

**WHEN RECORDED RETURN TO:**

Edge Homes Utah LLC  
13702 South 200 West  
Unit B12  
Draper, Utah 84020

**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND  
RESTRICTIONS AND RESERVATION OF EASEMENTS FOR LEHI GATEWAY  
TOWNHOMES**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR LEHI GATEWAY TOWNHOMES (this "*First Amendment*") is made as of the 13 day of March, 2018 (the "*Amendment Date*"), by EDGE GATEWAY, LLC, a Utah limited liability company (the "*Declarant*").

A. Declarant is the Declarant under the Declaration of Protective Covenants, Conditions, and Restrictions and Reservation of Easements for Lehi Gateway Townhomes recorded in the Office of the Utah County Recorder on July 26, 2016 as Entry Number 68344:2016, as supplemented by that Supplemental Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Lehi Gateway Townhomes recorded in the Office of the County Recorder on January 27, 2017 as Entry Number 8687:2017 (together, the "*Declaration*") affecting the real property described in attached Schedule "A". All capitalized terms used herein and not otherwise defined shall have the meanings which are set forth in the Declaration.

B. Declarant desires to amend the Declaration as set forth below.

NOW, THEREFORE, pursuant to the authority granted them in the Declaration, Declarant hereby declares and states as follows:

1. Recitals J. is hereby corrected to read: "The Project is to be known as Lehi Gateway Townhomes."
2. Section 1.11 is hereby corrected to read: "Declarant shall mean and refer to Edge Gateway, LLC, a Utah limited liability company, and any successor in interest." This definition is consistent with the definition of Declarant on page 1.
3. Section 4.3 of the Declaration is hereby amended to include the following provision:

6) The Association, acting through the Board of Directors or its authorized agent, and during the Period of Declarant Control, the Declarant, shall have the right to grant permits, licenses, and/or easements upon, across, over, under, and through the Common Area if determined by the Declarant or the Association that such easements are in the best interest of the Project and on the condition that the parties benefitted by the permit, license, and/or easement shall use reasonable efforts to locate any such permit, license, and/or easement to minimize interference with the use of the Property by the Owners to the extent practicable.

IN WITNESS WHEREOF, Declarant has executed this First Amendment on the day and year first above written.

**DECLARANT**

EDGE GATEWAY, LLC

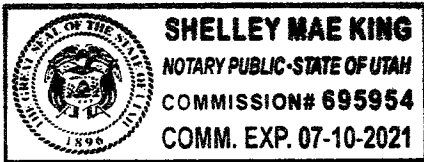
a Utah limited liability company

By: Steve Maddox  
Name: Steve Maddox  
Its: Manager

STATE OF UTAH )  
 ) :ss.  
COUNTY OF Utah )

On this 13 day of March, 2018, the foregoing instrument was acknowledged before me by Steve Maddox, Manager of Edge Gateway, LLC, a Utah limited liability company.

Shelley King  
Notary Public



**Schedule "A"**  
**Real Property Description**

All Lots and Parcels of Lehi Gateway P.U.D. Phase 1, recorded on July 26, 2016 in the Utah County Recorder's Office, as Entry Number 68343:2016 as more fully described as follows:

