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Edge Parkside at HTC, LLC  
13702 S. 200 W. #B12  
Draper, UT 84020

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RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
TRIDENT TITLE INSURANCE AGENCY  
130 W CENTER ST  
OREM UT 84057  
BY: TCA, DEPUTY - WI 5 P.

**FIRST AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM FOR  
PARKSIDE AT HERRIMAN TOWN CENTER CONDOMINIUMS**

This First Amendment to the Declaration of Condominium for Parkside at Herriman Town Center Condominiums (the "**Amendment**") is executed and adopted by Edge Parkside at HTC, LLC (the "**Declarant**").

**RECITALS**

A. The Declaration of Condominium for Parkside at Herriman Town Center Condominiums was recorded on May 14, 2020 as Entry No. 13269987, Book 10943, at Pages 7054-7118 in the office of the Salt Lake County Recorder (hereinafter the "**Declaration**").

B. This Amendment affects the real property located in Salt Lake 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 Amendment to clarify that garage areas are to be considered part of the Units.

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 15, Section 15.1 of the Declaration, the Declarant has the sole authority to amend the Declaration so long as the Declarant owns one or more Units in the Project. As of the date of the recording of this Amendment, the Declarant holds fee simple title to multiple Units in the Project.

**AMENDMENTS**

**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 Salt Lake County Recorder's office.

(1) **Amendment No. 1.** The following shall be added as Article I, Section 1.10(h) of the Declaration:

(h) The residential garages located on the main level of each building shall be considered part of the appurtenant Unit to which they are assigned on the Plats and shall not be considered part of the Common Area.

(2) **Amendment No. 2.** The following sentence shall be added to the end of Article I, Section 1.30 of the Declaration:

The residential garages within each condominium building shall be considered part of each Unit as designated on the Plat.

(3) **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.

(4) **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 24 day of June, 2020.

**DECLARANT**  
**EDGE PARKSIDE AT HTC, LLC**  
a Utah limited liability company

By: Steve Maddox

Name: Steve Maddox

Its: Manager

STATE OF UTAH )

COUNTY OF Utah ) ss.

On the 24 day of June, 2020, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Parkside at HTC, 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 Parkside at Herriman Town Center Phase 1 Plat 'A' Condominium,**  
according to the official plat recorded in the office of the Salt Lake County Recorder.

Including Building A containing 10 total condominium units

More particularly described as:

Beginning at a point being North 00°20'40" East 2,301.25 feet along the section line and West 389.36 feet from the South Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 31°15'03" West 89.26 feet;  
thence Northwesterly 90.81 feet along the arc of a 518.79 foot radius curve to the right (center bears North 31°15'02" East and the chord bears North 53°44'06" West 90.69 feet with a central angle of 10°01'45");  
thence North 48°43'10" West 50.60 feet;  
thence Northwesterly 5.35 feet along the arc of a 198.00 foot radius curve to the right (center bears North 41°16'50" East and the chord bears North 47°56'44" West 5.35 feet with a central angle of 01°32'52");  
thence Northeasterly 43.67 feet along the arc of a 25.00 foot radius curve to the right (center bears North 42°49'42" East and the chord bears North 02°52'34" East 38.33 feet with a central angle of 100°05'43");  
thence North 52°55'25" East 65.68 feet;  
thence Southeasterly 141.96 feet along the arc of a 429.50 foot radius curve to the left (center bears North 50°11'16" East and the chord bears South 49°16'51" East 141.31 feet with a central angle of 18°56'14") to the point of beginning.

Contains 14,163 Square Feet or 0.325 Acres

**All of Parkside at Herriman Town Center Phase 1 Plat 'B' Condominium,**  
according to the official plat recorded in the office of the Salt Lake County Recorder.

Including Building B containing 10 total condominium units

More particularly described as:

Beginning at a point being North 00°20'40" East 2,250.54 feet along the section line and West 265.42 feet from the South Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 13°21'07" West 89.26 feet;  
thence Northwesterly 162.06 feet along the arc of a 518.79 foot radius curve to the right (center bears North 13°21'10" East and the chord bears North 67°41'54" West 161.40 feet with a central angle of 17°53'52");  
thence North 31°15'03" East 89.26 feet;  
thence Southeasterly 134.17 feet along the arc of a 429.50 foot radius curve to the left (center bears North 31°15'03" East and the chord bears South 67°41'55" East 133.63 feet with a central angle of 17°53'56") to the point of beginning.

