

AFTER RECORDING, PLEASE RETURN TO:

Charles L. Maak
Martineau & Maak
1800 Beneficial Life Tower
36 South State Street
Salt Lake City, Utah 84111

9524

REVISED AND RESTATED
DECLARATION FOR
EDGEWOOD CONDOMINIUM HOMES,
A CONDOMINIUM PROJECT

(Provo, Utah)

CRANIO LAND TITLE CO.

UTAH COUNTY DEPOSIT
NINA R. REID
1976 APR 23 PM 4:39

BOOK

1976 APR 23 PM 4:39

RECORDED AT THE REQUEST OF
CRANIO LAND TITLE CO.

9524

NOTE: This instrument completely extinguishes, supersedes, and replaces (as more fully set forth in Article I, Sections 4 and 5 of this instrument) each of the following seven (7) instruments and all of the terms, provisions, and effects thereof (all of said instruments appearing of record in Utah County, State of Utah):

<u>Title (or Description)</u> <u>of Instrument</u>	<u>Dated</u>	<u>Recorded</u>	<u>Entry or</u> <u>File No.</u>	<u>Book,</u> <u>Page</u>
1. Declaration of Protective Covenants, Conditions and Restrictions of Edgewood Planned Unit Development	9-1-71	11-29-71	16135	1249, 211
2. Amended Declaration of Covenants, Conditions, and Restrictions of Edgewood Planned Unit Development	11-24-71	11-29-71	16136	1249, 219
3. Agreement	9-8-71	11-29-71	16137	1249, 227
4. Plat of Edgewood Planned Unit Development (1 Sheet)	10-28-71	11-29-71	946 (Map)	----
5. Declaration for Edgewood Home Owners (Together with Bylaws)	8-31-72	9-6-72	13724	1291, 16
6. Amended Declaration for Edgewood Home Owners	5-25-73	3-15-74	4218	1363, 192
7. Corrected Amended Declaration for Edgewood Home Owners	12-17-74	12-20-74	22591	1398, 349

NOTE: THIS DOCUMENT, INCLUDING ALL SIGNATURE SHEETS, CONSISTS OF 93 PAGES.

Charles L. Maak

5-2-75

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ALSO NOTE: This instrument and the Revised Record of Survey Map of Edgewood Condominium Homes (2 Sheets) which is recorded herewith partially supersedes and replaces (to the extent of any inconsistencies therewith and all as more fully set forth in Article I, Section 6 of this instrument) each of the following two instruments (both of said instruments appearing of record in Utah County, State of Utah):

<u>Description of Instrument</u>	<u>Dated</u>	<u>Recorded</u>	<u>Map File No.</u>
8. Record of Survey Map of Edgewood Garden Apartment Homes, a Condominium Project (3 Sheets)	4-24-72	4-24-72	1040
9. Plat B and Revisions of Buildings 3, 4, 5, 6, 8, 9, 10 -- Edgewood Garden Apartment Homes, a Condominium Project (2 Sheets)	5-21-73	6-1-73	1145

THIS INSTRUMENT is made and entered into by all of the parties whose names are subscribed hereto, said parties being described by categories in Article I, Section 2, below and being specified by name in that portion of this instrument which is reserved for signatures.

I. PURPOSE AND EFFECTUATION OF REVISION AND RESTATEMENT

1. Instruments Currently of Record. There currently are of record in Utah County, State of Utah, the nine (9) instruments identified at the outset of this document by title (or description), date, date of recordation, and recording data. Each of said instruments relates to either all or a portion of the following-described parcel of real property situated in the City of Provo, Utah County, State of Utah (hereinafter referred to as the "Parcel"):

See Exhibit "B" attached hereto and hereby incorporated by reference.

By virtue of the instruments identified at the outset hereof as item numbers 5 through 9, there currently exists a Condominium Project (hereinafter referred to as the "Project") which is known

or which has come to be known by one or more of the following names: Edgewood Condominium Homes, Edgewood Garden Apartment Homes, Edgewood Garden Apartments, Edgewood Homeowners Apartment Homes, and/or Edgewood Home Owners.

2. Parties Joining in Instrument. The signatories to this instrument are comprised of the following parties who, taken collectively as of the date this instrument is filed for record, constitute all persons having an interest or purporting to have an interest in the Parcel or the Project: (a) C. LeRoy Garner and Gladys Garner, his wife, in their capacity both as owner of all presently un conveyed Units in the Project (the Units to which they retain title are set forth in that portion of this instrument which is reserved for signatures) and as the persons who, either in their own names or through one of the names listed in the following item (b), executed some or all of the instruments listed as item numbers 1 through 9 at the outset of this document; (b) Edgewood Apartments (a partnership), Edgewood Home Owners, Edgewood Homeowners Association (a Utah nonprofit corporation), and Edgewood Planned Unit Development; (c) Provo City Corporation; (d) The seven (7) entities which, when taken together, comprise all of the Mortgagees, Beneficiaries, and Trustees holding or having an interest in all Mortgages or Trust Deeds outstanding against the Project or any of the Units therein (the name of each such Mortgagee, Beneficiary, and Trustee, and the Unit(s) in which it has an interest, is set forth in that portion of this instrument which is reserved for signatures); and (e) All owners of Units which have been conveyed, along with their respective wives, if any (the name of each such owner and his wife, and the Unit in which he has an interest, is set forth in that portion of this instrument which is reserved for signatures).

3. Procedure for Execution. The above-described signatories desire to accomplish certain revisions, clarifications, and substitutions concerning the Project, the Parcel, and the nine (9) instruments listed at the outset of this instrument. Because of the number of signatories involved, however, it is not practical for them all to execute a single instrument. Likewise, it would be cumbersome and would unnecessarily burden the official records of Utah County for each signatory to execute and record a counterpart of this instrument. In solution of the problem there have been appended to this instrument various sheets, each of which contains the typed names and signatures of certain of the persons mentioned in Section 2 above, appropriate acknowledgments, a designation of the Unit(s) in which such persons have an interest, the type of interest held, and a brief statement concerning the purpose and effect of this instrument. C. LeRoy Garner and Gladys Garner, who are the developers of the Project, and each of them, hereby certify that at the time each

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signatory executed the sheet attached hereto which bears his (or its) signature he (or it) also had before him (or it) a true, accurate, and complete counterpart both of that portion of this instrument consisting of pages 1 through 30 and of the Revised Record of Survey Map of Edgewood Condominium Homes (2 Sheets) which is recorded herewith. Said persons further certify that, when taken together, the signatories hereto constitute all persons having an interest in the Parcel and the Project as of the date this instrument is filed for record.

4. Extinguishment of PUD Instruments. The instruments identified as item numbers 1 through 4 at the outset of this document, and each of them, and all of the terms, provisions, and effects thereof, are hereby extinguished.

5. Extinguishment of and Replacement for Condominium Declaration. The instruments identified as item numbers 5 through 7 at the outset of this document, and each of them, and all of the terms, provisions, and effects thereof, are hereby extinguished and, simultaneously with such extinguishment, are superseded by and replaced with that portion of this document consisting of Articles II, III, and IV and Exhibits "A" and "B." The purpose and intent of this Section 5 is to revise and replace the covenants, conditions, and restrictions which govern the existence, operation, and definition of the Project, but to do so in a way which, subject only to the changes which are effectuated by the operation of Section 6 below and by said Articles II, III, and IV and Exhibits "A" and "B," leaves undisturbed the preexisting ownership, lien, and security interests pertaining to the Project and the Units therein. Accordingly, subject only to the referenced changes, each owner, mortgagee, or trustee or beneficiary under a deed of trust who heretofore had an interest in the Project or in any of the Units therein shall continue to be vested with or to hold the same interest and to enjoy the same priority of interest.

6. Partial Superseding of and Replacement for Survey Maps. Concurrently with the recordation of this instrument there shall be filed an instrument entitled "Revised Record of Survey Map of Edgewood Condominium Homes," consisting of 2 Sheets, prepared and certified by Lynn P. Gottfredson (a duly registered Utah Land Surveyor holding Certificate No. 3495), executed and acknowledged by C. LeRoy Garner and Gladys Garner, his wife, on MAY 6, 1975, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof (said instrument is hereinafter referred to as the "Revised Map"). Sheet 1 of the Revised Map describes and depicts the external boundaries of the Parcel of real property which shall hereafter be included in the Project. Said Sheet 1 also depicts the location of each of the Buildings which shall

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hereafter be included in the Project. Sheet 1 describes the configuration of those of said Buildings (and the Units contained therein) which either have heretofore not been included in the Project or are in the future to have different characteristics or a different configuration than heretofore applied. Each signatory to this instrument hereby consents to and joins in both the Revised Map and the two instruments which are identified as item numbers 8 and 9 at the outset of this instrument. The Revised Map contains only the information which is necessary to accurately set forth the perimeters of the Project as they shall hereafter exist and the Buildings and Units whose existence or configuration is different than that which heretofore applied. The Revised Map is not intended to set forth all required information for the Project as it shall hereafter exist, and should be read in conjunction with the two instruments identified as item numbers 8 and 9. To the extent they are consistent with the contents of the Revised Map, but only to such extent, said two instruments are and shall remain effective; provided, however, that to the extent the later of said two instruments (item number 9) is inconsistent with the earlier of said two instruments (item number 8), the later shall control and shall supersede any inconsistent information supplied by the earlier of said two instruments.

7. Effective Date. The effective date of this instrument and of the Revised Map shall be the date on which both of said documents have been filed for record in the office of the County Recorder of Utah County, State of Utah. From and after said date the Declaration and Bylaws for the Project shall consist of that portion of this instrument consisting of Articles II, III, and IV and Exhibits "A" and "B." From and after said date the Record of Survey Map for the Project shall consist of the Revised Map and the two instruments which are identified as item numbers 8 and 9 at the outset of this document, taken together and read in the manner specified in the foregoing Section 6.

8. Miscellaneous. If the application of any provision of this instrument to specific circumstances so requires, the masculine or neuter gender when used herein shall include both other genders, the singular shall include the plural, and the plural shall include the singular.

II. DEFINITIONS

When used in this Declaration each of the following terms shall have the meaning indicated. Any term used herein which is defined by the Act shall, to the extent permitted by the context hereof, have the meaning ascribed by the Act.

1. Act shall mean and refer to the Utah Condominium Ownership Act [Sections 57-8-1 through 57-8-35, Utah Code Annotated (1953)].

2. Declaration shall mean and refer to that portion of this "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" consisting of Articles II, III, and IV and Exhibits "A" and "B."

3. Record of Survey Map and Survey Map shall mean and refer to the Revised Map identified in Article I, Section 6 of this instrument, together with the two instruments which are identified as item numbers 8 and 9 at the outset of this instrument, all read together and construed in the manner set forth in said Article I, Section 6.

4. Management Committee and Committee shall mean and refer to the Management Committee of Edgewood Condominium Homes.

5. Common Areas and Facilities shall mean, refer to, and include:

(a) The real property and interests in real property which this Declaration submits to the terms of the Act.

(b) All Common Areas and Facilities designated as such in the Survey Map.

(c) All Limited Common Areas and Facilities.

(d) All foundations, roofs, and lobbies constituting a portion of or included in the improvements which comprise a part of the Project, and any halls, corridors, stairs, stairways, entrances, and exits which are designed for the use of more than one Unit.

(e) All installations for and all equipment connected with the furnishing of Project utility services such as electricity, gas, water, and sewer.

(f) All tanks, pumps, motors, fans, compressors, ducts, and in general all apparatus, installations, and facilities included within the Project and existing for common use.

(g) The Project swimming pool, clubhouse, pond, camper and trailer parking facility, and roads.

(h) All portions of the Project not specifically included within the individual Units.

(i) All other parts of the Project normally in common use or necessary or convenient to its use, existence, maintenance, safety, or management.

6. Limited Common Areas and Facilities shall mean and refer to those Common Areas and Facilities designated herein or in the Survey Map as reserved for the use of a certain Unit to the exclusion of the other Units, including the patio or balcony associated with certain of the Units, and including one or more garages and/or carports for each Unit. Exhibit "A" hereto sets forth the numerical or letter designation of the garage(s) and/or carport(s) [in those cases where the garage or carport concerned has such a designation] which is/are appurtenant to any given Unit. Certain garages -- those lying beneath the Units contained in Buildings 12 and 13 -- have no numerical or letter designation. Each such unnumbered garage is appurtenant to the Unit which overlays it.

7. Unit shall mean and refer to one of the 52 apartment Units which is designated as a Unit on the Record of Survey Map and in Exhibit "A" attached hereto (and incorporated herein by this reference). Any basement space which is shown on the Survey Map as a Unit (or as a portion of a Unit) but which is not labelled with a Unit Number shall constitute a portion of the apartment Unit which directly overlays such basement space, and any reference to a Unit or a Unit Number shall include both the apartment Unit labelled with such Number and such underlying, unlabelled basement space. Unless a wall on the perimeter of a Unit separates and is common to two or more Units, such perimeter wall shall constitute a part of the Common Areas and Facilities. A wall on the perimeter of a Unit which separates such Unit from, and is common to, another Unit shall, from and including the surface of such wall to its center, constitute a part of the Unit to which it relates. A Unit shall include any walls, partitions, and floors which are wholly contained within its vertical and horizontal perimeters and the surfaces of any floors, ceilings, or coverings which bound it. A Unit shall not include pipes, wires, conduits, or other utility lines running through it which are utilized for or which serve more than one Unit and, notwithstanding anything to the contrary contained herein, shall not include any load-bearing walls or floors comprising a part of the Building in which the Unit is contained.

8. Unit Number shall mean and refer to the Building number and apartment number which, when taken together, designates a Unit in the attached Exhibit "A" and on the Record of Survey Map.

