

When Recorded Return to:
Edge Land 16, LLC
13702 S. 200 W. #B12
Draper, UT 84020

**SECOND AMENDMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
HIDDEN CANYON ESTATES**

This Second Amendment to the Declaration of Covenants, Conditions, and Restrictions for Hidden Canyon Estates (the "**Second Amendment**") is executed and adopted by Edge Land 16, LLC, a Utah limited liability company ("**Declarant**").

RECITALS

A. The Declaration of Covenants, Conditions, and Restrictions for Hidden Canyon Estates was recorded on June 28, 2017 as Entry No. 62716:2017 in the office of the Utah County Recorder (hereinafter the "**Declaration**").

B. The First Amendment to the Declaration of Covenants, Conditions, and Restrictions for Hidden Canyon Estates was recorded on April 12, 2018 as Entry No. 34003:2018 in the office of the Utah County Recorder.

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

D. The Association desires to amend the Declaration as set forth in this Second Amendment to further define and clarify Lot Owner's rights in the Project.

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

F. Pursuant to Section 13.3(1) of the Declaration, as amended, the undersigned hereby certifies that this Second Amendment was approved, executed, and acknowledged by Declarant during the Period of Declarant Control.

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.

(1) **Amendment No. 1.** Section 8.3 shall be deleted in its entirety and replaced by the following:

8.3 **Trees.** Owners shall be required to plant and maintain a minimum of two (2) trees in the park strip at the front of each Lot no later than one (1) year following the completion of construction of the Dwelling. Trees shall be deciduous trees with a minimum diameter of one (1) inch caliper (the diameter of the tree ten (10) inches above the top of the root-ball). Owners shall also be required to plant and maintain at least one (1) additional tree on their Lot with a minimum diameter of one (1) inch caliper no later than two (2) years following the completion of construction of the Dwelling.

(2) **Conflicts.** All provisions of the Declaration 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 and 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, the Declarant has executed this Second Amendment on this 16 day of July, 2018.

DECLARANT
EDGE LAND 16, LLC
A Utah Limited Liability Company

By: Steve Maddox

Name: Steve Maddox

Title: Manager

STATE OF UTAH)
) ss.
COUNTY OF Utah)

On the 16 day of July, 2018, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of EDGE LAND 16, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Shelley King
Notary Public

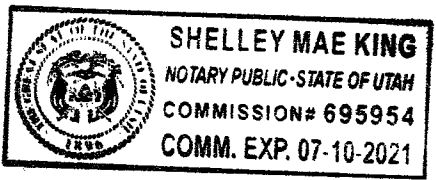


EXHIBIT A
Legal Description

All of **Hidden Canyon Estates Phase 1A**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 62715:2017.

Including the following parcels:

41:862:0101 through **41:862:0144**

All of **Hidden Canyon Estates Phase 1B**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 111439:2017.

Including the following parcels:

41:872:0123 through **41:872:0151**

All of **Hidden Canyon Estates Phase 2A**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 26262:2018.

Including the following parcels:

41:887:0201 through **41:887:0215**

41:887:0245 through **41:887:0262**

All of **Hidden Canyon Estates Phase 2B**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 26722:2018.

Including the following parcels:

41:888:0222 through **41:888:0243**

All of **Hidden Canyon Estates Phase 2C**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 49592:2018.

Including the following parcels:

41:894:0216 through **41:894:0221**

All of **Hidden Canyon Estates Phase 2D**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 49594:2018.

Including the following parcel:

41:895:0244

All of **Hidden Canyon Estates Phase 3**, according to the official plat on file in the office of the Utah County Recorder.

Parcel numbers not yet assigned