



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

ENT 130908:2020 PG 1 of 6
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Aug 28 4:12 pm FEE 722.00 BY MA
RECORDED FOR TRIDENT TITLE INSURANCE AGE

**THIRD AMENDMENT TO THE
DECLARATION OF CONDOMINIUM FOR
THE EXCHANGE IN LEHI CONDOMINIUMS**

This Third Amendment to the Declaration of Condominium for The Exchange in Lehi Condominiums (the "**Amendment**") is executed and adopted by Edge Exchange, LLC (the "**Declarant**").

RECITALS

A. The Declaration of Condominium for The Exchange in Lehi Condominiums was recorded on April 12, 2017 as Entry No. 35362:2017 in the office of the Utah County Recorder (hereinafter the "**Declaration**").

B. The Amendment to the Declaration of Condominium for The Exchange in Lehi Condominiums was recorded on June 17, 2019 as Entry No. 54786:2019 in the office of the Utah County Recorder.

C. The Amendment to the Declaration of Condominium for The Exchange in Lehi Condominiums was recorded on March 3, 2020 as Entry No. 27897:2020 in the office of the Utah County Recorder.

D. This 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.

E. The Declarant desires to amend the Declaration as set forth in this Amendment to modify certain maintenance responsibilities of the Association and Owners.

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

G. Pursuant to Article 15, Section 15.1(a) of the Declaration, the Declarant has the sole authority to amend the Declaration during the Period of Declarant Control. As of the date of the recording of this Amendment, the Period of Declarant Control remains in effect.

AMENDMENT

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

(1) **Amendment No. 1.** The following shall be added as Section 4.3(e) of the Declaration:

(e) 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 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 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 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 Amendment this 10 day of August, 2020.

DECLARANT
EDGE EXCHANGE, LLC
a Utah limited liability company

By: Steve Maddox

Name: Steve Maddox

STATE OF UTAH)
) ss.
COUNTY OF Utah)

Its: Manager

On the 10 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 Exchange, LLC, and that the foregoing instrument is signed on behalf of said corporation and executed with all necessary authority.

Notary Public: Shelley Mae King

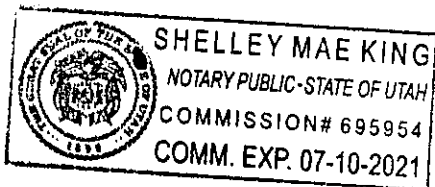


EXHIBIT A

Legal Description

All of **The Exchange at Lehi Condominiums Phase 1, Plat A**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 35361:2017.

Parcel Numbers: 38:521:0101 through 38:521:0305

All of **The Exchange at Lehi Condominiums Phase 2, Plat B**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 35363:2017.

Parcel Numbers: 38:522:0101 through 38:522:0305

All of **The Exchange at Lehi Condominiums Phase 2, Plat C**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 35365:2017.

Parcel Numbers: 38:523:0101 through 38:523:0305

All of **The Exchange at Lehi Condominiums Phase 2, Plat D**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 35367:2017.

Parcel Numbers: 38:524:0101 through 38:524:0305

All of **The Exchange at Lehi Condominiums Phase 2, Plat E**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 35369:2017.

Parcel Numbers: 38:525:0101 through 38:525:0305

All of **The Exchange at Lehi Condominiums Phase 2, Plat F**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 35371:2017.

Parcel Numbers: 38:526:0101 through 38:526:0305

All of **The Exchange at Lehi Condominiums Phase 5, Plat U**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 97960:2017.

Parcel Numbers: 38:547:0101 through 38:547:0305

All of **The Exchange at Lehi Condominiums Phase 8, Plat G**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 5687:2018.

Parcel Numbers: 38:557:0101 through 38:557:0305

All of **The Exchange at Lehi Condominiums Phase 8, Plat H**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 5689:2018.

Parcel Numbers: 38:558:0101 through 38:558:0305

All of **The Exchange at Lehi Condominiums Phase 10, Plat V**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37339:2018.

Parcel Numbers: 38:563:0101 through 38:563:0305

All of **The Exchange at Lehi Condominiums Phase 10, Plat W**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37341:2018.

Parcel Numbers: 38:564:0101 through 38:564:0305

All of **The Exchange at Lehi Condominiums Phase 13, Plat M**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37344:2018.