9. Unit Owner or Owner shall mean and refer to the person who is the owner of record (in the office of the County Recorder of Utah County, State of Utah) of a fee or an undivided fee interest in a Unit. Notwithstanding any applicable theory relating to a mortgage, deed of trust, or like instrument, the term Unit Owner or Owner shall not mean or include a mortgagee

or a beneficiary or trustee under a deed of trust unless and until such party has acquired title pursuant to foreclosure or any arrangement or proceeding in lieu thereof.

10. Common Expenses shall mean and refer to all sums which are expended on behalf of all the Unit Owners and all sums which are required by the Management Committee to perform or exercise its functions, duties, or rights under the Act, this Declaration, the Management Agreement for operation of the Project, and such rules and regulations as the Management Committee may from time to time make and adopt.

11. Association of Unit Owners or Association shall mean and refer to all of the Owners taken as, or acting as, a group.

12. Mortgage shall mean and include both a first mortgage on any Unit and a first deed of trust on any Unit.

13. Mortgagee shall mean and include both a mortgagee under a first mortgage on any Unit and a beneficiary under a first deed of trust on any Unit.

14. Parcel shall mean and refer to the real property which Article III of this Declaration submits to the terms of the Act.

15. Condominium Project or Project shall mean and refer to the Edgewood Condominium Homes Condominium Project.

16. Declarant shall mean and refer to C. LeRoy Garner and Gladys Garner, his wife.

III. SUBMISSION

There is hereby submitted to the provisions of the Act, as the Parcel associated with Edgewood Condominium Homes Condominium Project, the following-described real property situated in Utah County, State of Utah:

See Exhibit "B" attached hereto and hereby incorporated by reference.

RESERVING UNTO DECLARANT, however, such easements and rights of ingress and egress over, across, through, and under the above-described Parcel as may be reasonably necessary to fully construct and complete all Buildings to be included in the Project and to improve said Parcel with all planned Common Areas and Facilities.

THE FOREGOING SUBMISSION IS SUBJECT TO: all liens for current and future taxes, assessments, and charges imposed or levied by governmental or quasi-governmental authorities; all Patent reservations and exclusions; all instruments of record which affect the above-described Parcel or any portion thereof, including, without limitation, any mortgage or deed of trust; all visible easements and rights-of-way; all easements and rights-of-way of record; any easements, rights-of-way, encroachments, or discrepancies shown on or revealed by the Survey Map or otherwise existing; an easement for each and every pipe, line, cable, wire, utility line, or similar facility which traverses or partially occupies the above-described Parcel at such time as construction of all Project improvements is complete; and all easements necessary for ingress to, egress from, maintenance of, and replacement of all such pipes, lines, cables, wires, utility lines, and similar facilities.

IV. COVENANTS, CONDITIONS,
AND RESTRICTIONS

The foregoing submission is made upon and under the following covenants, conditions, and restrictions:

1. Description of Improvements. The improvements included in the Project are now or will be located upon the Parcel described above, and all of such improvements are described in the Survey Map. The Survey Map shows the basements (if any), the number of stories, and the number of Units which are or shall be contained in the twenty-one (21) Buildings which comprise a part of such improvements. The Buildings are or shall be principally constructed of brick, wood, concrete, steel, and glass.

2. Description and Legal Status of Units. The Record of Survey Map shows the Unit Number of each Unit, its location, dimensions from which its area may be determined, and the Common Areas and Facilities to which it has immediate access. Each Unit shall be capable of being separately owned, encumbered, and conveyed.

3. Contents of Exhibit "A." Exhibit "A" to this Declaration furnishes the following information with respect to each Unit in the Project: (a) The Unit Number; (b) The approximate area of the Unit; (c) The number of rooms; (d) The Unit's location within

the Building in which it is contained; (e) The numerical or letter designation of each garage and/or carport the use of which is reserved to the Unit (in those cases where the garage or carport concerned has such a designation); and (f) The Unit's appurtenant percentage of undivided ownership interest in the Common Areas and Facilities.

4. Common and Limited Common Areas and Facilities.

The Common and Limited Common Areas and Facilities contained in the Project are described and identified in Article II of this Declaration. The exclusive use of each patio or balcony is reserved to the Unit with which it is associated. The exclusive use of each garage and/or carport is reserved to the Unit indicated in Exhibit "A" and/or in Article II, Section 6 above. Neither the percentage of undivided ownership interest in the Common Areas and Facilities nor the right of exclusive use of a Limited Common Area and Facility shall be separated from the Unit to which it appertains; and, even though not specifically mentioned in the instrument of transfer, such percentage of undivided ownership interest and such right of exclusive use shall automatically accompany the transfer of the Unit to which they relate.

5. Computation of Undivided Interests. The percentage of undivided ownership interest in the Common Areas and Facilities which is appurtenant to each Unit has been computed by taking as a basis the value of such Unit in relation to the value of the Project as a whole. Thus, the percentage of undivided ownership interest appurtenant to each Unit is the ratio between the value of such Unit and the total value of all Units included within the Project.

6. Permissible Use and Age Restriction. All Units are intended to be used for single family residential housing and are restricted to such use. No Unit shall be used, occupied, or altered in violation of law, so as to detract from the appearance or value of any other Unit, so as to jeopardize the support of any other Unit, so as to create a nuisance or interfere with the rights of any Unit Owner, or in a way which would result in an increase in the cost of any insurance covering the Project as a whole. The Common Areas and Facilities shall be used only in a manner which is consistent with their community nature and with the use restrictions applicable to the Units. No animal shall be kept or allowed in any part of the Project unless such is expressly consented to by the Management Committee. In no event shall dogs be permitted in any part of the Common Areas unless carried on a leash. Unless a rule to the contrary is adopted by the Management Committee, no Unit shall be occupied by a child under 12 years of age unless such occupancy occurs in conjunction with a visit lasting less than four weeks. Notwithstanding the foregoing, however, a child born to an occupant of a Unit may remain

an occupant of the Project until, but not after, he reaches the age of two years.

7. Condition and Maintenance of Units and Limited Common Areas. Each Unit shall be maintained by the Owner thereof so as not to detract from the appearance of the Project and so as not to affect adversely the value or use of any other Unit or other portions of the Project. Each Unit Owner shall keep his appurtenant patio or balcony and garage(s) and/or carport(s) in a clean and orderly condition, but shall not otherwise maintain the same. The Committee shall have no obligation regarding maintenance or care which is required to be accomplished by the Owners.

8. Status and General Authority of Committee. The Condominium Project shall be managed, operated, and maintained by the Management Committee as agent for the Unit Owners. The Committee shall, in connection with its exercise of any of the powers delineated in subparagraphs (a) through (i) below, constitute a legal entity capable of dealing in its Committee name. The Management Committee shall have, and is hereby granted, the following authority and powers:

(a) The authority, without the vote or consent of the Unit Owners or of any other person(s), to grant or create, on such terms as it deems advisable, utility and similar easements over, under, across, and through the Common Areas and Facilities.

(b) The authority to execute and record, on behalf of all the Unit Owners, any amendment to the Declaration or Record of Survey Map which has been approved by the vote or consent necessary to authorize such amendment.

(c) The power to sue and be sued.

(d) The authority to enter into contracts which in any way concern the Project, so long as any vote or consent of the Unit Owners necessitated by the subject matter of the agreement has been obtained.

(e) The power and authority to convey or transfer any interest in real property, so long as any vote or consent necessary under the circumstances has been obtained.

(f) The power and authority to purchase, otherwise acquire, and accept title to, any

interest in real property, so long as such action has been authorized by any vote or consent which is necessary under the circumstances.

(g) The power and authority to add any interest in real property obtained pursuant to subparagraph (f) above to the Condominium Project, so long as such action has been authorized by the necessary vote or consent.

(h) The authority to promulgate such reasonable rules, regulations, and procedures as may be necessary or desirable to aid the Committee in carrying out any of its functions or to insure that the Project is maintained and used in a manner consistent with the interests of the Unit Owners.

(i) The power and authority to perform any other acts and to enter into any other transactions which may be reasonably necessary for the Management Committee to perform its functions as agent for the Unit Owners.

Any instrument executed by the Management Committee that recites facts which, if true, would establish the Committee's power and authority to accomplish through such instrument what is purported to be accomplished thereby, shall conclusively establish said power and authority in favor of any person who in good faith and for value relies upon said instrument.

9. Manager. The Committee may carry out through a Project Manager any of its functions which are properly the subject of delegation. Any Manager so engaged shall be an independent contractor and not an agent or employee of the Committee, shall be responsible for managing the Project for the benefit of the Committee and the Unit Owners, and shall, to the extent permitted by law and the terms of the agreement with the Committee, be authorized to perform any of the functions or acts required or permitted to be performed by the Management Committee itself. Any agreement for professional management of the Project which may be entered into by the Management Committee or the Association shall call for a term not exceeding three (3) years and shall provide that for cause such management agreement may be terminated by the Management Committee or by the Association upon not in excess of ninety (90) days written notice.

10. Composition of Management Committee. The Committee shall be composed of five members. The current members of the Committee, the office held by each, and the expiration date of their respective terms are as follows:

<u>Name</u>	<u>Office</u>	<u>Term Ends</u>
Howard Baggett	Chairman	February 1, 1976
Dotha Tackett	Secretary-Treasurer	February 1, 1977
Edgar Henderson	Member	February 1, 1976
Earl Oss	Member	February 1, 1977
Winfield Cannon	Member	February 1, 1977

It is recognized that a Management Committee composed of the five individuals named above has heretofore acted as the managing authority for the Project pursuant to certain instruments previously in effect. The actions heretofore taken by said Committee in its capacity as such managing authority are hereby ratified and confirmed and shall be and remain valid and effective.

At each annual Owners meeting any vacant seat on the Committee shall be filled with a member elected for a two-year term, commencing on February 1 of the year in which such Owners meeting occurs. Only Unit Owners and officers and agents of Owners other than individuals shall be eligible for Committee membership. With respect to the election of members of the Management Committee, each Unit shall be entitled to one vote, but the vote appurtenant to a Unit may be cast in favor of as many candidates for Committee membership as there are seats on the Committee to be filled. A member shall serve on the Committee until his successor is elected and qualifies. In the event a Committee seat becomes vacant prior to the end of the member's term, the remaining Committee members shall elect a replacement to sit on the Committee until the expiration of the term for which the member being replaced was elected. Committee members shall be reimbursed for all expenses reasonably incurred in connection with Committee business. The Committee may fix such compensation for any member as may be reasonable in light of the Committee duties which that member is required to perform.

11. Committee Officers and Agents. The Committee shall perform its functions through those members who are elected as officers by the Committee and through such agents or employees as the Committee may appoint. Any Committee officer, agent, or employee may at any time be removed with or without cause by the vote of a majority of the Committee members. The officers of the Committee, and their respective powers and functions, shall be as follows:

(a) Chairman. The Chairman shall be the chief executive of the Committee and shall exercise general supervision over the property and affairs of the Project. He shall preside over all meetings of the Committee and of the Unit Owners. He shall execute all instruments on behalf of the Committee.

(b) Vice-Chairman. The Vice-Chairman shall have all the powers of the Chairman in the event of the latter's absence or inability to act.

(c) Secretary. The Secretary shall keep minutes of meetings of the Committee and of the Unit Owners and shall keep all records which are required or made necessary by the Act, this Declaration, or the Committee.

(d) Treasurer. The Treasurer shall have custody and control of the funds available to the Committee. Upon request of the Committee he shall furnish it with a bond, in the amount specified by the Committee, conditioned upon the faithful performance of his duties. The offices of Secretary and Treasurer or of Vice-Chairman and Treasurer may be held by the same Committee member.

12. Committee Meetings. A regular meeting of the Committee shall be held immediately after the adjournment of each annual Owners meeting. Other regular meetings shall be held at regular intervals at such time and place as the Committee may provide. No notice need be given of regular Committee meetings. Special Committee meetings shall be held whenever called by the Chairman or by any two members of the Committee. Either oral or written notice of special meetings shall, unless a waiver of such notice is signed by all members, be given to each Committee member at least 24 hours before the time fixed for the meeting. Any meeting attended by all Committee members shall be valid for all purposes. A quorum for the transaction of business at any Committee meeting shall consist of a majority of all the members then in office.

13. Owners Meetings. The regular meeting of the Unit Owners shall be held at 7:00 p.m. on the second Tuesday in January of each year. Whenever such day is a legal holiday, the meeting shall occur on the first business day thereafter. The place of meeting shall be at a location in Utah County, Utah specified in the notice of meeting. At least five but not more than 30 days before the date of the regular meeting a written notice thereof shall be personally delivered or mailed postage prepaid to each person who appears as an Owner, at the latest address for such person appearing, in the records of the Committee at the time of delivery or mailing. Such notice shall state the time, place, and general purpose of the meeting.

Special meetings of the Owners may be called by the Chairman, by any two members of the Committee, or by Unit Owners

cumulatively holding at least one-third of the undivided ownership interest in the Project. At least three but not more than 30 days before the date set for a special meeting written notice thereof shall be given in the manner described in the immediately preceding paragraph.

No notice of any Owners meeting shall be required if a waiver of such notice is signed by all of the Owners. Whenever all the Owners meet in person or by proxy such meeting shall be valid for all purposes. The presence of Owners entitled to cast a majority of the applicable votes (given the subjects to be considered at the meeting) in the Project shall constitute a quorum for the transaction of business at any Owners meeting. In the event a quorum is not present at an Owners meeting, whether regular or special, the meeting may be adjourned and rescheduled for a time no earlier than 48 hours, and no later than 30 days, after the time set for the original meeting. No notice of such rescheduled meeting shall be required. The presence of Owners entitled to cast 25% of the applicable votes in the Project shall constitute a quorum at the rescheduled meeting. Notwithstanding the foregoing provisions of this paragraph, however, in any case in which the Act or this Declaration requires the affirmative vote of at least a specified percentage (in excess of a majority) of the Project's undivided ownership interest for authorization or approval of a matter, the presence of Owners entitled to cast such percentage shall be necessary to constitute a quorum at any meeting (whether original or rescheduled) at which action on such matter is taken.

