



ENT 130907:2020 PG 1 of 3
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Aug 28 4:10 pm FEE 176.00 BY MA
RECORDED FOR TRIDENT TITLE INSURANCE AGE

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:

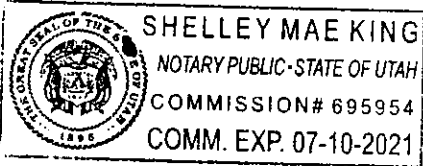
The Association shall have the responsibility to maintain, replace, repair, and clean all dryer and exhaust vents and associated ducting. The Association shall have

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 HOMES UTAH, LLC
a Utah limited liability company

By: Steve Maddox

Name: Steve Maddox

Its: Manager

STATE OF UTAH)

COUNTY OF Utah)

ss.

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 Homes Utah, 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 **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