

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

**FIRST AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
QUAILHILL AT MT. SARATOGA TOWNHOMES**

This First Amendment to the Declaration of Covenants, Conditions, and Restrictions for Quailhill at Mt. Saratoga Townhomes (the "**First Amendment**") is executed and adopted by Edge Homes Utah, LLC (the "**Declarant**").

**RECITALS**

A. The Declaration of Covenants, Conditions, and Restrictions for Quailhill at Mt. Saratoga Townhomes was recorded on June 6, 2019 as Entry No. 51006:2019 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



**EXHIBIT A**  
Legal Description

All of **Quailhill at Mt. Saratoga Plat F-1**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 51005:2019.

**Parcel Numbers: 50:095:0101 through 50:095:0136**

All of **Quailhill at Mt. Saratoga Plat F-2**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117914:2019.

**Parcel Numbers: 50:100:0201 through 50:100:0242**