14. Voting -- Multiple Ownership. The vote attributable to and exercisable in connection with a Unit shall be the percentage of undivided ownership interest which is appurtenant thereto, except with respect to the election of members of the Management Committee, in which case each Unit shall be entitled to one vote (as provided in Section 10 above). In the event there is more than one Owner of a particular Unit, the vote relating to such Unit shall be exercised as such Owners may determine among themselves. A vote cast at any meeting by any of such Owners shall be conclusively presumed to be the vote attributable to the Unit concerned unless an objection is immediately made by another Owner of the same Unit. In the event such an objection is made, the vote involved shall not be counted for any purpose whatsoever other than to determine whether a quorum exists.

15. Ownership List. The Committee shall maintain up-to-date records showing the name of each person who is an Owner, the address of such person, and the Unit which is owned by him. In the event of any transfer of a fee or undivided fee interest in a Unit either the transferor or transferee shall furnish the Committee with evidence establishing that the transfer has occurred and that the Deed or other instrument accomplishing the transfer is of record in the office of the County Recorder of Utah County, Utah. The Committee may for all purposes act and rely on the

information concerning Owners and Unit ownership which is thus acquired by it or, at its option, the Committee may act and rely on current ownership information respecting any Unit or Units which is obtained from the office of the County Recorder of Utah County, Utah. The address of an Owner shall be deemed to be the address of the Unit owned by such person unless the Committee is otherwise advised.

16. Capital Improvements. Additions or capital improvements to the Project which cost no more than \$5,000.00 may be authorized by the Management Committee alone. Additions or capital improvements the cost of which will exceed such amount must, prior to being constructed, be authorized by at least a majority of the undivided ownership interest in the Project. Any addition or capital improvement which would materially alter the nature of the Project must, regardless of its cost and prior to being constructed, be authorized by at least 75% of the Project's undivided ownership interest.

17. Operation and Maintenance. The Management Committee shall, as a portion of the Common Expenses, pay for all utility services furnished to each Unit except telephone and any other services which are separately billed to individual Units by the utility or other party furnishing such service. Except as otherwise provided in Section 7 of this Article, the Committee shall provide for such maintenance and operation of the Common and Limited Common Areas and Facilities as may be reasonably necessary to make them appropriately usable in conjunction with the Units and to keep them clean, functional, attractive, and generally in good condition and repair.

18. Payment of Expenses. Before December 1 of each year the Committee shall prepare a budget which sets forth an itemization of the Common Expenses which are anticipated for the 12-month period commencing with the following February 1. Such budget shall take into account any deficit or surplus realized during the current fiscal year and such sums as may be necessary to fund an appropriate reserve to cover major repair or replacement of portions of the Common Areas and Facilities. The total of such expenses shall be apportioned among all the Units on the basis of their appurtenant percentages of undivided ownership interest. Prior to the first day of each month during the fiscal year covered by the budget each Unit Owner shall pay to the Committee as his share of the Common Expenses one-twelfth of the amount so apportioned to his Unit. If such monthly payments are too large or too small as a result of unanticipated income or expenses, the Committee may effect an equitable change in the amount of said payments. The dates and manner of payment shall be determined by the Committee. The foregoing method of assessing the Common Expenses to the Unit Owners may be altered by the

Committee so long as the method it adopts is consistent with good accounting practice and requires that the portion of Common Expenses borne by each Owner during a 12-month period be determined on the basis of his undivided ownership interest.

19. Remedies for Nonpayment. Should any Unit Owner fail to pay when due his share of the Common Expenses, the delinquent payment shall bear interest at the rate of 10% per annum and the Committee may enforce any remedy provided in the Act or otherwise available for collection of delinquent Common Expense assessments. Regardless of the terms of any agreement to the contrary, liability for the payment of Common Expense assessments shall be joint and several, and any remedy for the collection of such assessments may be enforced against any Owner of the Unit concerned or against the Unit itself. Any relief obtained, whether or not through foreclosure proceedings, shall include the Committee's costs and expenses and a reasonable attorney's fee. In the event of foreclosure, after institution of the action the Committee shall, without regard to the value of the Unit or the extent of the Owner's equity therein, be entitled to the appointment of a receiver to collect any income or rentals which may be produced by the Unit concerned.

20. Hazard Insurance. The Management Committee or Association of Unit Owners shall at all times maintain in force hazard insurance meeting the following requirements:

(i) A multi-peril type policy covering the entire Condominium Project (both Units and Common Areas and Facilities) shall be maintained. As a minimum, such policy shall provide fire and extended coverage insurance on a replacement cost basis in an amount not less than that necessary to comply with any co-insurance percentage specified in the policy, but not less than eighty percent (80%) of the insurable value (based upon replacement cost).

(ii) If a steam boiler is contained in the Project, there shall be maintained boiler explosion insurance evidenced by the standard form of boiler and machinery insurance policy. Said policy shall, as a minimum, provide coverage in the amount of Fifty Thousand Dollars (\$50,000.00) per accident per location.

(iii) If the Project is situated in a locale identified by the Secretary of Housing and Urban Development as an area having special flood hazards and the sale of flood insurance

has been made available under the National Flood Insurance Act of 1968, a "blanket" policy of flood insurance on the Condominium Project shall be obtained and maintained. The amount of coverage afforded by such policy shall be the lesser of the maximum amount of insurance available under said Act or the aggregate of the unpaid principal balances of the Mortgages affecting the individual Units.

(iv) The name of the insured under each policy required to be maintained by the foregoing items (i), (ii), and (iii) shall be in form and substance essentially as follows: "Association of Unit Owners of the Edgewood Condominium Homes Condominium Project for the use and benefit of the individual Owners." [Said Owners shall be designated by name, if required.]

(v) Each such policy shall include the standard mortgagee clause which either shall be endorsed to provide that any proceeds shall be paid to the Association of Unit Owners for the use and benefit of Mortgagees as their interests may appear or shall be otherwise endorsed to fully protect the interests of Mortgagees. In addition, the mortgagee clause shall provide that the insurance carrier shall notify each Mortgagee at least ten (10) days in advance of the effective date of any reduction in or cancellation of the policy.

21. Fidelity Insurance. The Management Committee or Association shall at all times maintain in force fidelity coverage against dishonest acts on the part of managers, trustees, employees, Committee members, or volunteers responsible for handling funds belonging to or administered by the Management Committee or Association of Unit Owners. The fidelity bond or insurance shall name the Association as the insured and shall be written in an amount sufficient to afford the protection reasonably necessary, but in no event less than one and one-half times the Project's estimated annual operating expenses and reserves. An appropriate endorsement to the policy shall be secured to cover persons who serve without compensation if the policy would not otherwise cover volunteers.

22. Liability Insurance. The Management Committee or Association of Unit Owners shall at all times maintain in force a comprehensive policy of public liability insurance covering all

of the Common Areas and Facilities. Such insurance shall include a "Severability of Interest" endorsement which shall preclude the insurer from denying the claim of a Unit Owner because of negligent acts of other Owners, the Management Committee, or the Association of Unit Owners.

23. General Requirements Concerning Insurance. Each insurance policy maintained pursuant to the foregoing Sections 20, 21, or 22 shall be written by an insurance carrier which is licensed to transact business in the State of Utah and which has a financial rating by Best's Insurance Reports of BBB+ or better. No such policy shall be maintained where: (i) under the terms of the carrier's charter, bylaws, or policy contributions may be required from, or assessments may be made against, a Unit Owner, a Mortgagee, the Management Committee, or the Association of Unit Owners; (ii) by the terms of the carrier's charter, bylaws, or policy, payments are contingent upon action by the carrier's board of directors, policyholders, or members; or (iii) the policy includes any limiting clauses (other than insurance conditions) which could prevent the party entitled from collecting insurance proceeds.

24. Damage to Project. In the event of damage to or destruction of part or all of the improvements in the Condominium Project, the following procedures shall apply:

(a) If proceeds of the insurance maintained by the Management Committee or Association are alone sufficient to repair or reconstruct the damaged or destroyed improvement, such repair or reconstruction shall be carried out.

(b) If less than 75% of the Project's improvements are destroyed or substantially damaged, and if proceeds of the insurance maintained by the Committee or Association are not alone sufficient to accomplish repair or reconstruction, restoration shall be carried out and all the Unit Owners shall be assessed for any deficiency on the basis of their respective percentages of undivided interest in the Common Areas and Facilities.

(c) If 75% or more of the Project's improvements are destroyed or substantially damaged, if proceeds of the insurance maintained by the Management Committee or Association are not alone sufficient to accomplish restoration, and if the Unit Owners within 100 days after

the destruction or damage by a vote of at least 75% of the entire undivided ownership interest in the Project elect to repair or reconstruct the affected improvements, restoration shall be accomplished in the manner directed under subparagraph (b) above.

(d) If 75% or more of the Project's improvements are destroyed or substantially damaged, if proceeds of the insurance maintained by the Committee or Association are insufficient to accomplish restoration, and if the Unit Owners do not, within 100 days after the destruction or damage and by a vote of at least 75% of the entire undivided ownership interest in the Project, elect to repair or reconstruct the affected improvements, the Management Committee shall promptly record with the Utah County Recorder a notice setting forth such facts. Upon the recording of such notice the provisions of subsections (1) through (4) of Section 57-8-31, Utah Code Annotated (1953), shall apply and shall govern the rights of all parties having an interest in the Project or any of the Units.

Any reconstruction or repair which is required to be carried out by this Section 24 shall be accomplished at the instance and direction of the Management Committee. Any determination which is required to be made by this Section 24 regarding the extent of damage to or destruction of Project improvements shall be made as follows: The Management Committee shall select three MAI appraisers; each appraiser shall independently arrive at a figure representing the percentage of Project improvements which have been destroyed or substantially damaged; the percentage which governs the application of the provisions of this Section 24 shall be the average of the two closest appraisal figures.

25. Consent in Lieu of Vote. In any case in which the Act or this Declaration requires the vote of a stated percentage of the Project's undivided ownership interest for authorization or approval of a transaction, such requirement may be fully satisfied by obtaining, with or without a meeting, consents in writing to such transaction from Unit Owners who collectively hold at least the stated percentage of undivided ownership interest. The following additional provisions shall govern any application of this Section 25:

(a) All necessary consents must be obtained prior to the expiration of ninety (90) days after the first consent is given by any Owner.

(b) Any change in ownership of a Unit which occurs after consent has been obtained from the Owner having an interest therein shall not be considered or taken into account for any purpose.

(c) Unless the consent of all Owners having an interest in the same Unit are secured, the consent of none of such Owners shall be effective.

26. Mortgagee Protection. From and after the time a Mortgagee makes written request to the Management Committee or the Association of Unit Owners therefor, the Committee or the Association shall notify such Mortgagee in writing in the event that the Owner of the Unit encumbered by the Mortgage held by such Mortgagee neglects for a period of thirty (30) or more days to cure any failure on his part to perform any of his obligations under this Declaration.

The lien or claim against a Unit for unpaid assessments or charges levied by the Management Committee or by the Association of Unit Owners pursuant to this Declaration or the Act shall be subordinate to the Mortgage affecting such Unit, and the Mortgagee thereunder which comes into possession of the Unit shall take the same free of such lien or claim for unpaid assessments or charges, but only to the extent of assessments or charges which accrue prior to foreclosure of the Mortgage, exercise of a power of sale available thereunder, or deed or assignment in lieu of foreclosure (except for claims for a pro rata share of such prior assessments or charges resulting from a pro rata reallocation thereof to all Units including the Unit in which the Mortgagee is interested). No assessment, charge, lien, or claim which is described in the preceding sentence as being subordinate to a Mortgage or as not to burden a Mortgagee which comes into possession shall be collected or enforced by either the Management Committee or the Association from or against a Mortgagee, a successor in title to a Mortgagee, or the Unit affected or previously affected by the Mortgage concerned.

Unless at least seventy-five percent (75%) of the Mortgagees (based upon one vote for each Mortgage) of the individual Units have given their prior written approval, neither the Management Committee nor the Association of Unit Owners shall be entitled, by act, omission, or otherwise:

(a) To abandon or terminate the Condominium Project or to abandon or terminate the arrangement which is established by this Declaration and the Record of Survey Map;

(b) To partition or subdivide any Unit;

(c) To abandon, partition, subdivide, encumber, sell, or transfer all or any part of the Common Areas and Facilities (except for the granting of easements for utilities and similar purposes consistent with the intended use of the Common Areas);

(d) To use hazard insurance proceeds resulting from damage to any part of the Condominium Project (whether to Units or to the Common Areas) for purposes other than the repair, replacement, or reconstruction of such improvements, except as provided by the Act in case of substantial damage to the Units and/or Common Areas;

(e) To change the pro rata interests or obligations of any Unit which apply for (i) purposes of levying assessments or charges or allocating distributions of hazard insurance proceeds or condemnation awards and for (ii) determining the pro rata share of ownership of each Unit in the Common Areas and Facilities;

(f) To alter the provisions of Section 9 of this Article IV in such a way as to diminish the protections afforded to the Owners regarding the duration or terminability of agreements for managerial services; or

(g) To alter the provisions of Sections 20 through 23 of this Article IV in such a way as to diminish the insurance protection required to be afforded to the parties designed to be protected thereby.

