



ENT 130910:2020 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Aug 28 4:15 pm FEE 792.00 BY MA
RECORDED FOR TRIDENT TITLE INSURANCE AGE

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

Third AMENDMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
THE EXCHANGE IN LEHI TOWNHOMES

This Second Amendment to the Declaration of Covenants, Conditions, and Restrictions for The Exchange in Lehi Townhomes (the "**Second Amendment**") is executed and adopted by Edge Exchange, LLC, a Utah limited liability company ("**Declarant**").

RECITALS

A. The Declaration of Covenants, Conditions, and Restrictions for The Exchange in Lehi Townhomes was recorded on June 28, 2017 as Entry No. 62330:2017 in the office of the Utah County Recorder (hereinafter the "**Declaration**").

B. The First Amendment to the Declaration of Covenants, Conditions, and Restrictions for The Exchange in Lehi Townhomes was recorded on April 12, 2018 as Entry No. 34004:2018 in the office of the Utah County Recorder.

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

D. The Association desires to amend the Declaration as set forth in this Second Amendment to modify certain maintenance responsibilities in the Project.

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

F. Pursuant to Article XV, Section 15.1 of the Declaration, the undersigned hereby certifies that this Second Amendment was approved by the Declarant pursuant to its unilateral amendment power.

AMENDMENT

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

(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 provisions of the Declaration not specifically amended in this Second 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 and 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, the Declarant has executed this Second Amendment this 6 day of August, 2020.

DECLARANT
EDGE EXCHANGE, LLC
a Utah Limited Liability Company

By: Steve Maddox

Name: Steve Maddox

Title: 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 Exchange, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Shelley King
Notary Public



EXHIBIT A
Legal Description

Lots 107 through 112 of The Exchange in Lehi Phase 1 Subdivision Plat, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 25496:2017.

Parcel Numbers: **38:516:0107 through 38:516:0112**

Lots 301 through 315 and lots 319 through 330 of The Exchange in Lehi Phase 3 Subdivision Plat, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 50379:2017.

Parcel Numbers: **38:532:0301 through 38:532:0315**

Parcel Numbers: **38:532:0319 through 38:532:0333**

Lots 501 through 525 and lots 528 through 572 of The Exchange in Lehi Phase 5 P.U.D. Subdivision Plat, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 96645:2017.

Parcel Numbers: **38:546:0501 through 38:546:0525**

Parcel Numbers: **38:546:0528 through 38:546:0575**

Lots 709 through 789 of The Exchange at Lehi Phase 7 P.U.D. Subdivision Plat, according to the official plat on file in the office of the Utah County Recorder as Entry No. 129839:2017.

Parcel Numbers: **38:554:0709 through 38:554:0789**

All of **The Exchange at Lehi Phase 10 P.U.D. Subdivision Plat**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37338:2018.

Parcel Numbers: **38:562:0001 through 38:562:0075**

All of **The Exchange at Lehi Phase 12 P.U.D. Subdivision Plat**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 113142:2018.

Parcel Numbers: **38:597:0001 through 38:597:0025**

All of **The Exchange at Lehi Phase 15 P.U.D. Subdivision Plat**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 106267:2018.

Parcel Numbers: **38:591:0001 through 38:591:0020**

All of **The Exchange in Lehi Phase 16 P.U.D. Subdivision Plat**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 111983:2019.

Parcel Numbers: **38:624:0601 through 38:624:0621**

All of **The Exchange in Lehi Phase 17 P.U.D. Subdivision Plat**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 111992:2019.

Parcel Numbers: **38:628:0701** through **38:628:0729**

All of **The Exchange in Lehi Phase 18 P.U.D. Subdivision Plat**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 17886:2020.

Parcel Numbers: **38:633:0801** through **38:633:0836**