



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

ENT 130906:2020 PG 1 of 4  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2020 Aug 28 4:09 pm FEE 210.00 BY MA  
RECORDED FOR TRIDENT TITLE INSURANCE AGE

**SECOND AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM FOR  
QUAILHILL CONDOMINIUMS**

This Second Amendment to the Declaration of Condominium for Quailhill Condominiums (the “**Second Amendment**”) is executed and adopted by Edge Mt. Saratoga Condos, LLC (the “**Declarant**”).

**RECITALS**

A. The Declaration of Condominium for Quailhill Condominiums was recorded on June 6, 2019 as Entry No. 51008:2019 in the office of the Utah County Recorder (hereinafter the “**Declaration**”).

B. The Amendment to the Declaration of Condominium for Quailhill Condominiums was recorded on November 20, 2019 as Entry No. 121993:2019 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.

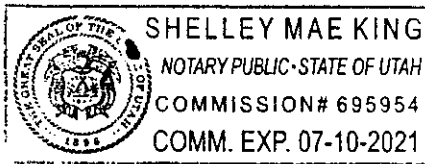
(1) **Amendment No. 1**. The following shall be added as Section 4.3(e) of the Declaration:

(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 MT. SARATOGA CONDOS, 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 Mt. Saratoga Condos, 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 **Quailhill at Mt. Saratoga Plat F-1 Building A Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 51007:2019.

**Parcel Numbers: 50:096:0101 through 50:096:0305**

All of **Quailhill at Mt. Saratoga Plat F-1 Building B Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 51009:2019.

**Parcel Numbers: 50:097:0101 through 50:097:0305**

All of **Quailhill at Mt. Saratoga Plat F-1 Building C Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 51011:2019.

**Parcel Numbers: 50:098:0101 through 50:098:0305**

All of **Quailhill at Mt. Saratoga Plat F-2 Building D Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117915:2019.

**Parcel Numbers: 50:101:0101 through 50:101:0306**

All of **Quailhill at Mt. Saratoga Plat F-2 Building E Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117917:2019.

**Parcel Numbers: 50:102:0101 through 50:102:0305**

All of **Quailhill at Mt. Saratoga Plat F-2 Building F Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117919:2019.

**Parcel Numbers: 50:103:0101 through 50:103:0305**

All of **Quailhill at Mt. Saratoga Plat F-2 Building G Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117921:2019.

**Parcel Numbers: 50:104:0101 through 50:104:0305**

All of **Quailhill at Mt. Saratoga Plat F-2 Building H Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117923:2019.

**Parcel Numbers: 50:105:0101 through 50:105:0307**

All of **Quailhill at Mt. Saratoga Plat F-2 Building I Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117925:2019.

**Parcel Numbers: 50:106:0101 through 50:106:0305**

All of **Quailhill at Mt. Saratoga Plat F-2 Building J Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117927:2019.

**Parcel Numbers: 50:107:0101 through 50:107:0307**

All of **Quailhill at Mt. Saratoga Plat F-2 Building K Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117929:2019.

**Parcel Numbers: 50:108:0101 through 50:108:0305**

All of **Quailhill at Mt. Saratoga Plat F-2 Building L Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117931:2019.

**Parcel Numbers:** 50:109:0101 through 50:109:0305

All of **Quailhill at Mt. Saratoga Plat F-3 Building M Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 51431:2020.

**Parcel Numbers:** 50:114:0101 through 50:114:0310

All of **Quailhill at Mt. Saratoga Plat F-3 Building N Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 51433:2020.

**Parcel Numbers:** 50:115:0101 through 50:115:0305

All of **Quailhill at Mt. Saratoga Plat F-3 Building O Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 51435:2020.

**Parcel Numbers:** 50:116:0101 through 50:116:0307

All of **Quailhill at Mt. Saratoga Plat F-3 Building P Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 51437:2020.

**Parcel Numbers:** 50:117:0101 through 50:117:0305

All of **Quailhill at Mt. Saratoga Plat F-3 Building Q Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 51439:2020.

**Parcel Numbers:** 50:118:0101 through 50:118:0307

All of **Quailhill at Mt. Saratoga Plat F-3 Building R Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 51441:2020.

**Parcel Numbers:** 50:119:0101 through 50:119:0305