Parcel Numbers: 38:566:0101 through 38:566:0305

All of **The Exchange at Lehi Condominiums Phase 13, Plat N**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37346:2018.

Parcel Numbers: 38:567:0101 through 38:567:0305

All of **The Exchange at Lehi Condominiums Phase 13, Plat O**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37348:2018.

Parcel Numbers: 38:568:0101 through 38:568:0305

All of **The Exchange at Lehi Condominiums Phase 13, Plat P**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37350:2018.

Parcel Numbers: 38:569:0101 through 38:569:0305

All of **The Exchange at Lehi Condominiums Phase 13, Plat Q**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37352:2018.

Parcel Numbers: 38:570:0101 through 38:570:0305

All of **The Exchange at Lehi Condominiums Phase 13, Plat R**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37354:2018.

Parcel Numbers: 38:571:0101 through 38:571:0305

All of **The Exchange at Lehi Condominiums Phase 13, Plat S**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37356:2018.

Parcel Numbers: 38:572:0101 through 38:572:0305

All of **The Exchange at Lehi Condominiums Phase 13, Plat T**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37358:2018.

Parcel Numbers: 38:573:0101 through 38:573:0305

All of **The Exchange at Lehi Condominiums Phase 14, Plat X**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 48147:2018.

Parcel Numbers: 38:577:0101 through 38:577:0305

All of **The Exchange at Lehi Condominiums Phase 14, Plat Y**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 48149:2018.

Parcel Numbers: 38:578:0101 through 38:578:0305

All of **The Exchange at Lehi Condominiums Phase 14, Plat Z**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 48151:2018.

Parcel Numbers: 38:579:0101 through 38:579:0305

All of **The Exchange at Lehi Condominiums Phase 14, Plat AA**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 48153:2018.

Parcel Numbers: 38:580:0101 through 38:580:0305

All of **The Exchange at Lehi Condominiums Phase 15, Plat I**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 106268:2018.

Parcel Numbers: 38:592:0101 through 38:592:0305

All of **The Exchange at Lehi Condominiums Phase 15, Plat J**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 106270:2018.

Parcel Numbers: 38:593:0101 through 38:593:0305

All of **The Exchange at Lehi Condominiums Phase 15, Plat K**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 106272:2018.

Parcel Numbers: 38:594:0101 through 38:594:0305

All of **The Exchange at Lehi Condominiums Phase 15, Plat L**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 106274:2018.

Parcel Numbers: 38:595:0101 through 38:595:0305

All of **The Exchange at Lehi Condominiums Phase 12, Plat BB**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 113143:2018.

Parcel Numbers: 38:598:0101 through 38:598:0305

All of **The Exchange at Lehi Condominiums Phase 12, Plat CC**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 113145:2018.

Parcel Numbers: 38:599:0101 through 38:599:0305

All of **The Exchange at Lehi Condominiums Phase 12, Plat DD**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 113147:2018.

Parcel Numbers: 38:600:0101 through 38:600:0305

All of **The Exchange at Lehi Condominiums Phase 12, Plat EE**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 113149:2018.

Parcel Numbers: 38:601:0101 through 38:601:0305

All of **The Exchange at Lehi Condominiums Phase 16, Plat FF**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 111986:2019.

Parcel Numbers: 38:625:0101 through 38:625:0305

All of **The Exchange at Lehi Condominiums Phase 16, Plat GG**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 111988:2019.

Parcel Numbers: 38:626:0101 through 38:626:0305

All of **The Exchange at Lehi Condominiums Phase 16, Plat HH**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 111990:2019.

Parcel Numbers: 38:627:0101 through 38:627:0305

All of **The Exchange in Lehi Phase 18 Plat "JJ" Condominium Amended**, according to the official plat recorded in the office of the Utah County Recorder as Entry No. 63901:2020.

Parcel Numbers: 38:637:0101 through 38:637:0305

All of **The Exchange in Lehi Phase 18 Plat "KK" Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry No. 17894.

Parcel Numbers: 38:635:0101 through 38:635:0305

All of **The Exchange in Lehi Phase 18 Plat "LL" Condominium Amended**, according to the official plat recorded in the office of the Utah County Recorder as Entry No. 17897:2020.

Parcel Numbers: 38:638:0101 through 38:638:0305

All of **The Exchange in Lehi Phase 20 Plat "NN" Condominium**, according to the official plat recorded in the office of the Utah County Recorder.

