

When Recorded Return To:

Edge Mt. Saratoga Condos LLC  
13702 S. 200 W. #B12  
Draper, UT 84020

**SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM  
FOR HIGHRIDGE CONDOMINIUMS, INC.**

This Second Amendment to the Declaration of Condominium for Highridge Condominiums, Inc. ("**Second Amendment**") is executed and adopted by Edge Mt. Saratoga Condos LLC, a Utah limited liability company ("**Declarant**").

**RECITALS**

A. The "Declaration of Condominium for Highridge at Mt. Saratoga Condominiums" was recorded in the office of the Utah County Recorder on June 6, 2023, as Entry No. 36284:2023 ("**Declaration**").

B. The "Amendment to the Declaration of Condominium for Highridge at Mt. Saratoga Condominiums" was recorded in the office of the Utah County Recorder on April 3, 2024, as Entry Number 21631:2024 which amended the title of the Declaration and the condominium association name.

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 language regarding the expansion of the Project.

E. Edge Mt. Saratoga Condos LLC is the Declarant as identified and defined in the Declaration.

F. As of the date of the recording of this Second Amendment, the Period of Declarant Control remains in effect.

G. 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.

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

**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.

**AMENDMENT**

1. **Amendment No. 1.** Recital B shall be deleted in its entirety and replaced by the following:

B. The Project will initially be comprised of one condominium building containing 10 Units on the land described in Exhibit A. Declarant intends, however, to add Additional Land and expand the Project by recording Supplemental Declarations. At full buildout, the Project is intended to include 24 condominium buildings, each with 10 Units, for a total of 240 Units.

2. **Amendment No. 2.** The sixth sentence in Article III, Section 3.1 shall be deleted in its entirety and replaced by the following:

“It is contemplated that the Project will consist of 240 total Units as Additional Land is added to the Project and construction of additional condominiums thereon has been completed.”

3. **Amendment No. 3.** The last sentence in Article XVI, Section 16.2(d) shall be deleted in its entirety and replaced by the following:

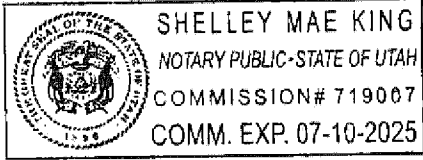
“The number of Units to be constructed upon the Additional Land shall be such that the total number of Units to be included within the Project is expected to be 240 Units.”

4. **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.

5. **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.

\* \* \* \*

10 IN WITNESS WHEREOF, the Declarant has executed this Second Amendment this day of June, 2024.



DECLARANT  
EDGE MT. SARATOGA CONDOS LLC  
a Utah Limited Liability Company

Signature: Steve Maddox

Name: Steve Maddox

Title: Manager

STATE OF UTAH )  
 ) ss.  
COUNTY OF Utah )

On the 10 day of June, 2024, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Mt. Saratoga Condos, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: Shelley King

**EXHIBIT A****LEGAL DESCRIPTION**

All of **HIGHRIDGE AT MT. SARATOGA PLAT A BUILDING A CONDOMINIUM**, according to the official plat recorded in the office of the Utah County Recorder on June 6, 2023, as Entry Number 36283:2023.

**Parcel Numbers: 68:088:0101 through 68:088:0305** 10 units

All of **HIGHRIDGE AT MT. SARATOGA PLAT A BUILDING B CONDOMINIUM**, according to the official plat recorded in the office of the Utah County Recorder on June 6, 2023, as Entry Number 36285:2023.

**Parcel Numbers: 68:089:0101 through 68:089:0305** 10 units

All of **HIGHRIDGE AT MT. SARATOGA PLAT A BUILDING C CONDOMINIUM**, according to the official plat recorded in the office of the Utah County Recorder on June 6, 2023, as Entry Number 36287:2023.

**Parcel Numbers: 68:090:0101 through 68:090:0305** 10 units

All of **HIGHRIDGE AT MT. SARATOGA PLAT A BUILDING D CONDOMINIUM**, according to the official plat recorded in the office of the Utah County Recorder on June 6, 2023, as Entry Number 36289:2023.

**Parcel Numbers: 68:091:0101 through 68:091:0305** 10 units

All of **HIGHRIDGE AT MT. SARATOGA PLAT A BUILDING E CONDOMINIUM**, according to the official plat recorded in the office of the Utah County Recorder on June 6, 2023, as Entry Number 36291:2023.

**Parcel Numbers: 68:092:0101 through 68:092:0305** 10 units

All of **HIGHRIDGE AT MT. SARATOGA PLAT A BUILDING F CONDOMINIUM**, according to the official plat recorded in the office of the Utah County Recorder on June 6, 2023, as Entry Number 36293:2023.

**Parcel Numbers: 68:093:0101 through 68:093:0305** 10 units

All of **HIGHRIDGE AT MT. SARATOGA PLAT A BUILDING G CONDOMINIUM**, according to the official plat recorded in the office of the Utah County Recorder on June 6, 2023, as Entry Number 36295:2023.

**Parcel Numbers: 68:094:0101 through 68:094:0305** 10 units

All of **HIGHRIDGE AT MT. SARATOGA PLAT A BUILDING H CONDOMINIUM**, according to the official plat recorded in the office of the Utah County Recorder on June 6, 2023, as Entry Number 36297:2023.

**Parcel Numbers: 68:095:0101 through 68:095:0305** 10 units

All of **HIGHRIDGE AT MT. SARATOGA PLAT A BUILDING I CONDOMINIUM**, according to the official plat recorded in the office of the Utah County Recorder on June 6, 2023, as Entry Number 36299:2023.

**Parcel Numbers: 68:096:0101 through 68:096:0305** 10 units

All of **HIGHRIDGE AT MT. SARATOGA PLAT D BUILDING S CONDOMINIUM**, according to the official plat recorded in the office of the Utah County Recorder on June 6, 2023, as Entry Number 36301:2023.

**Parcel Numbers: 68:097:0101 through 68:097:0305** 10 units

All of **HIGHRIDGE AT MT. SARATOGA PLAT D BUILDING T CONDOMINIUM**, according to the official plat recorded in the office of the Utah County Recorder on June 6, 2023, as Entry Number 36303:2023.

**Parcel Numbers: 68:098:0101 through 68:098:0305** 10 units

All of **HIGHRIDGE AT MT. SARATOGA PLAT D BUILDING U CONDOMINIUM**, according to the official plat recorded in the office of the Utah County Recorder on June 6, 2023, as Entry Number 36305:2023.

**Parcel Numbers: 68:099:0101 through 68:099:0305** 10 units

All of **HIGHRIDGE AT MT. SARATOGA PLAT D BUILDING V CONDOMINIUM**, according to the official plat recorded in the office of the Utah County Recorder on June 6, 2023, as Entry Number 36307:2023.

**Parcel Numbers: 68:100:0101 through 68:100:0305** 10 units

All of **HIGHRIDGE AT MT. SARATOGA PLAT D BUILDING W CONDOMINIUM**, according to the official plat recorded in the office of the Utah County Recorder on June 6, 2023, as Entry Number 36309:2023.

**Parcel Numbers: 68:101:0101 through 68:101:0305** 10 units

All of **HIGHRIDGE AT MT. SARATOGA PLAT D BUILDING X CONDOMINIUM**, according to the official plat recorded in the office of the Utah County Recorder on June 6, 2023, as Entry Number 36311:2023.

**Parcel Numbers: 68:102:0101 through 68:102:0305** 10 units