BEGINNING AT A POINT WHICH IS SOUTH 00°09'47" 1165.71 FEET AND EAST 378.46 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°59'52" EAST 713.37; THENCE SOUTH 00°39'56" WEST 194.08 FEET; THENCE NORTH 89°20'04" WEST 4.71 FEET; THENCE SOUTH 00°39'56" WEST 2.00 FEET; THENCE NORTH 89°20'04" WEST 298.47 FEET TO THE POINT OF A 664.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 37.88 FEET THROUGH A CENTRAL ANGLE OF 3°15'57" (CHORD BEARS NORTH 87°42'05" WEST 37.87 FEET); THENCE NORTH 86°04'06" WEST 121.23 FEET TO THE POINT OF A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 24.59 FEET THROUGH A CENTRAL ANGLE OF 93°55'46" (CHORD BEARS SOUTH 46°58'01" WEST 21.93 FEET); THENCE SOUTH 00°00'08" WEST 68.82 FEET TO THE POINT OF A 772.48 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 16.69 FEET THROUGH A CENTRAL ANGLE OF 1°14'15" (CHORD BEARS NORTH 88°42'30" WEST 16.69 FEET); THENCE NORTH 89°19'38" WEST 220.73 FEET; THENCE NORTH 39°28'06" WEST 39.41 FEET; THENCE NORTH 01°13'31" EAST 15.45 FEET TO THE POINT OF A 560.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 114.04 FEET THROUGH A CENTRAL ANGLE OF 11°40'04" (CHORD BEARS NORTH 07°03'33" EAST 113.84 FEET) TO THE POINT OF A 640.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 105.91 FEET THROUGH A CENTRAL ANGLE OF 9°28'53" (CHORD BEARS NORTH 08°09'09" EAST 105.79 FEET) TO THE POINT OF BEGINNING.

Lots 117 – 149 and Common Area of Lehi Gateway P.U.D. Phase 2, recorded January 27, 2017 in the Utah County Recorder's Office as Entry Number 8686:2017 as more fully described as follows:

BEGINNING AT A POINT WHICH IS SOUTH 00'09'47" 1165.74 FEET AND EAST 1091.83 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89'59'52" EAST 568.36 FEET; THENCE SOUTH 00'28'03" WEST 2.23 FEET; THENCE SOUTH 00'27'10" WEST 289.37 FEET; THENCE NORTH 89'19'38" WEST 120.56 FEET TO THE POINT OF A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 7.07 FEET THROUGH A CENTRAL ANGLE OF 27'00'48" (CHORD BEARS NORTH 13'32'09" EAST 7.01 FEET); THENCE NORTH 00'01'45" EAST 67.50 FEET TO THE POINT OF A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 23.40 FEET THROUGH A CENTRAL ANGLE OF 89'22'00" (CHORD BEARS NORTH 44'39'15" WEST 21.10 FEET); THENCE NORTH 89'20'15" WEST 115.09 FEET; THENCE NORTH 89'24'10" WEST 60.30 FEET; THENCE NORTH 89'22'55" WEST 64.78 FEET; THENCE NORTH 89'26'14" WEST 63.88 FEET; THENCE NORTH 89'19'52" WEST 67.61 FEET; THENCE NORTH 89'20'04" WEST 67.61 FEET; THENCE NORTH 00'39'56" EAST 2.00 FEET; THENCE SOUTH 89'20'04" EAST 4.71 FEET; THENCE NORTH 00'39'56" EAST 194.08 FEET TO THE POINT OF BEGINNING.

(Continued on following page)

Includes the following tax parcel numbers:

45:595:0001, 45:595:0100, 45:595:0101, 45:595:0102, 45:595:0103, 45:595:0104, 45:595:0105,  
45:595:0106, 45:595:0107, 45:595:0108, 45:595:0109, 45:595:0110, 45:595:0111, 45:595:0112,  
45:595:0113, 45:595:0114, 45:595:0115, 45:595:0116, 45:595:0117, 45:595:0118, 45:616:0117,  
45:616:0118, 45:616:0119, 45:616:0120, 45:616:0121, 45:616:0122, 45:616:0123, 45:616:0124,  
45:616:0125, 45:616:0126, 45:616:0127, 45:616:0128, 45:616:0129, 45:616:0130, 45:616:0131,  
45:616:0132, 45:616:0133, 45:616:0134, 45:616:0135, 45:616:0136, 45:616:0137, 45:616:0138,  
45:616:0139, 45:616:0140, 45:616:0141, 45:616:0142, 45:616:0143, 45:616:0144, 45:616:0145,  
45:616:0146, 45:616:0147, 45:616:0148, 45:616:0149, 45:616:0150, 45:616:0151