

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

**FIRST AMENDMENT TO THE AMENDED AND RESTATED
MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR GARDNER POINT**

This First Amendment to the Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions for Gardner Point ("**First Amendment**") is executed and adopted by Edge Gardner Point, LLC, a Utah limited liability company ("**Declarant**").

RECITALS

A. The *Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions for Gardner Point* was recorded on May 3, 2022 as Entry No. 55030:2022 in the office of the Utah County Recorder ("**Declaration**").

B. This First 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.

C. The Association desires to amend the Declaration as set forth in this First Amendment to modify rental regulations within the Project.

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

E. Pursuant to Article XIV, Section 14.1 of the Declaration, the undersigned hereby certifies that this First Amendment was approved by the Declarant pursuant to its unilateral amendment power.

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

AMENDMENT

NOW, THEREFORE, in consideration of the foregoing Recitals, the Declarant hereby executes this First Amendment, which shall be effective as of its recording date with the Utah County Recorder.

(1) Amendment No. 1. The fourth sentence in Article XI, Section 11.9 shall be deleted in its entirety and replaced by the following:

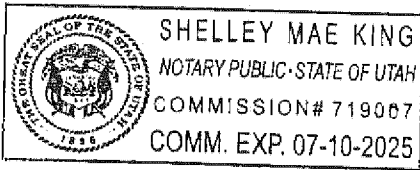
"Unless otherwise modified by Association Rule, no Owner shall be permitted

to lease their Dwelling for transient, hotel, or seasonal purposes; all leases shall be for an initial term of no less than six (6) consecutive months; and no Owner may lease individual rooms to separate persons or less than their entire Dwelling unless the Owner also lives in the Dwelling as their primary residence."

(2) **Conflicts.** All provisions of the Declaration not specifically amended in this First 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 and adopted this First Amendment this 12 day of July, 2023.



DECLARANT
EDGE GARDNER POINT, LLC,
a Utah Limited Liability Company

By: Steve Maddox

Name: Steve Maddox

Title: Manager

STATE OF UTAH)
) ss.
COUNTY OF Utah)

On the 12 day of July, 2023, 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.

Shelley Mae King
Notary Public

EXHIBIT A
Legal Description

All of **GARDNER POINT PHASE 1 PLAT**, according to the official plat recorded in the office of the Utah County Recorder on October 26, 2021 as Entry No. 181641:2021.

Parcel Numbers: **40:557:0101** through **40:557:0172**

All of **GARDNER POINT PHASE 2 PLAT**, according to the official plat recorded in the office of the Utah County Recorder on June 3, 2022 as Entry No. 67074:2022.

Parcel Numbers: **40:590:0201** through **40:590:0302**

All of **GARDNER POINT PHASE 3 PLAT**, according to the official plat recorded in the office of the Utah County Recorder on March 8, 2022 as Entry No. 29523:2022.

Parcel Numbers: **40:578:0301** through **40:578:0425**

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'A'**, according to the official plat recorded in the office of the Utah County Recorder on November 4, 2021 as Entry Number 187577:2021.

Parcel Numbers: **40:558:0101** through **40:558:0400**

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'B'**, according to the official plat recorded in the office of the Utah County Recorder on November 4, 2021 as Entry Number 187580:2021.

Parcel Numbers: **40:559:0101** through **40:559:0400**

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'C'**, according to the official plat recorded in the office of the Utah County Recorder on November 4, 2021 as Entry Number 187583:2021.

Parcel Numbers: **40:560:0101** through **40:560:0400**

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'D'**, according to the official plat recorded in the office of the Utah County Recorder on November 4, 2021 as Entry Number 187586:2021.

Parcel Numbers: **40:561:0101** through **40:561:0400**

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'E'**, according to the official plat recorded in the office of the Utah County Recorder on December 10, 2021 as Entry Number 205229:2021.

Parcel Numbers: **40:564:0101** through **40:564:0400**

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'F'**, according to the official plat recorded in the office of the Utah County Recorder on December 10, 2021 as Entry Number 205232:2021.

