

**AMENDMENT TO THE DECLARATION OF COVENANTS,  
CONDITIONS, AND RESTRICTIONS FOR  
WILLOW POINT TOWNHOMES**

**An Expandable Planned Unit Development in Utah County**

This Amendment to the Declaration of Covenants, Conditions, and Restrictions for Willow Point Townhomes (this “**Amendment**”) is executed and adopted by Edge Homes Utah, LLC, a Utah limited liability company (“**Declarant**”).

**RECITALS**

- A. The Declaration of Covenants, Conditions, and Restrictions for Willow Point Townhomes was recorded with the Utah County Recorder’s Office on November 2, 2021, as Entry No. 186532.
- B. This Amendment applies to and amends that certain Declaration of Covenants, Conditions, and Restrictions for Willow Point Townhomes.
- C. Edge Homes Utah, LLC is the Declarant as identified and set forth in the Declaration.
- D. Edge Homes Utah, LLC has the right to amend the Declaration as set forth in Section 15.1 of the Declaration.
- E. Unless otherwise provided in this Amendment, capitalized terms used herein shall have the same meaning and effect as used in the Declaration.

**AMENDMENT**

NOW THEREFORE, in consideration of the recitals set forth above, the Declaration is amended as follows:

- 1) Amendment to Article 9.13. The following portion of the third sentence of Article 9.13 is hereby deleted and amended. The remaining language of Article 9.13 shall remain in force. The amended sentence shall read as follows:

**Prior Language Deleted**

~~no Owner may lease individual rooms to separate persons or less than his or her entire Living Unit;~~

**Newly Amended Language**

An Owner may lease individual rooms to separate persons or less than his or her entire Living Unit;

- 2) Incorporation of Prior Terms. It is expressly agreed that this Amendment is supplemental to the Declaration, which is by reference made a part hereof, and all the terms, conditions, and provisions thereof, unless specifically modified herein, are to apply to this Amendment and are made a part of this Amendment as though they were expressly rewritten, incorporated and included herein. In the event of any conflict, inconsistency or incongruity between the provisions of this Amendment and any of the provisions of the Declaration, the former shall in all respects govern and control.
- 3) Effective Date. The effective date of this AMENDMENT to the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WILLOW POINT TOWNHOMES is the date the document is recorded in the office of the County Recorder of Utah County, Utah.

IN WITNESS WHEREOF, the Declarant executes this Amendment of the date below and verifies that this Amendment was adopted properly pursuant to the terms of the Declaration.

DATED: December 9, 2022

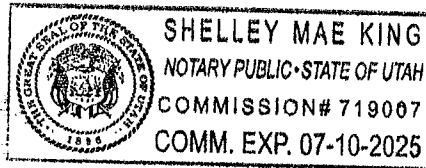
**DECLARANT**  
**EDGE HOMES UTAH, LLC**  
A Utah limited liability company

By: Steve Maddox  
Name: Manager  
Title: Steve Maddox

STATE OF UTAH )  
COUNTY OF Salt Lake )<sup>ss.</sup>

On the 9 day of December, 2022, personally appeared before me Steve Maddox who by me being duly sworn, did say that he/she is an authorized representative of Edge Homes Utah, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

SEAL:



Notary Public: Shelley King

## EXHIBIT A

## LEGAL DESCRIPTION

All of **WILLOW POINT PHASE 1 SUBDIVISION**, according to the official plat filed in the office of the Utah County Recorder. Including Lots 101 through 211.

More particularly described as:

A portion of Lot 2 and a portion of 1, **VIEW 21 PLAT 'A'**, according to the Official Plat thereof recorded June 11, 2018 as Entry No. 54281:2018 of the Official Records of Utah County, located in the SE1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Southerly Right-of-Way line of State Road 85 as depicted on the Right-of-Way Plans for UDOT Project Number MP-R399(41) located approximately 34.00 feet perpendicularly distant from the east bound control line of said project opposite engineer station 244+48.17, said point being also located S89°48'50"W along the 1/4 Section line 1,039.00 feet and South 301.34 feet from the East 1/4 Corner of Section 2, T5S, R1W, SLB&M (Basis of Bearing: N89°53'46"E between the Northwest Corner and Northeast Corner of said Section 2); thence S00°31'38"W along the common lot line of Lots 4 and 8 of said **VIEW 21 PLAT 'A'** 700.60 feet to the Northerly line of Hardman Way as dedicated by said **HARDMAN LEHI SUBDIVISION PLAT 'A'**; thence along said street the following (4) four courses: 1) S89°52'36"W 147.54 feet; 2) along the arc of a curve to the left with a radius of 1,031.00 feet a distance of 130.50 feet through a central angle of 07°15'09" Chord: S86°15'01"W 130.42 feet to a point of reverse curvature; 3) along the arc of a curve to the right having a radius of 969.00 feet a distance of 124.74 feet through a central angle of 07°22'33" Chord: S86°18'43"W 124.66 feet; 4) West 800.53 feet; thence along the arc of a curve to the right with a radius of 21.00 feet a distance of 32.99 feet through a central angle of 90°00'00" Chord: N45°00'00"W 29.70 feet to the Easterly line of 4100 West Street as dedicated by said **VIEW 21 PLAT 'A'**; thence North along said street 242.79 feet; thence East 3.00 feet; thence South 1.57 feet; thence along the arc of a curve to the left with a radius of 16.00 feet a distance of 25.14 feet through a central angle of 90°01'58" Chord: S45°00'59"E 22.63 feet; thence along the arc of a curve to the left with a radius of 224.00 feet a distance of 29.90 feet through a central angle of 07°38'52" Chord: N86°08'36"E 29.88 feet; thence N00°07'25"W 455.95 feet; thence N03°46'51"E 39.68 feet to a point on the Southerly Right-of-Way of said State Road 85; thence along said Southerly Right-of-Way line the following two (2) courses: 1) Easterly along the arc of a non-tangent curve to the right having a radius of 14,819.50 feet (radius bears: S04°20'21"W) a distance of 152.78 feet through a central angle of 00°35'27" Chord: S85°21'56"E 152.78 feet to a point of reverse curvature located 34.00 feet perpendicularly distant southerly from said control line of State Road 85 opposite engineer station 242+67.50; 2) Easterly along the arc of a non-tangent curve to the left having a radius of 15,180.50 feet (radius bears: N04°55'48"E) a distance of 181.05 feet through a central angle of 00°41'00" Chord: S85°24'42"E 181.05 feet to the point of beginning.

Contains: 10.52 acres+/-