Contains 13,220 Square Feet or 0.303 Acres

All of **Parkside at Herriman Town Center Phase 1 Plat 'C' Condominium**, according to the official plat recorded in the office of the Salt Lake County Recorder. Including Building C containing 10 total condominium units

More particularly described as:

Beginning at a point being North 00°20'40" East 2,240.28 feet along the section line and West 132.17 feet from the South Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 04°32'28" East 89.26 feet;  
thence Northwesterly 162.00 feet along the arc of a 518.79 foot radius curve to the right (center bears North 04°32'20" West and the chord bears North 85°35'35" West 161.35 feet with a central angle of 17°53'31");  
thence North 13°21'07" East 89.26 feet;  
thence Southeasterly 134.13 feet along the arc of a 429.50 foot radius curve to the left (center bears North 13°21'07" East and the chord bears South 85°35'41" East 133.58 feet with a central angle of 17°53'34") to the point of beginning.

Contains 13,216 Square Feet or 0.303 Acres

All of **Parkside at Herriman Town Center Phase 1 Plat 'D' Condominium**, according to the official plat recorded in the office of the Salt Lake County Recorder. Including Building D containing 10 total condominium units

More particularly described as:

Beginning at a point being North 00°20'40" East 2,288.80 feet along the section line and East 34.40 feet from the South Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence Southeasterly 21.12 feet along the arc of a 15.00 foot radius curve to the right (center bears South 27°53'01" East and the chord bears South 77°32'40" East 19.42 feet with a central angle of 80°40'41");  
thence South 37°12'19" East 57.94 feet;  
thence South 52°47'41" West 93.11 feet;  
thence Southwesterly 143.46 feet along the arc of a 518.79 foot radius curve to the right (center bears North 20°22'57" West and the chord bears South 77°32'21" West 143.00 feet with a central angle of 15°50'37");  
thence North 04°32'28" West 89.26 feet;  
thence Northeasterly 174.98 feet along the arc of a 429.50 foot radius curve to the left (center bears North 04°32'28" West and the chord bears North 73°47'16" East 173.77 feet with a central angle of 23°20'33") to the point of beginning.

Contains 17,969 Square Feet or 0.413 Acres

All of **Parkside at Herriman Town Center Phase 1 Plat 'E' Condominium**, according to the official plat recorded in the office of the Salt Lake County Recorder. Including Building E containing 10 total condominium units

More particularly described as:

Beginning at a point being North 00°20'40" East 2,182.15 feet along the section line and East 14.88 feet from the South Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 52°47'41" East 93.11 feet;  
thence South 37°12'19" East 143.32 feet;  
thence South 52°47'41" West 85.82 feet;  
thence North 37°12'19" West 132.87 feet;  
thence North 72°06'13" West 12.74 feet to the point of beginning.

Contains 12,338 Square Feet or 0.283 Acres

All of **Parkside at Herriman Town Center Phase 1 Plat 'F' Condominium**,  
according to the official plat recorded in the office of the Salt Lake County Recorder.

Including Building F containing 10 total condominium units

More particularly described as:

Beginning at a point being North 00°20'40" East 2,072.41 feet along the section line and East 108.01 feet from the South Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 52°47'41" East 85.82 feet;  
thence South 37°12'19" East 156.47 feet;  
thence Southwesterly 23.57 feet along the arc of a 15.00 foot radius curve to the right (center bears South 52°47'41" West and the chord bears South 07°48'30" West 21.22 feet with a central angle of 90°01'38");  
thence South 52°49'19" West 3.48 feet;  
thence Southwesterly 65.86 feet along the arc of a 420.00 foot radius curve to the right (center bears North 37°10'41" West and the chord bears South 57°18'50" West 65.79 feet with a central angle of 08°59'02");  
thence Northwesterly 8.44 feet along the arc of a 20.00 foot radius curve to the right (center bears North 28°36'47" East and the chord bears North 49°17'46" West 8.38 feet with a central angle of 24°10'54");  
thence North 37°12'19" West 158.09 feet to the point of beginning.

Contains 14,540 Square Feet or 0.334 Acres