Any Mortgagee shall for reasonable cause have the right, at its request and expense and upon reasonable notice, to examine the books and records of the Management Committee, of the Association of Unit Owners, or of the Condominium Project.

To the extent the same is reasonably possible and practical and is not inconsistent with the significant interests of the Association of Unit Owners, the Management Committee and the Association shall establish an adequate reserve to cover the cost of reasonably predictable and necessary major repairs and replacements of the Common Areas and Facilities and shall cause such reserve to be funded by regular monthly or other periodic assessments against the Unit Owners rather than by special assessments.

From and after the time a Mortgagee makes written request to the Management Committee or the Association of Unit Owners therefor, the Committee or the Association shall notify such Mortgagee in writing in the event that there occurs any loss to or taking of the Common Areas involving an amount in excess of, or reasonably estimated to be in excess of, Ten Thousand Dollars (\$10,000.00). Said notice shall be given within ten (10) days after the Management Committee or said Association learns of such loss or taking.

In the event another provision or clause of this Declaration deals with the same subject matter as is dealt with in any provision or clause of this Section 26, the provision or clause which results in the greatest protection and security for a Mortgagee shall control the rights, obligations, or limits of authority, as the case may be, applicable to the Management Committee and Association of Unit Owners with respect to the subject concerned.

Notwithstanding the provisions of Section 27 below, no amendment to this Section 26 which has the effect of diminishing the rights, protection, or security afforded to Mortgagees shall be accomplished or effective unless at least seventy-five percent (75%) of the Mortgagees (based upon one vote for each Mortgage) of the individual Units have given their prior written approval to such amendment. Any amendment to this Section 26 shall be accomplished by an instrument executed by the Management Committee and filed for record in the office of the Utah County Recorder. In any such instrument an officer of the Management Committee shall certify that any prior written approval of Mortgagees required by this Section 26 as a condition to amendment has been obtained.

27. Amendment. The vote of at least 65% of the undivided ownership interest in the Common Areas and Facilities shall be required to amend this Declaration or the Record of Survey Map. Any amendment so authorized shall be accomplished through the recordation of an instrument executed by the Management Committee. In such instrument the Committee shall certify that the vote required by this Section for amendment has occurred.

28. Effect of Invalidity. The invalidity or unenforceability of any portion of this Declaration shall not affect the validity or enforceability of the remainder hereof.

29. Interpretation. To the extent the provisions of the Act are consistent with this Declaration, such provisions shall supplement the terms hereof and are incorporated herein. This Declaration shall be liberally construed to effect its purpose. The captions which precede the Articles and Sections of

this Declaration are for convenience only and shall in no way affect the manner in which any provision hereof is construed.

30. Covenants to Run with Land; Compliance. This Declaration and all the provisions hereof shall constitute covenants to run with the land or equitable servitudes, as the case may be, and shall be binding upon and shall inure to the benefit of Declarant, all other signatories hereto, all parties who hereafter acquire any interest in a Unit or in the Project, and their respective grantees, transferees, heirs, devisees, personal representatives, successors, and assigns. Each Owner or occupant of a Unit shall comply with, and all interests in all Units shall be subject to, the terms of the Act, the terms of this Declaration, and the provisions of any rules, regulation, agreements, instruments, and determinations contemplated by this Declaration. By acquiring any interest in a Unit or in the Project, the party acquiring such interest consents to, and agrees to be bound by, each and every provision of this Declaration.

31. Agent for Service of Process. C. LeRoy Garner, whose place of business is 3009 Commanche Lane, City of Provo, Utah County, State of Utah 84601, is the person to receive service of process in the cases authorized by the Act. The Management Committee shall, however, have the right to appoint a successor or substitute process agent. Such successor or substitute agent and its address shall be specified by an appropriate instrument filed in the office of the County Recorder of Utah County, State of Utah.

EXECUTED by Declarant on this 8th day of May, 1975.

"Declarant":


C. LeRoy Garner


Gladys Garner, his wife

Units with respect to which C. LeRoy Garner and Gladys Garner, his wife, are currently vested with title:

Building 2 -- Apartment 4
Building 3 -- Apartments 1 and 4
Building 5 -- Apartments 1, 2,
3, and 4

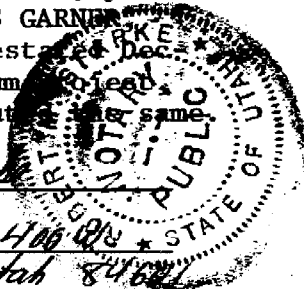
Building 6 -- Apartment 3
Building 7 -- Apartments 1 and 2
Building 20 -- Apartments 1 and 2
Building 21 -- Apartment 1

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

On this 8th day of May, 1975, personally appeared before me C. LeROY GARNER and GLADYS GARNER, his wife, the signers of the foregoing Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project, each of whom duly acknowledged to me that (s)he executed the same.

My Commission Expires: September 28, 1978

Robert M. Staub
Notary Public
Residing at: 2515. 400 W. Provo, Utah 84601



EXECUTED by C. LeRoy Garner and Gladys Garner, his wife, on this 8th day of MAY, 1975 on behalf of, and/or in the name of, each of the following:

EDGEWOOD HOME OWNERS

EDGEWOOD PLANNED UNIT DEVELOPMENT

By C. LeRoy Garner
C. LeRoy Garner

By C. LeRoy Garner
C. LeRoy Garner

By Gladys Garner
Gladys Garner

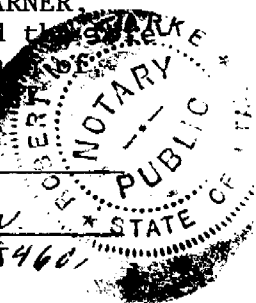
By Gladys Garner
Gladys Garner

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

On this 8 day of May, 1975, personally appeared before me C. LeROY GARNER and GLADYS GARNER, his wife, who duly acknowledged to me that they executed the foregoing instrument on behalf of, and/or in the name of, each of the EDGEWOOD HOME OWNERS and EDGEWOOD PLANNED UNIT DEVELOPMENT.

My Commission Expires: September 28, 1978

Robert M. Staub
Notary Public
Residing at: 2515. 400 W. Provo, Utah 84601



BOOK 1472 PAGE 348

EXECUTED by Edgewood Apartments, a Partnership, on this 8 day of May, 1975.

EDGEWOOD APARTMENTS,
a Partnership

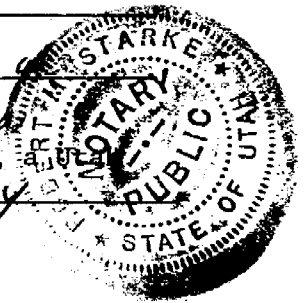
By C. LeRoy Garner
C. LeRoy Garner, Partner

By Gladys Garner
Gladys Garner, Partner

STATE OF UTAH)
COUNTY OF Wah) ss.

On this 8 day of May, 1975, personally appeared before me C. LeROY GARNER and GLADYS GARNER, his wife, each of whom duly acknowledged to me that (s)he executed the foregoing instrument as the Partners in EDGEWOOD APARTMENTS, a Partnership.

My Commission Expires: September 28, 1978
Notary Public Robert M. Starke
Residing at: 251 S. 400
Provo, Utah 84601



EXECUTED by Edgewood Homeowners Association, a nonprofit corporation, on this 8th day of May, 1975.

EDGEWOOD HOMEOWNERS
ASSOCIATION, a Utah
Nonprofit Corporation

ATTEST:
By Gladys Garner
Gladys Garner, Secretary
and Trustee

By C. LeRoy Garner
C. LeRoy Garner, President
and Trustee

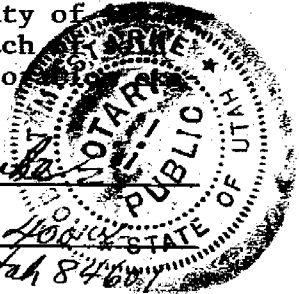
By Donald L. Garner
Donald L. Garner, Trustee

STATE OF UTAH)
) ss.
COUNTY OF Utah)

On this 8 day of May, 1975, personally appeared before me C. LeROY GARNER, GLADYS GARNER, and DONALD L. GARNER, who being by me duly sworn, did say that they are the President and a Trustee, the Secretary and a Trustee, and a Trustee, respectively, of EDGEWOOD HOMEOWNERS ASSOCIATION, a Utah nonprofit corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of its laws or a resolution of its Governing Board, and each of the three individuals acknowledged to me that said corporation executed the same.

My Commission Expires: September 28, 1978

Robert M. Stauber
Notary Public
Residing at: 251 S. 400th St.
Provo, Utah 84601



EXECUTED and CONSENTED TO by PROVO CITY CORPORATION, a body corporate and politic, on this 8 day of May, 1975.

OK Galt

ATTEST:
R. Reynolds
Title: City Recorder

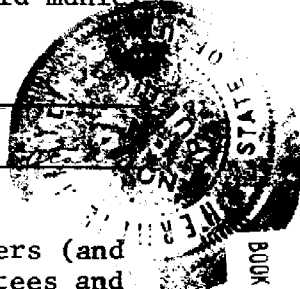
PROVO CITY CORPORATION
By Russell D. Grange
Mayor

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

On this 8 day of May, 1975, personally appeared before me Russell D. Grange and R. Reynolds, known to me to be the Mayor and City Recorder, respectively, of PROVO CITY CORPORATION, a body corporate and politic, who duly acknowledged to me that they executed the foregoing instrument on behalf of said municipality pursuant to authority.

My Commission Expires: 1-26-79

Harmon Hawley
Notary Public
Residing at: Provo



EXECUTED AND ACKNOWLEDGED by the various Owners (and their respective wives, if any) and Mortgagees or Trustees and Beneficiaries having an interest in the Project or its constituent Units, on the respective dates set forth in the following pages.

BOOK 1472 PAGE 350

EXHIBIT "A"

TO

REVISED AND RESTATED DECLARATION FOR EDGEWOOD
CONDOMINIUM HOMES, A CONDOMINIUM PROJECT

<u>Unit No.</u>	<u>Approx. Area In Sq. Ft.</u>	<u>No. of Rooms</u>	<u>Approx. Location</u>	<u>No. of Appurtenant Carport *</u>	<u>% Ownership</u>
Bldg. 1, Apt. 1	2100	8	Ground Floor	W1, W2	2.20
Bldg. 1, Apt. 2	2100	8	Ground Floor	E1, E2	2.20
Bldg. 2, Apt. 1	1100 (Plus Basement)	4	Ground Floor	--S1, S3--	1.75
Bldg. 2, Apt. 2	1100 (Plus Basement)	4	Ground Floor	N1, N3	1.75
Bldg. 2, Apt. 3	1100 (Plus Basement)	4	Second Floor	S2	1.75
Bldg. 2, Apt. 4	1100 (Plus Basement)	4	Second Floor	--N2--	1.75
Bldg. 3, Apt. 1	1100 (Plus Basement)	4	Ground Floor	S2	1.75
Bldg. 3, Apt. 2	1100 (Plus Basement)	4	Ground Floor	N1, N3	1.75
Bldg. 3, Apt. 3	1100 (Plus Basement)	4	Second Floor	S1, S3	1.75
Bldg. 3, Apt. 4	1100 (Plus Basement)	4	Second Floor	--N2--	1.75
Bldg. 4, Apt. 1	1100 (Plus Basement)	4	Ground Floor	W1, W2	1.90
Bldg. 4, Apt. 2	1100 (Plus Basement)	4	Ground Floor	E1, E2	1.90
Bldg. 5, Apt. 1	1100 (Plus Basement)	4	Ground Floor	S3	1.75
Bldg. 5, Apt. 2	1100 (Plus Basement)	4	Ground Floor	--N1, N3--	1.75
Bldg. 5, Apt. 3	1100 (Plus Basement)	4	Second Floor	S1, S2	1.75
Bldg. 5, Apt. 4	1100 (Plus Basement)	4	Second Floor	--N2--	1.75
Bldg. 6, Apt. 1	1100 (Plus Basement)	4	Ground Floor	S3	1.75
Bldg. 6, Apt. 2	1100 (Plus Basement)	4	Ground Floor	N2	1.75
Bldg. 6, Apt. 3	1100 (Plus Basement)	4	Second Floor	S1, S2	1.75
Bldg. 6, Apt. 4	1100 (Plus Basement)	4	Second Floor	--N1, N3--	1.75
Bldg. 7, Apt. 1	2100	8	Ground Floor	S1, S2	2.00
Bldg. 7, Apt. 2	2100	8	Ground Floor	N1, N2	2.00
Bldg. 8, Apt. 1	2100	8	Ground Floor	N1, N2	2.20
Bldg. 8, Apt. 2	2100	8	Ground Floor	--S1, S2--	2.20
Bldg. 9, Apt. 1	2100	8	Ground Floor	N1, N2	2.20
Bldg. 9, Apt. 2	2100	8	Ground Floor	S1, S2	2.20
Bldg. 10, Apt. 1	2100	8	Ground Floor	N1, N2	2.20
Bldg. 10, Apt. 2	2100	8	Ground Floor	--S1, S2--	2.20
Bldg. 11, Apt. 1	2100	8	Ground Floor	N1, N2	2.20
Bldg. 11, Apt. 2	2100	8	Ground Floor	S1, S2	2.20
Bldg. 12, Apt. 1	1575 (Plus Basement)	6	Multi-level	(under Unit)	1.95
Bldg. 12, Apt. 2	1575 (Plus Basement)	6	Multi-level	(under Unit)	1.95

*Each carport or garage designated by number is located in a structure which is attached to, a part of, or in close proximity to, the Building in which the Unit concerned is contained. The letter "E," "W," "N," or "S" which precedes certain of the carport or garage numbers indicates whether the carport or garage concerned is located Easterly, Westerly, Northerly, or Southerly from such Building.

