 38:572:0305

All of **The Exchange at Lehi Condominiums Phase 13, Plat T**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37358:2018.

Parcel Numbers: 38:573:0101 through 38:573:0305

All of **The Exchange at Lehi Condominiums Phase 14, Plat X**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 48147:2018.

Parcel Numbers: 38:577:0101 through 38:577:0305

All of **The Exchange at Lehi Condominiums Phase 14, Plat Y**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 48149:2018.

Parcel Numbers: 38:578:0101 through 38:578:0305

All of **The Exchange at Lehi Condominiums Phase 14, Plat Z**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 48151:2018.

Parcel Numbers: 38:579:0101 through 38:579:0305

All of **The Exchange at Lehi Condominiums Phase 14, Plat AA**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 48153:2018.

Parcel Numbers: 38:580:0101 through 38:580:0305

All of **The Exchange at Lehi Condominiums Phase 15, Plat I**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 106268:2018.

Parcel Numbers: 38:592:0101 through 38:592:0305

All of **The Exchange at Lehi Condominiums Phase 15, Plat J**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 106270:2018.

Parcel Numbers: 38:593:0101 through 38:593:0305

All of **The Exchange at Lehi Condominiums Phase 15, Plat K**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 106272:2018.

Parcel Numbers: 38:594:0101 through 38:594:0305

All of **The Exchange at Lehi Condominiums Phase 15, Plat L**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 106274:2018.

EXHIBIT A
Legal Description

All of **The Exchange at Lehi Condominiums Phase 1, Plat A**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 35361:2017.

Parcel Numbers: 38:521:0101 through 38:521:0305

All of **The Exchange at Lehi Condominiums Phase 2, Plat B**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 35363:2017.

Parcel Numbers: 38:522:0101 through 38:522:0305

All of **The Exchange at Lehi Condominiums Phase 2, Plat C**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 35365:2017.

Parcel Numbers: 38:523:0101 through 38:523:0305

All of **The Exchange at Lehi Condominiums Phase 2, Plat D**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 35367:2017.

Parcel Numbers: 38:524:0101 through 38:524:0305

All of **The Exchange at Lehi Condominiums Phase 2, Plat E**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 35369:2017.

Parcel Numbers: 38:525:0101 through 38:525:0305

All of **The Exchange at Lehi Condominiums Phase 2, Plat F**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 35371:2017.

Parcel Numbers: 38:526:0101 through 38:526:0305

All of **The Exchange at Lehi Condominiums Phase 5, Plat U**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 97960:2017.

Parcel Numbers: 38:547:0101 through 38:547:0305

All of **The Exchange at Lehi Condominiums Phase 8, Plat G**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 5687:2018.

Parcel Numbers: 38:557:0101 through 38:557:0305

All of **The Exchange at Lehi Condominiums Phase 8, Plat H**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 5689:2018.

Parcel Numbers: 38:558:0101 through 38:558:0305

All of **The Exchange at Lehi Condominiums Phase 10, Plat V**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37339:2018.

Parcel Numbers: 38:563:0101 through 38:563:0305

All of **The Exchange at Lehi Condominiums Phase 10, Plat W**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37341:2018.

Parcel Numbers: 38:564:0101 through 38:564:0305

All of **The Exchange at Lehi Condominiums Phase 13, Plat M**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37344:2018.

Parcel Numbers: 38:566:0101 through 38:566:0305

All of **The Exchange at Lehi Condominiums Phase 13, Plat N**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37346:2018.

Parcel Numbers: 38:595:0101 through 38:595:0305

All of **The Exchange at Lehi Condominiums Phase 12, Plat BB**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 113143:2018.

Parcel Numbers: 38:598:0101 through 38:598:0305

All of **The Exchange at Lehi Condominiums Phase 12, Plat CC**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 113145:2018.

Parcel Numbers: 38:599:0101 through 38:599:0305

All of **The Exchange at Lehi Condominiums Phase 12, Plat DD**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 113147:2018.

Parcel Numbers: 38:600:0101 through 38:600:0305

All of **The Exchange at Lehi Condominiums Phase 12, Plat EE**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 113149:2018.

Parcel Numbers: 38:601:0101 through 38:601:0305