

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

**14008426 B: 11368 P: 5435 Total Pages: 8**  
**08/30/2022 10:51 AM By: dsalazar Fees: \$558.00**  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: TRIDENT TITLE INSURANCE AGENCY, LLC  
130 W CENTER STOREM, UT 840574798

**FIRST AMENDMENT TO THE DECLARATION  
OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR  
COPPER FIELDS AT CREEK RIDGE**

**An Expandable Residential Development in Salt Lake County, Utah**

This First Amendment to the Declaration of Covenants, Conditions, and Restrictions for Copper Fields at Creek Ridge (this "**Amendment**") is executed and adopted by Edge Homes Utah, LLC, a Utah limited liability company ("**Declarant**").

**RECITALS**

- A. This Amendment applies to and amends that certain Declaration of Covenants, Conditions, and Restrictions for Copper Fields (the "**Declaration**") recorded with the Salt Lake County Recorder's Office on July 19, 2022, as Entry No. 13987239.
- B. Edge Homes Utah, LLC is the Declarant as identified and set forth in the Declaration.
- C. Edge Homes Utah, LLC is the owner of the real property subject to this Amendment, and has the right to amend the Declaration as set forth in Section 15.1 of the Declaration.
- D. Unless otherwise provided in this Amendment, capitalized terms used herein shall have the same meaning and effect as used in the Declaration.

**AMENDMENT**

NOW THEREFORE, in consideration of the recitals set forth above, the Declaration is amended as follows:

**Project Name.** The name of the Project is and shall be **Copper Fields at Creek Ridge** (not just "Copper Fields"). Accordingly, all references in the Declaration to "Copper Fields" shall be replaced with the name "Copper Fields at Creek Ridge." Similarly, the corrected name of the Declaration is and shall be the "**Declaration of Covenants, Conditions, and Restrictions for Copper Fields at Creek Ridge.**"

**Association Name.** The name of the owners association for this Project is and shall be **Copper Fields at Creek Ridge Owners Association**, a Utah nonprofit corporation (not just Copper Fields Owners Association). Accordingly, all references to the Association in the Declaration and in the Bylaws attached as Exhibit B of the Declaration shall be corrected to refer to Copper Fields at Creek Ridge Owners Association.

The above-stated amendment to the Declaration and Bylaws shall be effective upon recordation of this Amendment in the Salt Lake Recorder's Office against the real property described in Exhibit A hereto.

IN WITNESS WHEREOF, Declarant has executed this Amendment on this 26 day of August, 2022.

**DECLARANT**  
**EDGE HOMES UTAH, LLC**  
A Utah limited liability company

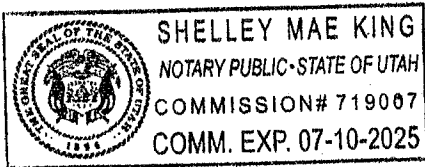
STATE OF UTAH            )  
                                  ) ss.  
COUNTY OF Utah     )

By: Steve Maddox  
Name: Steve Maddox  
Title: Manager

On the 26 day of August, 2022, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Gardner Point, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

SEAL:

Notary Public: Shelley King



**EXHIBIT A**  
**(Legal Description)**

The above Amendment shall be recorded against the following property in Salt Lake County, Utah:

1. All lots, parcels, Common Areas and other real property in **COPPER FIELDS AT CREEK RIDGE PHASE 1**, according to the official plat filed in the office of the Salt Lake County Recorder on April 12, 2022, as Entry No. 13931065, described as:

A parcel of land located in the SW1/4 & SE1/4 of Section 27, T3S, R2W, Salt Lake Base & Meridian, contains a part of Special Warranty Deed, dated 5/4/2021 on file as Entry No. 13652317 in the Salt Lake County Recorder's Office and a part of Special Warranty Deed, dated 09/28/2012 on file as Entry No. 11481844 in the Salt Lake County Recorder's Office; more particularly described as follows:

Beginning at a point located at a point located N00°00'23"W 1,214.82 feet along the Section line and West 398.69 feet from the Southeast Corner of said Section 27; and running thence along the Northerly boundary of Herriman Boulevard as set forth by the recorded plats of Creek Ridge Estates Subdivision Phase 1, Phase 3 and Creek Ridge West Backbone Subdivision on file at the Office of the Salt Lake County Recorder S89°55'27"W 2,260.97 feet to a point on the 1/4 Section line said point also being on a boundary determined by Great Basin Survey No. S2012-06-0276 on file in the Office of the Salt Lake County Surveyor; thence along said boundary the following seven (7) courses: (1) along the 1/4 Section Line N00°12'25"E 123.56 feet to the North Line of the South 1/2 of the Southwest 1/4 of Section 27; thence (2) along said North line N89°46'30"W 238.48 feet; thence (3) N40°25'28"E 299.39 feet; thence (4) N61°02'28"E 314.12 feet; thence (5) N62°55'31"E 636.04 feet; thence (6) N75°12'54"E 311.68 feet; thence (7) N84°26'45"E 225.85 feet; thence N89°59'59"E 34.13 feet; thence S15°21'21"W 16.84 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 74.34 feet (radius bears: N62°22'54"W) a distance of 82.84 feet through a central angle of 63°51'01" Chord: S59°32'36"W 76.62 feet; thence S83°43'42"W 71.83 feet; thence along the arc of a curve to the left with a radius of 2,060.73 feet a distance of 134.02 feet through a central angle of 03°43'35" Chord: S61°51'54"W 134.00 feet; to a point of compound curvature; thence along the arc of a curve to the left with a radius of 402.10 feet a distance of 35.34 feet through a central angle of 05°02'06" Chord: S77°29'04"W 35.32 feet; thence S75°04'01"W 170.89 feet; thence along the arc of a curve to the left with a radius of 690.39 feet a distance of 118.75 feet through a central angle of 09°41'20" Chord: S70°19'21"W 118.61 feet; to a point of compound curvature; thence along the arc of a curve to the left with a radius of 1,110.76 feet a distance of 30.25 feet through a central angle of 01°33'38" Chord: S64°35'52"W 30.25 feet; thence S62°32'06"W 641.84 feet; thence S47°50'26"W 96.57 feet; thence S08°41'15"W 120.92 feet; thence S79°10'43"E 91.77 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 230.00 feet (radius bears: S79°10'43"E) a distance of 23.19 feet through a central angle of 06°46'38" Chord: N13°42'36"E 23.18 feet; thence S73°24'05"E 42.00 feet; thence N89°56'50"E 128.08 feet; thence N82°06'51"E 96.38 feet; thence S00°00'15"E 71.39 feet; thence N89°56'45"E 129.50 feet; thence S00°00'15"E 4.83 feet; thence N89°59'45"E 175.00 feet; thence N00°00'15"W 5.28 feet; thence N89°59'45"E 129.53 feet; thence S00°00'15"E 5.00 feet; thence N89°55'19"E 129.47 feet; thence N00°00'15"W 3.21 feet; thence N89°55'19"E 87.53 feet; thence N00°00'15"W 1.26 feet; thence N89°59'45"E 129.47 feet; thence S00°00'15"E 1.21 feet; thence N89°55'19"E 87.50 feet; thence S00°00'15"E 3.00 feet; thence N89°55'42"E 87.50 feet; thence N00°00'15"W 3.00 feet; thence N89°55'19"E 129.50 feet; thence S00°00'15"E 3.00 feet; thence N89°55'19"E 87.50 feet; thence N00°00'15"W 5.95 feet; thence N89°59'45"E 129.50 feet; thence S00°00'15"E 2.79 feet; thence N89°55'19"E 87.50 feet; thence N89°47'57"E 42.00 feet; thence N89°55'19"E 87.50 feet; thence N00°00'15"W 237.86 feet; thence N89°59'45"E 129.50 feet; thence S00°00'15"E 17.78 feet; thence N89°59'45"E 87.50 feet; thence N00°00'15"W 369.92 feet; thence N89°59'45"E 304.11 feet; thence S00°00'17"E 445.00 feet; thence S89°59'45"W 213.58 feet; thence S00°00'17"E 337.36 feet to the point of beginning.

