

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

**FIRST AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
LAKEFRONT AT VINEYARD TOWN CENTER TOWNHOMES**

This First Amendment to the Declaration of Covenants, Conditions, and Restrictions for Lakefront at Vineyard Town Center Townhomes (the "**First Amendment**") is executed and adopted by Edge Vineyard Shores, LLC (the "**Declarant**").

**RECITALS**

A. The Declaration of Covenants, Conditions, and Restrictions for Lakefront at Vineyard Town Center Townhomes was recorded on August 6, 2019 as Entry No. 74501:2019 in the office of the Utah County Recorder (hereinafter the "**Declaration**").

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

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

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

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

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

**AMENDMENT**

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

**(1) Amendment No. 1.** The following paragraph shall be added to the end of Section 7.1 of the Declaration:

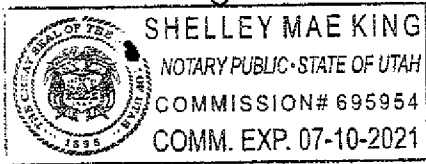
The Association shall have the responsibility to maintain, replace, repair, and clean all dryer and exhaust vents and associated ducting. The Association shall have

the authority to remove, replace or retrofit (whether inside or outside Living Units) all ducting, vent covers, and screens to fulfill such duties.

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

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

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



**DECLARANT**  
**EDGE VINEYARD SHORES, LLC**  
a Utah limited liability company

By: Steve Maddox

Name: Steve Maddox

Its: Manager

STATE OF UTAH )  
 ) ss.  
COUNTY OF Utah )

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

Notary Public: Shelley King

**EXHIBIT A**  
Legal Description

All of **Phase 1 Lakefront @Vineyard Town Center**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 74499:2019.

**Parcel Numbers: 45:684:0101 through 45:684:0130**

All of **Phase 1-C Lakefront @Vineyard Town Center 1st Amendment**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 8574:2020.

**Parcel Numbers: 45:698:0301 through 45:698:0352**

All of **Phase 2-A Lakefront @Vineyard Town Center Phase 2-A**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 139401:2019.

**Parcel Numbers: 45:697:0001 through 45:697:0031**

All of **Phase 2-C Lakefront @ Vineyard Town Center Subdivision**, according to the official plat on file in the office of the Utah County Recorder.

**Including Lots 1201 through 1230**

More particularly described as:

Portions of Section 7, Township 6 South, Range 2 East, Salt Lake Base & Meridian, located in Vineyard, Utah, more particularly described as follows:

Beginning at a point on the Westerly line of THE PRESERVE AT WATERS EDGE TOWNHOMES Subdivision, Plat "B", according to the Official Plat thereof on file in the Office of the Utah County Recorder, located West 1,857.64 feet and North 1,613.73 feet from the Southeast Corner of Section 7, T6S, R2E, SLB&M (Basis of Bearing: S89°25'01"W along the Section line from the South 1/4 Corner of Section 8 to the Southeast Corner of Section 7, T6S, R2E, SLB&M); thence S79°25'15"W 93.00 feet; thence N10°34'45"W 67.62 feet; thence S79°25'15"W 34.00 feet; thence N89°53'11"W 330.81 feet; thence N00°06'49"E 194.34 feet; thence N89°59'59"E 294.01 feet; thence N10°34'45"W 59.91 feet; thence N79°25'15"E 127.00 feet to the Westerly line of said THE PRESERVE AT WATERS EDGE TOWNHOMES Subdivision, Plat "B"; thence S10°34'45"E along said plat 325.89 feet to the point of beginning.

Contains: 2.29 acres+/-

All of **Phase 2-E Lakefront @ Vineyard Town Center Subdivision**, according to the official plat on file in the office of the Utah County Recorder.

**Including Lots 1401 through 1440**

More particularly described as:

Portions of Section 7, Township 6 South, Range 2 East, Salt Lake Base & Meridian, located in Vineyard, Utah, more particularly described as follows:

Beginning at a point on the Westerly line of THE PRESERVE AT WATERS EDGE TOWNHOMES Subdivision, Plat "B", according to the Official Plat thereof on file in the Office of the Utah County Recorder, located West 1,917.48 feet and North 1,934.08 feet from the Southeast Corner of Section 7, T6S, R2E, SLB&M (Basis of Bearing: S89°25'01"W along the Section line from the South 1/4 Corner of Section 8 to the Southeast Corner of Section 7, T6S, R2E, SLB&M); thence S79°25'15"W 127.00 feet; thence S10°34'45"E 59.91 feet; thence S89°59'59"W 294.01 feet; thence N00°06'49"E 390.02 feet; thence N89°59'59"E 117.22 feet; thence N65°23'07"E 76.97 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 285.00 feet (radius bears: S54°23'56"W) a distance of 72.36 feet through a central angle of 14°32'52" Chord: S28°19'38"E 72.17 feet; thence N68°56'48"E 34.00 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 319.00 feet (radius bears: S68°56'48"W) a distance of 34.55 feet through a central angle of 06°12'17" Chord: S17°57'04"E 34.53 feet; thence N79°25'15"E 93.89 feet to the Westerly line said THE PRESERVE AT WATERS EDGE TOWNHOMES Subdivision, Plat "B"; thence S10°34'45"E along said plat 277.67 feet to the point of beginning.

Contains: 3.16 acres+/-