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DECLAR- DECLARATION
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: TRIDENT TITLE INSURANCE AGENCY, LLC
130 W CENTER STOREM, UT 840574798

**FIRST AMENDMENT
TO THE
MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
MOUNTAIN RIDGE**

This FIRST AMENDMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR MOUNTAIN RIDGE ("First Amendment") is made and executed by Edge Mountain Ridge, LLC ("Declarant") and shall be effective upon recording in the Office of the Salt Lake County Recorder.

RECITALS

- A. Mountain Ridge is a master planned community located in Herriman, Salt Lake County, Utah.
- B. The Master Declaration of Covenants, Conditions, and Restrictions for Mountain Ridge was recorded on March 9, 2021 as Entry No. 13590984 in the office of the Salt Lake County Recorder ("Declaration").
- C. This First Amendment affects the real property situated in Salt Lake County, Utah, described with particularity on Exhibit A, which exhibit is attached hereto and incorporated in this Amendment by reference (the "Project") and shall be binding on all parties having or acquiring any right, title, or interest to the Project or any part thereof.
- D. Pursuant to Section 14.1 of the Declaration, the Declarant has the unilateral right to amend the Declaration.
- E. Unless specifically modified herein, all remaining provisions of the Declaration shall remain in full force and effect.
- F. In case of any conflict between the terms of this First Amendment and the terms of the Declaration, the provisions of this First Amendment shall control.
- G. Unless otherwise provided in this First Amendment, capitalized terms used herein shall have the same meaning and effect as used in the Declaration.

FIRST AMENDMENT

NOW, THEREFORE, the Declaration is amended as follows:

1. The fourth sentence of Section 11.9 of the Declaration (Leases) which currently reads as follows:

Unless otherwise modified by Association Rule, no Owner shall be permitted to lease his/her Dwelling for transient, hotel, or seasonal purposes; all leases shall be for an initial term of no less than six (6) months; and no Owner may lease individual rooms to separate persons or less than his or her entire Dwelling.

is hereby amended to read as follows:

Unless otherwise modified by Association Rule, no Owner shall be permitted to lease his/her Dwelling for transient, hotel, or seasonal purposes; all leases shall be for an initial term of no less than six (6) months; and no Owner may lease individual rooms to separate persons or less than his or her entire Dwelling, *unless the Owner resides in the Dwelling.*

(Change is shown in italics).

IN WITNESS WHEREOF, the Declarant has executed this First Amendment to the Master Declaration of Covenants, Conditions, and Restrictions for Mountain Ridge.

DATED as of the 9 day of March, 2022.

Edge Mountain Ridge, LLC
A Utah Limited Liability Company

Steve Maddox

By: Steve Maddox

Its: Manager

EXHIBIT A

Legal Description and Parcel Numbers

Mountain Ridge Ph 1

All of Mountain Ridge Phase 1 Subdivision Plat as shown in the Office of the Salt Lake County Recorder, including Common Area and Units T-101 through T-134.

Parcel Numbers: 33-06-401-003-0000 (Common Area)
33-06-401-004-0000 through 33-06-401-037-0000

(35 Parcels)

Mountain Ridge Ph 2

All of Mountain Ridge Phase 2 Subdivision Plat as shown in the Office of the Salt Lake County Recorder, including Common Area, Lots 261-272, and Units T-201 through T-260.

Parcel Numbers: 33-06-402-002-0000 (Common Area)
33-06-402-003-0000 through 33-06-402-062-0000
33-06-403-001-0000 through 33-06-403-010-0000
33-06-451-022-0000 through 33-06-451-023-0000

(73 Parcels)

Mountain Ridge Ph 5

All of Mountain Ridge Phase 5 Subdivision Plat as shown in the Office of the Salt Lake County Recorder, including Common Area and Lots 501-531.

Parcel Numbers: 33-06-400-032-0000 (Common Area)
33-06-403-012-0000 through 33-06-403-023-0000
33-06-404-001-0000 through 33-06-404-013-0000
33-06-451-024-0000 through 33-06-451-027-0000
33-06-451-028-0000 (Common Area)
33-06-455-001-0000 through 33-06-455-002-0000

(33 Parcels)

Mountain Ridge Ph 6

All of Mountain Ridge Phase 6 Subdivision Plat as shown in the Office of the Salt Lake County Recorder, including Common Area and Lots 601-650.

Parcel Numbers: 33-06-451-030-0000 through 33-06-451-037-0000
33-06-452-015-0000 through 33-06-452-024-0000
33-06-455-003-0000 through 33-06-455-004-0000
33-06-477-002-0000 (Common Area)
33-06-478-032-0000 through 33-06-478-040-0000
33-06-479-001-0000 through 33-06-479-021-0000

(51 Parcels)

Mountain Ridge Ph 8

All of Mountain Ridge Phase 8 Subdivision Plat as shown in the Office of the Salt Lake County Recorder, including Lots 801-822.

Parcel Numbers: 33-06-452-026-0000 through 33-06-452-035-0000
33-06-456-001-0000 through 33-06-456-012-0000

(22 Parcels)

Mountain Ridge Ph 9

All of Mountain Ridge Phase 9 Subdivision Plat as shown in the Office of the Salt Lake County Recorder, including Common Area and Units 901-932.

Parcel Numbers: 33-06-326-053-0000 (Common Area)
33-06-326-054-0000 through 33-06-326-085-0000

(33 Parcels)

Mountain Ridge Ph 11

All of Mountain Ridge Phase 11 Subdivision Plat as shown in the Office of the Salt Lake County Recorder, including Common Area and Units 1101-1128.

Parcel Numbers: 33-06-327-001-0000 (Common Area)
33-06-327-002-0000 through 33-06-327-029-0000

(29 Parcels)

(276 Total Parcels)