<u>Unit No.</u>	<u>Approx. Area In Sq. Ft.</u>	<u>No. of Rooms</u>	<u>Approx. Location</u>	<u>No. of Appurtenant Carport *</u>	<u>% Ownership</u>
Bldg. 13, Apt. 1	1575 (Plus Basement)	6	Multi-level	(under Unit)	1.95
Bldg. 13, Apt. 2	1575 (Plus Basement)	6	Multi-level	(under Unit)	1.95
Bldg. 14, Apt. 1	2100	8	Ground Floor	1, 2	2.20
Bldg. 14, Apt. 2	2100	8	Ground Floor	3, 4	2.20
Bldg. 15, Apt. 1	2100	8	Ground Floor	N1, N2	2.20
Bldg. 15, Apt. 2	2100	8	Ground Floor	--S1, S2--	2.20
Bldg. 16, Apt. 1	2100	8	Ground Floor	N1, N2	2.20
Bldg. 16, Apt. 2	2100	8	Ground Floor	S1, S2	2.20
Bldg. 17, Apt. 1	1100	4	Ground Floor	W2	1.55
Bldg. 17, Apt. 2	1100	4	Ground Floor	E1	1.55
Bldg. 17, Apt. 3	1100	4	Second Floor	W1	1.55
Bldg. 17, Apt. 4	1100	4	Second Floor	--E2--	1.55
Bldg. 18, Apt. 1	1100	4	Ground Floor	W1	1.55
Bldg. 18, Apt. 2	1100	4	Ground Floor	E1	1.55
Bldg. 18, Apt. 3	1100	4	Second Floor	W2	1.55
Bldg. 18, Apt. 4	1100	4	Second Floor	--E2--	1.55
Bldg. 19, Apt. 1	2100	8	Ground Floor	1, 2	2.20
Bldg. 20, Apt. 1	2100	8	Ground Floor	3, 4	2.20
Bldg. 20, Apt. 2	2100	8	Ground Floor	--1, 2--	2.20
Bldg. 21, Apt. 1	2100	8	Ground Floor	1, 2	2.20
					<u>100.00</u>

*See note on page 28.

EXHIBIT "B"

TO

REVISED AND RESTATED DECLARATION FOR EDGEWOOD
CONDOMINIUM HOMES, A CONDOMINIUM PROJECT

The "Parcel" which is referred to in and affected by said Declaration is situated in the City of Provo, State of Utah, and is more particularly described as follows:

Commencing North 156.83 ft. and East 221.31 ft. from the West 1/4 corner of Section 30, T 6 S, R 3 E, SLB&M, thence N. 2°30' W 393.41 ft.; thence 120.14 ft. along the arc of a 93.39 ft. radius curve to the right (whose chord bears N. 34°21'15" E. 112.03 ft.); thence N. 71°12'30" E 29.62 ft.; thence 132.85 ft. along the arc of a 225.00 ft. radius curve to the left (whose chord bears N. 54°17'30" E. 130.94 ft.); thence N 37°22'30" E. 199.59 ft.; thence N. 19°43'30" W. 129.29 ft.; thence 57.67 ft. along the arc of a 300.00 ft. radius curve to the right (whose chord bears N. 14°13' W. 57.58 ft.); thence S. 86°48'30" E 88.52 ft.; thence N. 1°59'30" W 80.21 ft.; thence S 89°05'30" E. 94.86 ft.; thence S. 0°06' E. 151.01 ft.; thence S. 88°30' East 50.02 ft.; thence N. 0°06' W. 130.14 ft.; thence S. 87°55'26" E. 100.00 ft.; thence S. 8°07'12" E. 130.93 ft.; thence S. 1°05'E. 338.01 ft.; thence South 190.70 ft.; thence East 20.00 ft.; thence South 81.40 ft.; thence S. 47°38'30" W. 27.20 ft.; thence S. 71°43' W. 630.66 ft. to the point of beginning. (Subject to Street Dedication to Provo City.)

Basis of bearing: Utah State Coordinate System, Utah Central Zone (Plat of T 6 S, R 3 E, SLB&M, dated December 1, 1965).

BOOK 1472
PAGE 353

REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

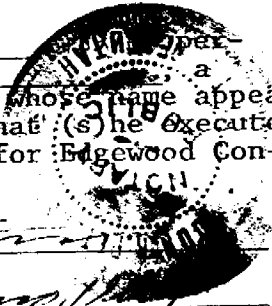
THE UNDERSIGNED PERSON, a single man, holds an ownership interest in the Unit designated as Building 1, Apartment 1 contained within the referenced Condominium Project. The undersigned hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.

Signature: Theo Earl Anhder 6-17-75
 Typed: Theo Earl Anhder Date Signed

STATE OF UTAH)
) ss.
 COUNTY OF UTAH)

On this 17th day of JUNE personally appeared before me THEO EARL ANHDER, a single man, and the person whose name appears immediately above, who duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project."

My Commission Expires: Dec 30, 1975
 Notary Public
 Residing at: Provo, Utah



REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSONS hold ownership interests in the Unit designated as Building 1, Apartment 2 contained within the referenced Condominium Project. Each of said persons hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.

Signature: L. B. Tackett 6/13/75
 Typed: L. B. Tackett Date Signed


Signature: Dotha S. Tackett 6/13/75
 Typed: Dotha S. Tackett Date Signed

STATE OF UTAH)
)
 COUNTY OF Utah) ss.

On this 13th day of June, 1975, personally appeared before me L. B. TACKETT and DOTHA S. TACKETT, his wife, the two persons whose names appear immediately above, each of whom duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project."

My Commission Expires: January 7, 1979

[Signature]
 Notary Public
 Residing at: Provo



REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSONS hold ownership interests in the Unit designated as Building 2, Apartment 1 contained within the referenced Condominium Project. Each of said persons hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.

Signature: Doyle L. Green 7-25-75
Typed: Doyle L. Green Date Signed

Signature: Elvera C. Green 7-25-75
Typed: Elvera C. Green Date Signed

STATE OF UTAH)
COUNTY OF Utah) ss.

On this 25 day of July, 1975, personally appeared before me DOYLE L. GREEN and ELVERA C. GREEN, his wife, the two persons whose names appear immediately above, each of whom duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project."

My Commission Expires: 4/9/79
Notary Public Samia Avey
Residing at: _____



REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSONS hold ownership interests in the Unit designated as Building 2, Apartment 2 contained within the referenced Condominium Project. Each of said persons hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.

Signature: Lee Reay May 15, 1975
 Typed: Lee Reay Date Signed


Signature: Marjorie E. Reay June 13, 1975
 Typed: Marjorie E. Reay Date Signed

STATE OF UTAH)
) ss.
 COUNTY OF Utah)

On this 13th day of June, 1975, personally appeared before me LEE REAY and MARJORIE E. REAY, his wife, the two persons whose names appear immediately above, each of whom duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project"

My Commission Expires:
January 7, 1979

And O. Brown
 Notary Public
 Residing at: Provo, Utah



BOOK 1472 PAGE 357

REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSON, a single woman, holds an ownership interest in the Unit designated as Building 3, Apartment 1 contained within the referenced Condominium Project. The undersigned hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.

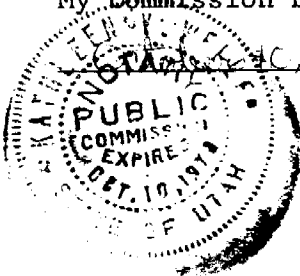
Signature: Dorothy Harmon 3-31-76
 Typed: Dorothy Harmon Date Signed

STATE OF UTAH)
) ss.
 COUNTY OF Utah)

On this 31st day of March, 1976, personally appeared before me Dorothy Harmon, a single woman, and the person whose name appears immediately above, who duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project."

My Commission Expires: DEC 10 1978

Kathleen V. Weller
 Notary Public
 Residing at: Ames Fork, Utah



REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supercedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.


THE UNDERSIGNED PERSON, a widower, holds an ownership interest in the Unit designated as Building 3, Apartment 2 contained within the referenced Condominium Project. The undersigned hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.

Signature: *Earl T. Oss* 6-25-75
 Typed: Earl T. Oss Date Signed

STATE OF UTAH)
) ss.
 COUNTY OF UTAH)

On this 25th day of JUNE, 1975, personally appeared before me EARL T. OSS, a widower, and the person whose name appears immediately above, who duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project."

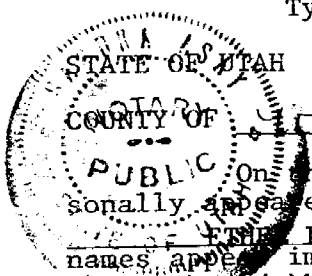
My Commission Expires: Dec. 30, 1975
 Notary Public
 Residing at: *Provo, Utah*



REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSONS hold ownership interests in the Unit designated as Building 3, Apartment 3 contained within the referenced Condominium Project. Each of said persons hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.

Signature: Samuel J. Zygner Date Signed 6/20/75
Typed: Samuel J. Zygner
Signature: Ethel L. Zygner Date Signed 6/20/75
Typed: Ethel L. Zygner



)
) ss.
)
On this 21st day of June, 1975, personally appeared before me SAMUEL J. ZYGNER and ETHEL L. ZYGNER, his wife, the two persons whose names appear immediately above, each of whom duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project."

My Commission Expires: 4/9/79
Notary Public Dandra Avey
Residing at: Provo, Utah

REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSON, a single woman, holds an ownership interest in the Unit designated as Building 3, Apartment 4 contained within the referenced Condominium Project. The undersigned hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.

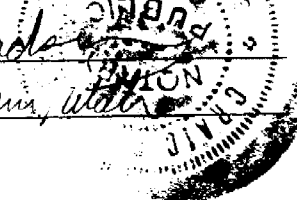
Signature: Mary Palmer 12 Feb 1976
 Typed: Mary Palmer Date Signed

STATE OF UTAH)
) ss.
 COUNTY OF UTAH)

On this 12th day of February, 1975, personally appeared before me Mary Palmer, a single woman, and the person whose name appears immediately above, who duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project."

My Commission Expires:
5 March 1979

Craig R. Madala
 Notary Public
 Residing at: Orem, Utah



REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSONS hold ownership interests in the Unit designated as Building 4, Apartment 1 contained within the referenced Condominium Project. Each of said persons hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.

Signature: *Stephen L. Brower*
 Typed: Stephen L. Brower

6-17-75
 Date Signed

Signature: *Vivian Brower*
 Typed: Vivian Brower


6-17-75
 Date Signed

STATE OF UTAH)
) ss.
 COUNTY OF UTAH)

On this 17th day of JUNE, 1975, personally appeared before me STEPHEN L. BROWER and VIVIAN BROWER, his wife, the two persons whose names appear immediately above, each of whom duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project".

My Commission Expires:
Feb. 30, 1975

John P. [Signature]
 Notary Public
 Residing at: Provo, Utah



REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSONS hold ownership interests in the Unit designated as Building 4, Apartment 2 contained within the referenced Condominium Project. Each of said persons hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.

Signature: Carl E. Lind
Typed: Carl E. Lind

June 13, 1975
Date Signed

Signature: Evelyn Lind
Typed: Evelyn Lind

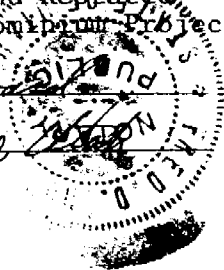
6/13/75
Date Signed

STATE OF UTAH)
COUNTY OF Utah) ss.

On this 13th day of June, 1975, personally appeared before me CARL E. LIND and EVELYN LIND, his wife, the two persons whose names appear immediately above, each of whom duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project."

My Commission Expires: January 7, 1979

Donald Stewart
Notary Public
Residing at: Provo, Utah



REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSONS hold ownership interests in the Unit designated as Building 5, Apartment 1 contained within the referenced Condominium Project. Each of said persons hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.

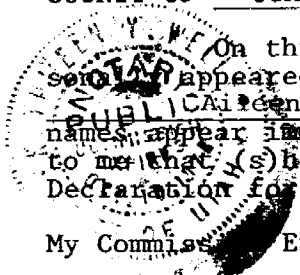
Signature: W. Lowell Brown March 23, 1976
 Typed: W. Lowell Brown Date Signed

Signature: Aileen D. Brown March 23, 1976
 Typed: Aileen D. Brown Date Signed

STATE OF UTAH)
) ss.
 COUNTY OF UTAH)

On this 23rd day of March, 1976, personally appeared before me W. Lowell Brown and Aileen D. Brown, his wife, the two persons whose names appear immediately above, each of whom duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project."

My Commission Expires: Kathleen Walker
 Notary Public
 Residing at: American Fork Utah
October 10, 1978



REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSON, ~~xx~~ LeRay Gibson and Dona K. Gibson, holds an ownership interest in the Unit designated as Building 5, Apartment 2 contained within the referenced Condominium Project. The undersigned hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.

Signature: LeRay Gibson Aug 13, 1975
 Typed: LeRay Gibson Date Signed

STATE OF UTAH)
) Dona K. Gibson Dona K. Gibson Aug. 13, 1975
) ss.
 COUNTY OF Utah)

On this 13th day of August, 1975, personally appeared before me LeRay Gibson & Dona K. Gibson, ~~ss~~ his wife, and the person whose name appears immediately above, who duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project."

My Commission Expires: Dec. 30, 1975
 Notary Public
 Residing at: Provo, Utah



BOOK 1472 PAGE 367

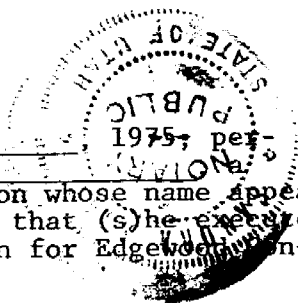
REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSON, a single person, holds an ownership interest in the Unit designated as Building 5, Apartment 3 contained within the referenced Condominium Project. The undersigned hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.