Contains: 17.72 acres +/-  
68 Lots, 6 Parcels

AND

2. All lots, parcels, Common Areas, and other real property in **COPPER FIELDS AT CREEK RIDGE PHASE 2**, according to the official plat filed in the office of the Salt Lake County Recorder on March 22, 2022, as Entry No. 13916203. The Boundary Description of Copper Fields at Creek Ridge Phase 2 is as follows:

A parcel of land located in the SE1/4 of Section 27, T3S, R2W, Salt Lake Base & Meridian, contains a part of Special Warranty Deed, dated 5/4/2021 on file as Entry No. 13652317 in the Salt Lake County Recorder's Office and a part of Special Warranty Deed, dated 09/28/2012 on file as Entry No. 11481844 in the Salt Lake County Recorder's Office, more particularly described as follows:

Beginning at a point located N00°00'23"W 1,407.16 feet along the Section line and West 706.22 feet from the Southeast Corner of said Section 27; and running thence S89°55'19"W 87.50 feet; thence S89°47'57"W 42.00 feet; thence S89°55'19"W 87.50 feet; thence N00°00'15"W 2.79 feet; thence S89°59'45"W 129.50 feet; thence S00°00'15"E 5.95 feet; thence S89°55'19"W 87.50 feet; thence N00°00'15"W 565.07 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 459.50 feet (radius bears: S08°36'31"E) a distance of 15.94 feet through a central angle of 01°59'15" Chord: S80°23'51"W 15.94 feet; thence N10°36'46"W 143.79 feet; thence N89°59'58"E 252.04 feet; thence S73°42'11"E 192.97 feet; thence S77°40'42"E 261.93 feet; thence S00°00'15"E 369.92 feet; thence S89°59'45"W 87.50 feet; thence N00°00'15"W 17.78 feet; thence S89°59'45"W 129.50 feet; thence S00°00'15"E 237.88 feet to the point of beginning.

Contains: 8.81 acres+/-

AND

3. All lots, parcels, Common Areas and other real property in **COPPER FIELDS AT CREEK RIDGE PHASE 3**, according to the official plat filed in the office of the Salt Lake County Recorder on June 7, 2022, as Entry No. 13965509. The Boundary Description of Copper Fields at Creek Ridge Phase 3 is as follows:

*(see legal description on the following page)*

A part of an entire parcel of land described in that certain Special Warranty Deed recorded as Entry No. 13652317 in the office of the Salt Lake County Recorder, located in the Southeast Quarter of Section 27, Township 3 South, Range 2 West, Salt Lake Base & Meridian more particularly described as follows:

Beginning at a point located N00°00'23"W 1,406.48 feet along the Section line and West 1,140.22 feet from the Southeast Corner of Section 27 T3S, R2W, SLB&M; running thence S89°55'19"W 129.50 feet; thence S00°00'15"E 3.00 feet; thence S89°55'19"W 87.50 feet; thence N00°00'15"W 3.00 feet; thence S89°55'19"W 87.50 feet; thence N00°00'15"W 1.21 feet; thence S89°59'45"W 129.47 feet; thence S00°00'15"E 1.26 feet; thence S89°55'42"W 87.53 feet; thence S00°00'15"E 3.21 feet; thence S89°55'19"W 129.47 feet; thence N00°00'15"W 423.68 feet; thence N20°32'02"W 42.00 feet; thence easterly along the arc of a non-tangent curve to the right having a radius of 1,000.00 feet (radius bears: S20°32'02"E) a distance of 12.88 feet through a central angle of 00°44'18" Chord: N89°50'07"E 12.88 feet; thence N19°17'46"W 93.61 feet to the northerly line of a parcel of land described in that certain Special Warranty Deed recorded as Entry No. 13652317 in the office of the Salt Lake County Recorder; thence along said deed the following eight (8) courses: (1) easterly along the arc of a non-tangent curve to the right having a radius of 890.39 feet (radius bears: S19°04'00"E) a distance of 49.81 feet through a central angle of 04°08'02" Chord: N73°00'00"E 49.80 feet; (2) thence N75°04'01"E 170.89 feet; thence (3) easterly along the arc of a non-tangent curve to the right having a radius of 402.10 feet (radius bears: S15°01'59"E) a distance of 35.34 feet through a central angle of 05°02'06" Chord: N77°29'04"E 35.32 feet to a point of compound curvature; thence (4) along the arc of a curve to the right with a radius of 2,060.73 feet a distance of 134.02 feet through a central angle of 03°43'35" Chord: N81°51'54"E 134.00 feet; thence (5) N83°43'42"E 71.83 feet; thence (6) northeasterly along the arc of a non-tangent curve to the left having a radius of 74.34 feet (radius bears: N01°28'05"E) a distance of 82.84 feet through a central angle of 63°50'58" Chord: N59°32'36"E 78.62 feet; thence (7) N15°21'21"E 16.84 feet; thence (8) N89°59'58"E 119.65 feet; thence S10°35'46"E 143.79 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 459.50 feet (radius bears: S10°35'46"E) a distance of 15.94 feet through a central angle of 01°59'15" Chord: N80°23'51"E 15.94 feet; thence S00°00'15"E 562.07 feet to the point of beginning.