More particularly described as:

Beginning at a point located North 00°07'24" West 37.86 feet along the section line and West 1,697.57 feet from the Southeast Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 89°53'38" West 169.86 feet;
 thence North 00°06'22" West 81.54 feet;
 thence North 89°53'38" East 189.94 feet;
 thence Southeastery 7.86 feet along the arc of a 5.00 foot radius curve to the right (center bears South 00°06'22" East and the chord bears South 45°03'54" East 7.08 feet with a central angle of 90°04'55");
 thence South 00°01'27" East 51.57 feet;
 thence Southwesterly 39.23 feet along the arc of a 25.00 foot radius curve to the right (center bears South 89°58'33" West and the chord bears South 44°56'06" West 35.33 feet with a central angle of 89°55'05") to the point of beginning.

Contains 15,753 Square Feet or 0.362 Acres

All of **The Exchange in Lehi Phase 20 Plat "MM" Condominium**, according to the official plat recorded in the office of the Utah County Recorder.

More particularly described as:

Beginning at a point located North 00°07'24" West 37.54 feet along the section line and West 1,867.44 feet from the Southeast Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 89°53'38" West 72.66 feet;
 thence Southwesterly 64.69 feet along the arc of a 660.00 foot radius curve to the left (center bears South 00°06'22" East and the chord bears South 87°05'09" West 64.67 feet with a central angle of 05°36'58");
 thence Southwesterly 57.83 feet along the arc of a 590.00 foot radius curve to the right (center bears North 05°43'19" West and the chord bears South 87°05'09" West 57.81 feet with a central angle of 05°36'58");
 thence South 89°53'38" West 21.05 feet;
 thence North 68.15 feet;
 thence Northeasterly 11.10 feet along the arc of a 338.50 foot radius curve to the left (center bears North 01°32'08" West and the chord bears North 87°31'30" East 11.10 feet with a central angle of 01°52'44");
 thence Northeasterly 15.10 feet along the arc of a 261.50 foot radius curve to the right (center bears South 03°24'52" East and the chord bears North 88°14'23" East 15.10 feet with a central angle of 03°18'30");
 thence North 89°53'38" East 9.50 feet;
 thence North 00°06'22" West 18.50 feet;
 thence North 89°53'38" East 180.23 feet;
 thence South 00°06'22" East 81.54 feet to the point of beginning.

Contains 17,426 Square Feet or 0.400 Acres

All of **The Exchange in Lehi Phase 20 Plat "OO" Condominium**, according to the official plat recorded in the office of the Utah County Recorder.

More particularly described as:

Beginning at a point located North 00°07'24" West 38.29 feet along the section line and West 1,466.17 feet from the Southeast Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 89°53'38" West 133.40 feet;
 thence Northwesterly 39.31 feet along the arc of a 25.00 foot radius curve to the right (center bears North 00°06'22" West and the chord bears North 45°03'54" West 35.38 feet with a central angle of 90°04'55");
 thence North 00°01'27" West 60.26 feet;
 thence Northeasterly 6.15 feet along the arc of a 15.00 foot radius curve to the right (center bears South 23°36'08" East and the chord bears North 78°08'45" East 6.11 feet with a central angle of 23°29'46");
 thence North 89°53'38" East 20.10 feet;
 thence Southeasterly 37.33 feet along the arc of a 285.00 foot radius curve to the right (center bears South 00°12'53" East and the chord bears South 86°27'44" East 37.30 feet with a central angle of 07°30'18");
 thence Southeasterly 40.79 feet along the arc of a 316.00 foot radius curve to the left (center bears North 07°17'25" East and the chord bears South 86°24'28" East 40.76 feet with a central angle of 07°23'46");
 thence North 89°53'38" East 54.33 feet;
 thence South 00°06'22" East 81.54 feet to the point of beginning.

Contains 13,101 Square Feet or 0.301 Acres

All of **The Exchange in Lehi Phase 20 Plat "PP" Condominium**, according to the official plat recorded in the office of the Utah County Recorder.

More particularly described as:

Beginning at a point located North 00°07'24" West 38.57 feet along the section line and West 1,315.03 feet from the Southeast Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 89°53'38" West 151.15 feet;
 thence North 00°06'22" West 81.54 feet;
 thence North 89°53'38" East 151.10 feet;
 thence South 00°08'23" East 81.54 feet to the point of beginning.

Contains 12,323 Square Feet or 0.283 Acres