

When Recorded Return to:  
Edge Exchange, LLC  
13702 S. 200 W. #B12  
Draper, UT 84020

ENT 43483:2018 PG 1 of 4  
**Jeffery Smith**  
**Utah County Recorder**  
2018 May 09 03:51 PM FEE 128.00 BY MG  
RECORDED FOR Provo Land Title Co.  
ELECTRONICALLY RECORDED

**SECOND AMENDMENT TO THE DECLARATION OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS FOR  
THE EXCHANGE IN LEHI SINGLE FAMILY HOMES**

This Second Amendment to the Declaration of Covenants, Conditions, and Restrictions for The Exchange in Lehi Single Family Homes (the “**Second Amendment**”) is executed and adopted by Edge Exchange, LLC, a Utah limited liability company (“**Declarant**”).

**RECITALS**

A. The Declaration of Covenants, Conditions, and Restrictions for The Exchange in Lehi Single Family Homes was recorded on June 27, 2017 as Entry No. 62307:2017 in the office of the Utah County Recorder (hereinafter the “**Declaration**”).

B. The First Amendment to the Declaration of Covenants, Conditions, and Restrictions for The Exchange in Lehi Single Family Homes was recorded on April 11, 2018 as Entry No. 34005:2018 in the office of the Utah County Recorder.

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 further define and clarify the Association and Lot Owners’ rights in the Project.

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

F. 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.

## AMENDMENT

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.

(1) **Amendment No. 1.** Article XIV, Section 14.1 shall be deleted in its entirety and replaced by the following:

14.1 **Right to Enter Lots.** The Association acting through the Board or its duly authorized agent shall have the right at all times and upon reasonable notice of at least 48 hours to enter upon any Lot on the areas located outside the exterior boundaries of a Residence, without trespass, and regardless of whether or not the Lot Owner or Occupant thereof is present at the time, to abate any infractions, to fulfill its responsibilities, to exercise its rights, to make repairs, and to correct any violation of any of the Governing Documents. The notice set forth in this Section shall not be necessary in case of an emergency threatening other Residences, Occupants, or other parts of the Project. Nothing in this Section shall be construed to authorize the entry of the Association into the interior of a Residence (even in the event of an emergency) without the consent of the Lot Owner and under any terms or conditions set forth by such Lot Owner. Owners shall maintain up-to-date emergency contact information records with the Association, including any local representative an Owner may have for notice purposes. Owners shall be responsible for any costs incurred by the Association as a result of entering a Lot under this Section and shall indemnify and hold harmless the Association for all damages related to such entry, except for such damages resulting from recklessness or bad faith.

(2) **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.

(3) **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.

IN WITNESS WHEREOF, the Declarant has executed this Second Amendment  
 this 7 day of May, 2018.

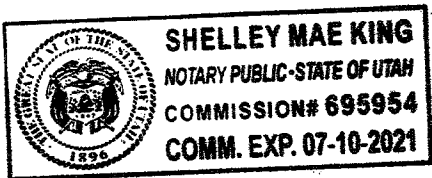
**DECLARANT**  
**EDGE EXCHANGE, LLC**  
 A Utah Limited Liability Company

By: Steve Maddox  
 Name: Steve Maddox  
 Title: Manager

STATE OF UTAH                      )  
   ) ss.  
 COUNTY OF Utah                )

On the 7 day of May, 2018, personally appeared before me  
Steve Maddox who by me being duly sworn, did say that she/he is  
 an authorized representative of EDGE EXCHANGE, LLC, and that the foregoing instrument  
 is signed on behalf of said company and executed with all necessary authority.

Shelley King  
 Notary Public



**EXHIBIT A**  
Legal Description

**Lots 101 through 106 of The Exchange in Lehi Phase 1 Subdivision Plat**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 25496:2017.

Parcel Numbers: **38:516:0101 through 38:516:0106**

**All of The Exchange in Lehi Phase 2 Subdivision Plat**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 25497:2017.

Parcel Numbers: **38:517:0201 through 38:517:0216**

**Lots 316 through 318 of The Exchange in Lehi Phase 3 Subdivision Plat**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 50379:2017.

Parcel Numbers: **38:532:0316 through 38:532:0318**

**All of The Exchange in Lehi Phase 4 Subdivision Plat**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 50380:2017.

Parcel Numbers: **38:533:0401 through 38:533:0423**

**Lots 526 and 527 of The Exchange in Lehi Phase 5 P.U.D. Subdivision Plat**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 96645:2017.

Parcel Numbers: **38:546:0526 and 38:546:0527**

**All of The Exchange in Lehi Phase 6 Subdivision Plat**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 5685:2018.

Parcel Numbers: **38:555:0601 through 38:555:0634**

**Lots 701 through 708 of The Exchange at Lehi Phase 7 P.U.D. Subdivision Plat**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 129839:2017.

Parcel Numbers: **38:554:0701 through 38:554:0708**

**All of The Exchange in Lehi Phase 8 P.U.D. Subdivision Plat**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 5686:2018.

Parcel Numbers: **38:556:0801 through 38:556:0825**