Contains: 9.52 acres +/-  
75 LOTS AND PARCEL A

AND

4. All lots, parcels, Common Areas and other real property in **COPPER FIELDS AT CREEK RIDGE PHASE 4**, according to the official plat filed in the office of the Salt Lake County Recorder on June 30, 2022, as Entry No. 13977994. The Boundary Description of Copper Fields at Creek Ridge Phase 4 is as follows:

*(see legal description on the following page)*

A part of an entire parcel of land described in that certain Special Warranty Deed recorded as Entry No. 13652317 in the office of the Salt Lake County Recorder, located in the Southeast Quarter of Section 27, Township 3 South, Range 2 West, Salt Lake Base & Meridian more particularly described as follows:

Beginning at a point located N00°00'23"W 1407.52 feet along the Section line and West 1791.20 feet from the Southeast Corner of Section 27 T3S, R2W, SLB&M; thence S89°59'45"W 129.53 feet; thence S00°00'15"E 5.28 feet; thence S89°59'45"W 175.00 feet; thence N00°00'15"W 4.83 feet; thence S89°56'45"W 129.50 feet; thence N00°00'15"W 71.39 feet; thence S62°06'51"W 96.36 feet; thence S89°56'50"W 128.08 feet; thence N73°24'05"W 42.00 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 230.00 feet (radius bears: S73°24'05"E) a distance of 23.19 feet through a central angle of 05°46'38" Chord: S13°42'36"W 23.18 feet; thence N79°10'43"W 91.77 feet to the Westerly line of a parcel of land described in that certain Special Warranty Deed recorded as Entry No. 13652317 in the office of the Salt Lake County Recorder; thence along said deed the following five (5) courses: (1) N08°41'15"E 120.92 feet; thence (2) N47°50'26"E 96.57 feet; thence (3) N62°32'06"E 641.84 feet; thence (4) Northeasterly along the arc of a non-tangent curve to the right having a radius of 1,110.76 feet (radius bears: S26°10'57"E) a distance of 30.25 feet through a central angle of 01°33'38" Chord: N64°35'52"E 30.25 feet to a point of compound curvature; thence (5) along the arc of a curve to the right with a radius of 690.39 feet a distance of 66.94 feet through a central angle of 05°33'18" Chord: N68°09'20"E 66.91 feet; thence S19°47'45"E 93.64 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 1,000.00 feet (radius bears: S19°47'45"E) a distance of 12.88 feet through a central angle of 00°44'18" Chord: S69°50'07"W 12.88 feet; thence S20°32'02"E 42.00 feet; thence S00°00'15"E 418.68 feet to the point of beginning.

Contains: 6.36 acres +/-  
46 Lots



336,26274011880000 Lot 337,26274011890000 Lot 338,26274011900000 Lot 339,26274011910000 Lot  
340,26274011920000 Lot 341,26274011930000 Lot 342,26274011940000 Lot 353,26274011950000 Lot  
352,26274011960000 Lot 351,26274011970000 Lot 350,26274011980000 Lot 349,26274011990000 Lot  
348,26274012000000 Lot 347,26274012010000 Lot 346,26274012020000 Lot 345,26274012030000 Lot  
344,26274012040000 Lot 343,26274012050000 Lot 354,26274012060000 Lot 355,26274012070000 Lot  
356,26274012080000 Lot 357,26274012090000 Lot 358,26274012100000 Lot 359,26274012110000 Lot  
360,26274012120000 Lot 361,26274012130000 Lot 362,26274012140000 Lot 363,26274012150000 Lot  
364,26274012160000 Lot 375,26274012170000 Lot 374,26274012180000 Lot 373,26274012190000 Lot  
372,26274012200000 Lot 371,26274012210000 Lot 370,26274012220000 Lot 369,26274012230000 Lot  
368,26274012240000 Lot 367,26274012250000 Lot 366,26274012260000 Lot 365