Signature: *Dini Hansma* Date Signed: 6/19/79
 Typed: Dini Hansma

STATE OF UTAH)
) ss.
 COUNTY OF Utah)

On this 19th day of June, 1979, personally appeared before me Dini Hansma, a single person, and the person whose name appears immediately above, who duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project."



My Commission Expires: 4/19/79
Sandra Gray
 Notary Public
 Residing at: *Provo Utah*

REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

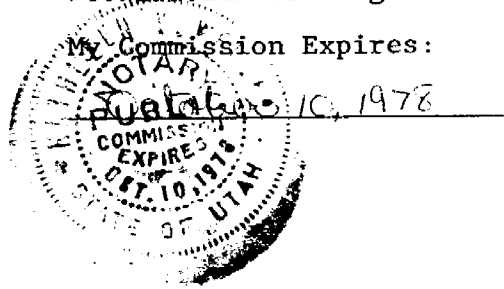
THE UNDERSIGNED PERSONS hold ownership interests in the Unit designated as Building 5, Apartment 4 contained within the referenced Condominium Project. Each of said persons hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.

Signature: Claude Ray Thomas 4-1-76
 Typed: Claude Ray Thomas Date Signed

Signature: Bonnie Ann Thomas 4-1-76
 Typed: Bonnie Ann Thomas Date Signed

STATE OF UTAH)
) ss.
 COUNTY OF UTAH)

On this 1st day of April, 1976, personally appeared before me Claude Ray Thomas and Bonnie Ann Thomas, his wife, the two persons whose names appear immediately above, each of whom duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project."



Kathleen R. Walker
 Notary Public
 Residing at: Amor Fork, Utah

REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSONS hold ownership interests in the Unit designated as Building 6, Apartment 1 contained within the referenced Condominium Project. Each of said persons hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.


Signature: Clarence T. Stonehocker 6-17-75
 Typed: Clarence T. Stonehocker Date Signed

Signature: Francis H. Stonehocker 6-17-75
 Typed: Francis H. Stonehocker Date Signed

STATE OF UTAH)
) ss.
 COUNTY OF UTAH)

On this 17th day of JUNE, 1975, personally appeared before me CLARENCE T. STONEHOCKER and FRANCIS H. STONEHOCKER, his wife, the two persons whose names appear immediately above, each of whom duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project"

My Commission Expires: 30/1975
 Notary Public
 Residing at: Provo, Utah



REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSONS hold ownership interests in the Unit designated as Building 6, Apartment 2 contained within the referenced Condominium Project. Each of said persons hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.

Signature: William E. Thomas
Typed: William Emery Thomas

June 17 - 1975
Date Signed

Signature: Mary R. Thomas
Typed: Mary R. Thomas

June 17 1975
Date Signed

STATE OF UTAH)
COUNTY OF UTAH) ss.

On this 17th day of June, 1975, personally appeared before me WILLIAM EMERY THOMAS and MARY R. THOMAS, his wife, the two persons whose names appear immediately above, each of whom duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project."

My Commission Expires: JUN 30 1975

[Signature]
Notary Public
Residing at: [Address]



BOOK 1472 PAGE 371

REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSONS hold ownership interests in the Unit designated as Building 6, Apartment 3 contained within the referenced Condominium Project. Each of said persons hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.

Signature: *Edward L. Levine* 7/6/76
 Typed: Edward L. Levine Date Signed

Signature: *Leona Levine* Dec. 16, 1976
 Typed: Leona Levine Date Signed
 (LEORA)

STATE OF UTAH)
) ss.
 COUNTY OF UTAH)

On this 16 day of EDMUND, 1975, personally appeared before me Edward L. Levine and Leona Levine, his wife, the two persons whose names appear immediately above, each of whom duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project."

My Commission Expires: Nov. 19, 1979
 Notary Public
 Residing at: Provo, Utah



BOOK 1472 PAGE 372

REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSONS hold ownership interests in the Unit designated as Building 6, Apartment 4 contained within the referenced Condominium Project. Each of said persons hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.

Signature: *John R. Huntington* 6-13-75
 Typed: John R. Huntington Date Signed


Signature: *Bonnie S. Huntington* June 13, 75
 Typed: Bonnie S. Huntington Date Signed

STATE OF UTAH)
) ss.
 COUNTY OF Utah)

On this 13th day of June, 1975, personally appeared before me JOHN R. HUNTINGTON and BONNIE S. HUNTINGTON, his wife, the two persons whose names appear immediately above, each of whom duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project."

My Commission Expires:
January 7, 1979

Fred D. Chapman
 Notary Public
 Residing at: Provo, Utah



BOOK 1472 PAGE 373

REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSONS, both of whom are women, hold ownership interests in the Unit designated as Building 8, Apartment 1 contained within the referenced Condominium Project. Each of said persons hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time she signed this instrument she had before her a complete copy of the Revised Declaration and Revised Map.

Signature: Irma Burge Date Signed: June 20th 1975
 Typed: Irma Burge

Signature: Helen Lyon Date Signed: June 20th 1975
 Typed: Helen Lyon

STATE OF UTAH)
) ss.
 COUNTY OF Utah)

On this 20th day of June, 1975, personally appeared before me IRMA BURGE and HELEN LYON, both of whom are women and who are the persons whose names appear immediately above, each of whom acknowledged to me that she executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project."

My Commission Expires: 4/9/79
Dorinda Arny
 Notary Public
 Residing at: Provo, Utah

BOOK 1472 PAGE 374

REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSONS hold ownership interests in the Unit designated as Building 8, Apartment 2 contained within the referenced Condominium Project. Each of said persons hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.

Signature: Milton E. Jacob Date Signed 6-26-75
Typed: Milton E. Jacob
Signature: Margaret C. Jacob Date Signed 6/26/75
Typed: Margaret C. Jacob

STATE OF UTAH)
COUNTY OF Utah) ss.

On this 26th day of June, 1975, personally appeared before me MILTON E. JACOB and MARGARET C. JACOB, his wife, the two persons whose names appear immediately above, each of whom duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project."

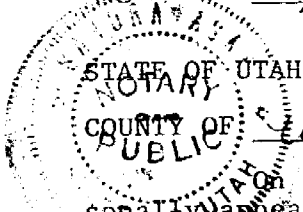
My Commission Expires: 4/9/77
Notary Public Dandra Coway
Residing at: Provo, Utah

REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSONS hold ownership interests in the Unit designated as Building 9, Apartment 1 contained within the referenced Condominium Project. Each of said persons hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.

Signature: Robert Edward Lee Kenner June 20 - 1975
 Typed: Robert Edward Lee Kenner Date Signed

Signature: Kirma P. Kenner June 20, 1975
 Typed: Kirma P. Kenner Date Signed



)
) ss.
)

On this 21th day of June, 1975, personally appeared before me ROBERT EDWARD LEE KENNER and KIRMA P. KENNER, his wife, the two persons whose names appear immediately above, each of whom duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project."

My Commission Expires: 4/9/79
 Notary Public Kirma P. Kenner
 Residing at: 1717, Provo, Utah

REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSONS hold ownership interests in the Unit designated as Building 9, Apartment 2 contained within the referenced Condominium Project. Each of said persons hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.

Signature: Winfield Q. Cannon 6/17/75
 Typed: Winfield Q. Cannon Date Signed

Signature: Wanda P. Cannon 6/17/75
 Typed: Wanda P. Cannon Date Signed

STATE OF UTAH)
) ss.
 COUNTY OF UTAH)

On this 17th day of JUNE, 1975, personally appeared before me WINFIELD Q. CANNON and WANDA P. CANNON, his wife, the two persons whose names appear immediately above, each of whom duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium

My Commission Expires: Jul 30, 1975

[Signature]
 Notary Public
 Residing at: Provo, Utah



REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSONS hold ownership interests in the Unit designated as Building 10, Apartment 1 contained within the referenced Condominium Project. Each of said persons hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.

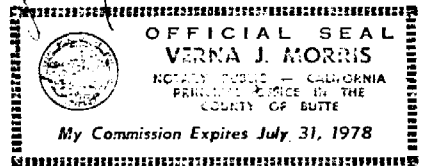
Signature: [Signature] 9-26-75
Typed: Robert L. Morgan Date Signed

Signature: [Signature] 9-26-75
Typed: Lois Morgan Date Signed

STATE OF UTAH Calif)
COUNTY OF Butte) ss.

On this 26 day of Sept, 1975, personally appeared before me ROBERT L. MORGAN and LOIS MORGAN, his wife, the two persons whose names appear immediately above, each of whom duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project."

My Commission Expires: July 31 1978
Notary Public [Signature]
Residing at: Paradise Calif



BOOK 1472 PAGE 378

REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSON, as Trustee, holds an ownership interest in the Unit designated as Building 10, Apartment 2 contained within the referenced Condominium Project. The undersigned in his capacity as Trustee hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time he signed this instrument he had before him a complete copy of the Revised Declaration and Revised Map.

Signature: David B. Henderson
 Typed: David B. Henderson,
 Trustee

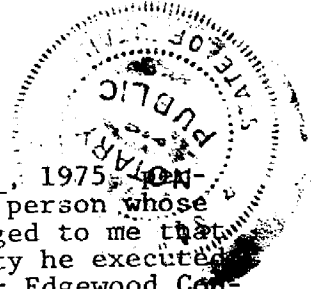
6/19/75
 Date Signed

STATE OF UTAH)
) ss.
 COUNTY OF Utah)

On this 19th day of June, 1975, personally appeared before me DAVID B. HENDERSON, the person whose name appears immediately above, who duly acknowledged to me that in his capacity as Trustee and pursuant to authority he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project."

My Commission Expires:
4/9/79

Danara Gray
 Notary Public
 Residing at: Provo, Utah



REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSONS hold ownership interests in the Unit designated as Building 11, Apartment 1 contained within the referenced Condominium Project. Each of said persons hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.

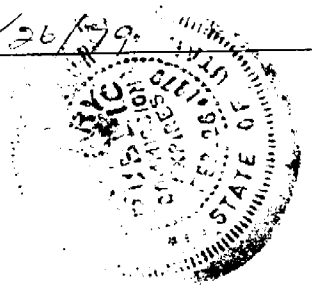
Signature: Edwin C. Nordquist Date Signed: Sept. 8, 1975
 Typed: Edwin C. Nordquist

Signature: Marjorie C. Nordquist Date Signed: Sept. 8, 1975
 Typed: Marjorie C. Nordquist

STATE OF UTAH)
) ss.
 COUNTY OF Salt Lake)

On this 9 day of September, 1975, personally appeared before me EDWIN C. WORDQUIST and MARJORIE C. NORDQUIST, his wife, the two persons whose names appear immediately above, each of whom duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project."

My Commission Expires: 7/26/79
 Notary Public
 Residing at: Salt Lake City



BOOK 1472 PAGE 380

REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. DeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSONS hold ownership interests in the Unit designated as Building 11, Apartment 2 contained within the referenced Condominium Project. Each of said persons hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.

Signature: William E. Pardoe June 23, 1975
Typed: William E. Pardoe Date Signed

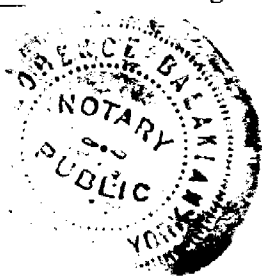
Signature: Grace H. Pardoe June 23, 1975
Typed: Grace H. Pardoe Date Signed

STATE OF NEW YORK)
COUNTY OF NEW YORK) ss.

On this 23rd day of June, 1975, personally appeared before me WILLIAM E. PARDOE and GRACE H. PARDOE, his wife, the two persons whose names appear immediately above, each of whom duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project."

My Commission Expires: Florence Balakian
Notary Public
Residing at: 7 Peter Cooper Road
NEW YORK, NEW YORK 10010

FLORENCE BALAKIAN
NOTARY PUBLIC, STATE OF NEW YORK
RES. NO. 3157028
QUALIFIED IN NEW YORK COUNTY
COMMISSION EXPIRES MARCH 30, 1976



BOOK 1472 PAGE 381

REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSONS hold ownership interests in the Unit designated as Building 12, Apartment 1 contained within the referenced Condominium Project. Each of said persons hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.

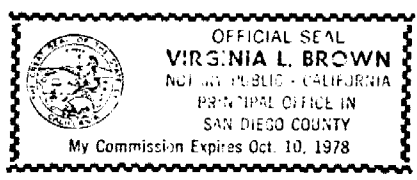
Signature: J. Norman Hill 6/12-75
 Typed: J. Norman Hill Date Signed

Signature: Barbara H. Hill 6/12-75
 Typed: Barbara H. Hill Date Signed

CALIFORNIA)
 STATE OF ~~UTAH~~)
) ss.
 COUNTY OF San Diego)

On this 12th day of June, 1975, personally appeared before me J. NORMAN HILL and BARBARA H. HILL, his wife, the two persons whose names appear immediately above, each of whom duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project."

My Commission Expires: October 10, 1978
 Notary Public Virginia L. Brown
 Residing at: San Diego, California



BOOK 1472 PAGE 382

REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSONS hold ownership interests in the Unit designated as Building 12, Apartment 2 contained within the referenced Condominium Project. Each of said persons hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.

Signature: Howard T. Baggett 6-13-75
 Typed: Howard T. Baggett Date Signed

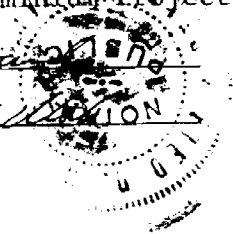
Signature: Mary L. Baggett June 13, 1975
 Typed: Mary L. Baggett Date Signed

STATE OF UTAH)
 COUNTY OF Utah) ss.