Parcel Numbers: 40:565:0101 through 40:565:0400

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'G'**, according to the official plat recorded in the office of the Utah County Recorder on December 10, 2021 as Entry Number 205235:2021.

Parcel Numbers: 40:566:0101 through 40:566:0400

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'H'**, according to the official plat recorded in the office of the Utah County Recorder on December 10, 2021 as Entry Number 205238:2021.

Parcel Numbers: 40:567:0101 through 40:567:0400

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'I'**, according to the official plat recorded in the office of the Utah County Recorder on December 10, 2021 as Entry Number 205241:2021.

Parcel Numbers: 40:568:0101 through 40:568:0400

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'J'**, according to the official plat recorded in the office of the Utah County Recorder on December 10, 2021 as Entry Number 205244:2021.

Parcel Numbers: 40:569:0101 through 40:569:0400

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'K'**, according to the official plat recorded in the office of the Utah County Recorder on December 10, 2021 as Entry Number 205247:2021.

Parcel Numbers: 40:570:0101 through 40:570:0400

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'L'**, according to the official plat recorded in the office of the Utah County Recorder on December 10, 2021 as Entry Number 205250:2021.

Parcel Numbers: 40:571:0101 through 40:571:0400

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'M'**, according to the official plat recorded in the office of the Utah County Recorder on December 10, 2021 as Entry Number 205253:2021.

Parcel Numbers: 40:572:0101 through 40:572:0400

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'N'**, according to the official plat recorded in the office of the Utah County Recorder on December 10, 2021 as Entry Number 205256:2021.

Parcel Numbers: 40:573:0101 through 40:573:0400

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'O'**, according to the official

plat recorded in the office of the Utah County Recorder on December 10, 2021, as Entry Number 205259:2021.

Parcel Numbers: **40:574:0101** through **40:574:0400**

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'P'**, according to the official plat recorded in the office of the Utah County Recorder on December 10, 2021, as Entry Number 205262:2021.

Parcel Numbers: **40:575:0101** through **40:575:0400**

All of **GARDNER POINT CONDOMINIUMS PHASE 3 PLAT 'Q'**, according to the official plat recorded in the office of the Utah County Recorder on March 8, 2022, as Entry Number 29531:2022.

Parcel Numbers: **40:579:0101** through **40:579:0400**

All of **GARDNER POINT CONDOMINIUMS PHASE 3 PLAT 'R'**, according to the official plat recorded in the office of the Utah County Recorder on March 8, 2022, as Entry Number 29565:2022.

Parcel Numbers: **40:580:0101** through **40:580:0400**

All of **GARDNER POINT CONDOMINIUMS PHASE 3 PLAT 'S'**, according to the official plat recorded in the office of the Utah County Recorder on March 8, 2022, as Entry Number 29570:2022.

Parcel Numbers: **40:581:0101** through **40:581:0400**

All of **GARDNER POINT CONDOMINIUMS PHASE 3 PLAT 'T'**, according to the official plat recorded in the office of the Utah County Recorder on March 8, 2022, as Entry Number 29575:2022.

Parcel Numbers: **40:582:0101** through **40:582:0400**

All of **GARDNER POINT CONDOMINIUMS PHASE 3 PLAT 'U'**, according to the official plat recorded in the office of the Utah County Recorder on March 8, 2022, as Entry Number 29580:2022.

Parcel Numbers: **40:583:0101** through **40:583:0400**

All of **GARDNER POINT CONDOMINIUMS PHASE 3 PLAT 'V'**, according to the official plat recorded in the office of the Utah County Recorder on March 8, 2022, as Entry Number 29585:2022.

Parcel Numbers: **40:584:0101** through **40:584:0400**

All of **GARDNER POINT CONDOMINIUMS PHASE 3 PLAT 'W'**, according to the official plat recorded in the office of the Utah County Recorder on March 18, 2022, as Entry Number 34119:2022.

Parcel Numbers: **40:585:0101** through **40:585:0400**