On this 13th day of June, 1975, personally appeared before me HOWARD T. BAGGETT and MARY L. BAGGETT, his wife, the two persons whose names appear immediately above, each of whom duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project."

My Commission Expires: January 7, 1979

Howard T. Baggett
 Notary Public
 Residing at: Provo, Utah



REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSONS hold ownership interests in the Unit designated as Building 13, Apartment 1 contained within the referenced Condominium Project. Each of said persons hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.

Signature: Gerald E. Browning 6-14-1975
 Typed: Gerald E. Browning Date Signed

Signature: Martha H. Browning 6-17-1975
 Typed: Martha H. Browning Date Signed

STATE OF UTAH)
) ss.
 COUNTY OF UTAH)

On this 17th day of JUNE, 1975, personally appeared before me GERALD E. BROWNING and MARTHA H. BROWNING, his wife, the two persons whose names appear immediately above, each of whom duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project".

My Commission Expires: Feb 30, 1975
 Notary Public [Signature]
 Residing at: Provo, Utah

BOOK 1472 PAGE 384

REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supercedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSONS, both of whom are women, hold ownership interests in the Unit designated as Building 13, Apartment 2 contained within the referenced Condominium Project. Each of said persons hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time she signed this instrument she had before her a complete copy of the Revised Declaration and Revised Map.

Signature: Ruth B. Nielsen Date Signed 6-20-75
Typed: Ruth B. Nielsen

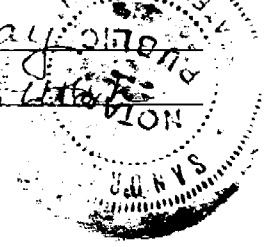
Signature: Stefinee N. Craig Date Signed 6-20-75
Typed: Stefinee Nielsen Craig

STATE OF UTAH)
COUNTY OF Utah) ss.

On this 20 day of June, 1975, personally appeared before me RUTH B. NIELSEN and STEFINEE NIELSEN CRAIG, both of whom are women and who are the two persons whose names appear immediately above, each of whom duly acknowledged to me that she executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project."

My Commission Expires: 4/9/79

Sandra Gray
Notary Public
Residing at: Provo, Utah



REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSONS hold ownership interests in the Unit designated as Building 14, Apartment 1 contained within the referenced Condominium Project. Each of said persons hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.

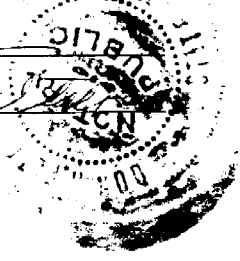
Signature: Charles E. Peterson June 17, 1975
Typed: Charles E. Peterson Date Signed

Signature: Harriet R. Peterson _____
Typed: Harriet R. Peterson Date Signed

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

On this 17th day of June, 1975, personally appeared before me CHARLES E. PETERSON and HARRIET R. PETERSON, his wife, the two persons whose names appear immediately above, each of whom duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project."

My Commission Expires: Feb. 30, 1975
Notary Public Charles E. Peterson
Residing at: Provo, Utah



REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

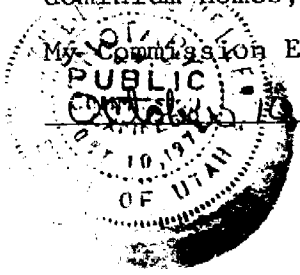
THE UNDERSIGNED PERSON, a single woman, holds an ownership interest in the Unit designated as Building 14, Apartment 2 contained within the referenced Condominium Project. The undersigned hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.

Signature: Edythe C. Robbins * 20 April 1976
 Typed: Edythe C. Robbins Date Signed

STATE OF UTAH)
) ss.
 COUNTY OF UTAH)

On this 20th day of April, 1976, personally appeared before me Edythe C. Robbins, a single woman, and the person whose name appears immediately above, who duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project."

My Commission Expires: October 19, 1978



Kathleen R. Weller
 Notary Public
 Residing at: Payson, Utah

REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSONS hold ownership interests in the Unit designated as Building 15, Apartment 2 contained within the referenced Condominium Project. Each of said persons hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.

Signature: Roger Bingham Critchlow 6-17-75
Typed: Roger Bingham Critchlow Date Signed

Signature: Florence May Critchlow 6-17-75
Typed: Florence May Critchlow Date Signed

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

On this 12th day of JUNE, 1975, personally appeared before me ROGER BINGHAM CRITCHLOW and FLORENCE MAY CRITCHLOW, his wife, the two persons whose names appear immediately above, each of whom duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project".

My Commission Expires: Feb 30, 1975
Notary Public
Residing at: Provo, Utah



REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSON, a woman, holds an ownership interest in the Unit designated as Building 16, Apartment 1 contained within the referenced Condominium Project. The undersigned hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.

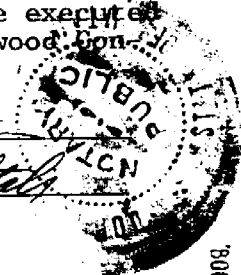
Signature: Mary B. Firmage 19 July 1975
 Typed: Mary B. Firmage Date Signed

STATE OF UTAH)
) ss.
 COUNTY OF _____)

On this 19 day of July, 1975, personally appeared before me MARY B. FIRMAGE, a woman, and the person whose name appears immediately above, who duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project."

My Commission Expires: Jan 30, 1975

[Signature]
 Notary Public
 Residing at: Provo, Utah



REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

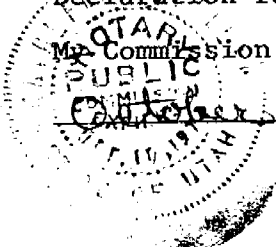
THE UNDERSIGNED PERSONS hold ownership interests in the Unit designated as Building 16, Apartment 2 contained within the referenced Condominium Project. Each of said persons hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.

Signature: Keith Lister Anderson 4/15/76
Typed: Keith Lister Anderson Date Signed

Signature: Merta Rae Anderson 4/15/76
Typed: Merta Rae Anderson Date Signed

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

On this 15th day of April, 1976, personally appeared before me Keith Lister Anderson and Merta Rae Anderson, his wife, the two persons whose names appear immediately above, each of whom duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project."

My Commission Expires: October 10, 1978


Kathleen V. Weller
Notary Public
Residing at: Payson, Utah

REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSON, a single man, holds an ownership interest in the Unit designated as Building 17, Apartment 1 contained within the referenced Condominium Project. The undersigned hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time ~~(s)~~he signed this instrument ~~(s)~~he had before him ~~(her)~~ a complete copy of the Revised Declaration and Revised Map.

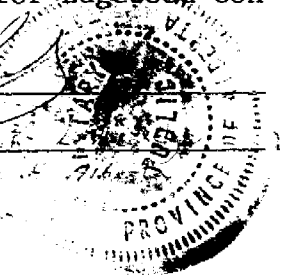
Signature: [Handwritten Signature]
Typed: Benjamin W. Matkin

February 23 1976
Date Signed

~~CITY OF~~ Leedsbridge
~~STATE OF UTAH~~)
~~PROVINCE OF ALBERTA~~) ss.
COUNTY OF _____)

On this 23rd day of February, 1976, personally appeared before me Benjamin W. Matkin, a single man, and the person whose name appears immediately above, who duly acknowledged to me that ~~(s)~~he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project."

My Commission Expires: _____
Not applicable

[Handwritten Signature]
Notary Public
Residing at: [Handwritten Address]


REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSONS hold ownership interests in the Unit designated as Building 17, Apartment 4 contained within the referenced Condominium Project. Each of said persons hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.

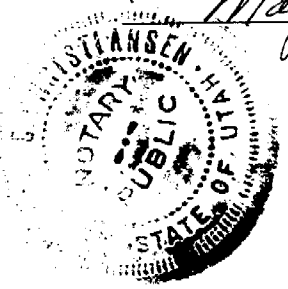
Signature: Charles Inouye 6/24/75
 Typed: Charles Inouye Date Signed

Signature: Bessie Inouye 6/29/75
 Typed: Bessie Inouye Date Signed

STATE OF UTAH)
) ss.
 COUNTY OF _____)

On this _____ day of _____, 1975, personally appeared before me CHARLES INOUYE and BESSIE INOUYE, his wife, the two persons whose names appear immediately above, each of whom duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project."

My Commission Expires: May 15 - 1976
 Notary Public Marjorie C. Christiansen
 Residing at: Mayfield, Ut 84643



REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSON, a woman, holds an ownership interest in the Unit designated as Building 18, Apartment 1 contained within the referenced Condominium Project. The undersigned hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.

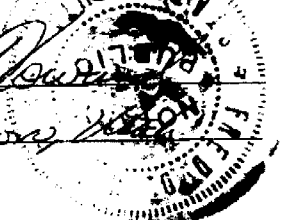
Signature: Lera S. Cook 6/13/75
 Typed: Lera S. Cook Date Signed

STATE OF UTAH)
) ss.
 COUNTY OF Utah)

On this 13th day of June, 1975, personally appeared before me LERA S. COOK, a woman, and the person whose name appears immediately above, who duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project."

My Commission Expires:
January 7, 1979

Fred A. Howard
 Notary Public
 Residing at: Provo, Utah



REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSONS hold ownership interests in the Unit designated as Building 18, Apartment 2 contained within the referenced Condominium Project. Each of said persons hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.

Signature: Albert A. Smith 25 June 1975
 Typed: _____ Date Signed

Signature: Glenden M. Smith 25 June 1975
 Typed: _____ Date Signed

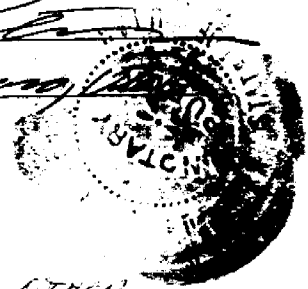
STATE OF UTAH)
) ss.
 COUNTY OF UTAH)

On this 25 day of JUNE, 1975, personally appeared before me ALBERT A. SMITH and GLENDEN M. SMITH, his wife, the two persons whose names appear immediately above, each of whom duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project."

My Commission Expires: FEB. 30, 1975

[Signature]
 Notary Public

Residing at: [Signature]



BOOK 1472 PAGE 398

* SEE BLDG 18 Apt #4 FOR SIGNATURE OF OTHER OWNER OF Bldg 18, Apt #2

REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSONS hold ownership interests in the Unit designated as Building 18, Apartment 2 contained within the referenced Condominium Project. Each of said persons hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.

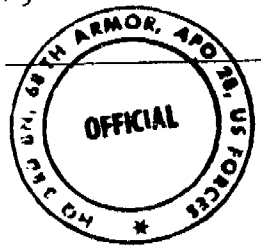
Signature: Nicholas A. Smith 24 Jul 75
 Typed: NICHOLAS A. SMITH Date Signed

Signature: Mary Ann Smith 24 July 1975
 Typed: MARY ANN SMITH Date Signed

STATE OF UTAH)
) ss.
 COUNTY OF _____)

On this 24th day of JULY, 1975, personally appeared before me NICHOLAS A SMITH and MARY ANN SMITH, his wife, the two persons whose names appear immediately above, each of whom duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project."

My Commission Expires: N/A
Raymond J. Jansco
 Notary Public
 Residing at: _____



RAYMOND J. JANSO
 CPT, INF
 Adjutant

* SEE BLDG 18, Apt # 4 FOR SIGNATURE OF OTHER OWNER OF BLDG 18, Apt #2

BOOK 1472 PAGE 399

REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSONS hold ownership interests in the Unit designated as Building 18, Apartment 3 contained within the referenced Condominium Project. Each of said persons hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.


Signature: Joseph L. Mihalik 7-8-75
 Typed: Joseph L. Mihalik Date Signed

Signature: Edith Mihalik 7-8-75
 Typed: Edith Mihalik Date Signed

STATE OF UTAH)
) ss.
 COUNTY OF WASH)

On this 8 day of July, 1975, personally appeared before me JOSEPH L. MIHALIK and EDITH MIHALIK, his wife, the two persons whose names appear immediately above, each of whom duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project."

My Commission Expires: Feb 30/1975
 Notary Public
 Residing at: _____



REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSONS hold ownership interests in the Unit designated as Building 18, Apartment 4 contained within the referenced Condominium Project. Each of said persons hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.

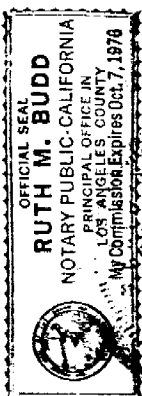
Signature: Cale Whipple March 24, 1976
 Typed: Cale Whipple Date Signed

Signature: Marilyn Whipple Mar 23 1976
 Typed: Marilyn Whipple Date Signed

STATE OF UTAH)
) ss.
 COUNTY OF UTAH)

On this 23rd day of March, 1976, personally appeared before me CALE WHIPPLE and MARILYN WHIPPLE, his wife, the two persons whose names appear immediately above, each of whom duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project."

My Commission Expires: Kathleen K. Weller
 Notary Public
 Residing at: American Fork, Utah
October 10, 1978



STATE OF CALIFORNIA)
) ss.
 COUNTY OF LOS ANGELES)

On this 24th day of March, 1976, personally appeared before me Cale Whipple, the person whose name appears immediately above, who duly acknowledged to me that he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium project."

My Comm. Expires: Ruth M. Budd
 Notary Public

BOOK 1472 PAGE 401

REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PERSONS hold ownership interests in the Unit designated as Building 20, Apartment 2 contained within the referenced Condominium Project. Each of said persons hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time (s)he signed this instrument (s)he had before him (her) a complete copy of the Revised Declaration and Revised Map.


Signature: *Robert M. Blaylock* 2/5/76
 Typed: Robert M. Blaylock Date Signed

Signature: *Bonnie L. Blaylock* April 5, 1976
 Typed: Bonnie L. Blaylock Date Signed

STATE OF UTAH)
) ss.
 COUNTY OF UTAH)

On this 5th day of APRIL, 1975, personally appeared before me Robert M. Blaylock and Bonnie L. Blaylock, his wife, the two persons whose names appear immediately above, each of whom duly acknowledged to me that (s)he executed the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project"

My Commission Expires: Nov. 19, 1979
 Notary Public
 Residing at: *Provo, Utah*



(Trustee and Beneficiaries Under Trust Deeds)

REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PARTY, PROVO LAND TITLE COMPANY, a corporation, is the Trustee and/or Beneficiary under (a) certain Deed(s) of Trust affecting the Unit(s) contained within the referenced Condominium Project which is (are) designated as

Building 5, Apartment 3.

follows: Building 5 -- Apartment 1; Building 5 -- Apartment 2; The undersigned hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time it signed this instrument it had before it a complete copy of the Revised Declaration and Revised Map.

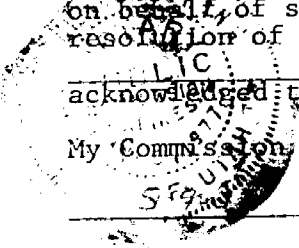
PROVO LAND TITLE COMPANY
 Typed Name of Corporation Date Signed Dec 3 1975

Attest: _____ By [Signature]
 Title: _____ Its [Signature]

STATE OF UTAH)
) ss.
 COUNTY OF Utah)

On this 3rd day of December, 1975, personally appeared before me Walter M. [Signature] and [Signature], who being by me duly sworn, did say that they are the [Signature] and [Signature], respectively, of PROVO LAND TITLE COMPANY, a corporation, and that the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project," was signed on behalf of said corporation by authority of its Bylaws or a resolution of its Board of Directors, and said [Signature] and [Signature] acknowledged to me that said corporation executed the same.

My Commission Expires: _____
 Notary Public
 Residing at: [Signature]



BOOK 1472 PAGE 406

REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supercedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PARTY, AMERICAN SAVINGS AND LOAN ASSOCIATION, a corporation, is the [] Trustee and/or [x] Beneficiary under (a) certain Deed(s) of Trust affecting the Unit(s) contained within the referenced Condominium Project which is (are) designated as follows: Building 2 -- Apartment 3; Building 8 -- Apartment 1. The undersigned hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time it signed this instrument it had before it a complete copy of the Revised Declaration and Revised Map.

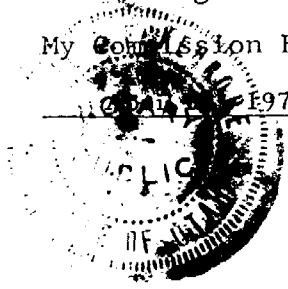
AMERICAN SAVINGS AND LOAN ASSOCIATION May 13, 1975
Typed Name of Corporation Date Signed

Attest: Fred A. Smolka By Howard C. Bradshaw
Title: Exec. Vice President Its President

STATE OF UTAH)
) ss.
COUNTY OF Salt Lake)

On this 13th day of May, 1975, personally appeared before me Howard C. Bradshaw and Fred A. Smolka, who being by me duly sworn, did say that they are the President and Exec. Vice President respectively, of AMERICAN SAVINGS AND LOAN ASSOCIATION, a corporation, and that the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project," was signed on behalf of said corporation by authority of its Bylaws or a resolution of its Board of Directors, and said Howard C. Bradshaw and Fred A. Smolka acknowledged to me that said corporation executed the same.

My Commission Expires: 1979
Notary Public Sam R. Eberhardt
Residing at: Salt Lake City, Utah



BOOK 1472 PAGE 402

REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PARTY, PROVO LAND TITLE COMPANY, a corporation, is the [] Trustee and/or [] Beneficiary under (a) certain Deed(s) of Trust affecting the Unit(s) contained within the referenced Condominium Project which is (are) designated as follows: Building 2 -- Apartment 3; Building 8 -- Apartment 1. The undersigned hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time it signed this instrument it had before it a complete copy of the Revised Declaration and Revised Map.

PROVO LAND TITLE COMPANY
Typed Name of Corporation

May 13 1975
Date Signed

Attest: _____
Title: _____

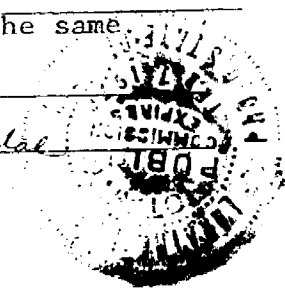
By Wayne M. Tinsley
Its PRESIDENT

STATE OF UTAH)
) ss.
COUNTY OF Wasatch)

On this 13 day of May, 1975, personally appeared before me Wayne M. Tinsley and _____, who being by me duly sworn, did say that they are the President and _____, respectively, of PROVO LAND TITLE COMPANY, a corporation, and that the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project," was signed on behalf of said corporation by authority of its Bylaws or a resolution of its Board of Directors, and said Wayne M. Tinsley and _____ acknowledged to me that said corporation executed the same.

My Commission Expires: _____
2776

LaRance Wala
Notary Public
Residing at: Wendell



(Trustee and Beneficiaries
der Trust Deeds)

REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

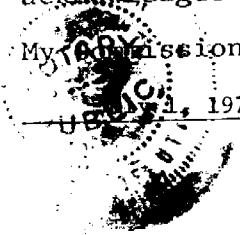
THE UNDERSIGNED PARTY, SECURITY TITLE AND ABSTRACT COMPANY, a corporation, is the [x] Trustee and/or [] Beneficiary under (a) certain Deed(s) of Trust affecting the Unit(s) contained within the referenced Condominium Project which is (are) designated as follows: Building 15 -- Apartment 1; Building XXXXXX -- Apartment XXXXXX. The undersigned hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time it signed this instrument it had before it a complete copy of the Revised Declaration and Revised Map.

SECURITY TITLE AND ABSTRACT COMPANY May 19, 1975
Typed Name of Corporation Date Signed
Attest: Weston Garrett By A. K. Breinholt
Title: Secretary Its President

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

On this 19th day of May, 1975, personally appeared before me A. K. Breinholt and Weston Garrett, who being by me duly sworn, did say that they are the President and Secretary, respectively, of SECURITY TITLE AND ABSTRACT COMPANY, a corporation, and that the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project," was signed on behalf of said corporation by authority of its Bylaws or a resolution of its Board of Directors, and said A. K. Breinholt and Weston Garrett acknowledged to me that said corporation executed the same.

My Commission Expires: 1, 1976
A. K. Breinholt
Notary Public
Residing at: Provo, Utah



BOOK 1472 PAGE 410

REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

THE UNDERSIGNED PARTY, STATE SAVINGS AND LOAN ASSOCIATION, a corporation, is the [x] Trustee and/or [x] Beneficiary under (a) certain Deed(s) of Trust affecting the Unit(s) contained within the referenced Condominium Project which is (are) designated as follows: Building 10 -- Apartment 1; Building 17 -- Apartment 4. The undersigned hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time it signed this instrument it had before it a complete copy of the Revised Declaration and Revised Map.

STATE SAVINGS AND LOAN ASSOCIATION 13 May 1975
Typed Name of Corporation Date Signed

By [Signature]
Its Executive Vice-President

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

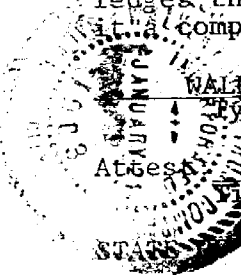
On this 13th day of May, 1975, personally appeared before me D. C. F. Staker and M. M. J. J. J., who being by me duly sworn, did say that they are the Executive Vice-President and Assistant Secretary, respectively, of STATE SAVINGS AND LOAN ASSOCIATION, a corporation, and that the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project," was signed on behalf of said corporation by authority of its Bylaws or a resolution of its Board of Directors, and said D. C. F. Staker and M. M. J. J. J. acknowledged to me that said corporation executed the same.

My Commission Expires: 4/10/77
Notary Public
Residing at: Brantford, Utah



REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supercedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

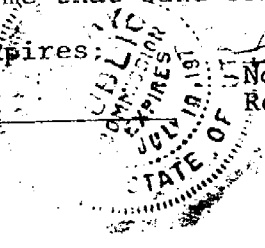
THE UNDERSIGNED PARTY, WALKER BANK AND TRUST COMPANY, a corporation, is the [x] Trustee and/or [x] Beneficiary under (a) certain Deed(s) of Trust affecting the Unit(s) contained within the referenced Condominium Project which is (are) designated as follows: Building 12 -- Apartment 2; Building 11 -- Apartment 2. The undersigned hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time it signed this instrument it had before it a complete copy of the Revised Declaration and Revised Map.



WALKER BANK AND TRUST COMPANY June 12, 1975
Typed Name of Corporation Date Signed
Attested: J. Michael Holt By Phil L. Simister
Name: Vice President ITS Secretary / VICE PRESIDENT
SECRETARY
STATE OF UTAH)
COUNTY OF Salt Lake) ss.

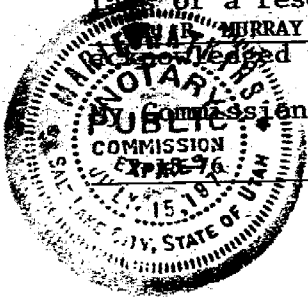
On this 12th day of June, 1975, personally appeared before me Phil L. Simister and J. Michael Holt, who being by me duly sworn, did say that they are the Vice President and Secretary, respectively, of WALKER BANK AND TRUST COMPANY, a corporation, and that the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project," was signed on behalf of said corporation by authority of its Bylaws or a resolution of its Board of Directors, and said Phil L. Simister and J. Michael Holt acknowledged to me that said corporation executed the same.

My Commission Expires July 19, 1977
Phil L. Simister
Notary Public
Residing at: Murray, Utah



STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On this 12th day of May, 1975, personally appeared before me R. R. MURRAY and R. R. BILLINGSLEY, who being by me duly sworn, did say that they are the Senior Vice President and Loan Officer, respectively of PRUDENTIAL FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation, and that the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project," was signed on behalf of said corporation by authority of its By-laws or a resolution of its Board of Directors, and said R. R. MURRAY and R. R. BILLINGSLEY acknowledged to me that said corporation executed the same.



Commission Expires: M. R. Nathan
Notary Public
Residing at: Salt Lake City, Utah

REFERENCE IS MADE to the foregoing 30-page "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project" (hereinafter the "Revised Declaration"), consisting of an introductory identification of nine planned unit development, condominium, and related instruments currently appearing of record in Utah County, Utah, Article I ("Purpose and Effectuation of Revision and Restatement" -- 8 Sections), Article II ("Definitions" -- 16 Sections), Article III ("Submission"), Article IV ("Covenants, Conditions, and Restrictions" -- 31 Sections), Exhibit "A" (furnishing information concerning the 52 Units which hereafter are to be included in the Project), and Exhibit "B" (containing the legal description of the external boundaries of the Parcel of property which hereafter is to be included in the Project). REFERENCE IS ALSO MADE to the "Revised Record of Survey Map of Edgewood Condominium Homes" (hereinafter the "Revised Map") to be recorded concurrently with the Revised Declaration, consisting of two (2) Sheets, prepared and certified by Lynn P. Gottfredson (a registered Utah Land Surveyor), executed by C. LeRoy Garner and Gladys Garner, his wife, and approved by Provo City Corporation and/or certain agencies, boards, or commissions thereof. It is recognized that, under Article I, Sections 4 and 5 thereof, the Revised Declaration completely extinguishes, supersedes, and replaces the instruments identified as items 1 through 7 at the outset of the Revised Declaration and that, under Article I, Section 6 thereof, the Revised Declaration and the Revised Map partially supersede and replace the instruments identified as items 8 and 9 at the outset of the Revised Declaration. The Revised Declaration and the Revised Map are hereby incorporated by reference.

PRUDENTIAL FEDERAL SAVINGS AND LOAN ASSOCIATION
THE UNDERSIGNED PARTY, PRUDENTIAL FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation, is the [x] Trustee and/or [x] Beneficiary under (a) certain Deed(s) of Trust affecting the Unit(s) contained within the referenced Condominium Project which is (are) designated as follows: Building 16 -- Apartment 2; Building ~~XXX~~ -- Apartment ~~XXX~~. The undersigned hereby consents to and joins in the Revised Declaration and the Revised Map and hereby acknowledges that at the time it signed this instrument it had before it a complete copy of the Revised Declaration and Revised Map.

PRUDENTIAL FEDERAL SAVINGS AND LOAN ASSOCIATION
Typed Name of Corporation
Date Signed Dec. 22, 75
Attest: [Signature] By [Signature]
Title: Loan Officer Its SENIOR VICE PRESIDENT

STATE OF UTAH }
COUNTY OF Salt Lake } ss.

On this 22nd day of December, 1975, personally appeared before me E. R. Murray and E. R. Billingsley who being by me duly sworn, did say that they are the Senior Vice Pres and Loan Officer, respectively, of PRUDENTIAL FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation, and that the foregoing "Revised and Restated Declaration for Edgewood Condominium Homes, a Condominium Project," was signed on behalf of said corporation by authority of its Bylaws on 12/21/75 resolution of its Board of Directors, and said E. R. Murray and E. R. Billingsley acknowledged to me that said corporation executed the same.

My Commission Expires: May 13, 1979
Notary Public Archie Hope Hanson
Residing at: Salt Lake City