

**FOURTH AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM  
FOR  
THE EXCHANGE IN LEHI CONDOMINIUMS**

This FOURTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR THE EXCHANGE IN LEHI CONDOMINIUMS (the "Fourth Amendment") has been approved and adopted by The Exchange in Lehi Condominium Owners Association, Inc., a Utah nonprofit corporation (the "Association") and becomes effective when recorded with the Utah County Recorder's Office.

**RECITALS**

A. The Declaration of Condominium for The Exchange in Lehi Condominiums was recorded on April 12, 2017 as Entry No. 35362:2017 in the office of the Utah County Recorder (hereinafter the "Declaration").

B. The first Amendment to the Declaration of Condominium for The Exchange in Lehi Condominiums was recorded on June 17, 2019 as Entry No. 54786:2019 in the office of the Utah County Recorder (hereinafter the "First Amendment").

C. The second Amendment to the Declaration of Condominium for The Exchange in Lehi Condominiums was recorded on March 3, 2020 as Entry No. 27897:2020 in the office of the Utah County Recorder (hereinafter the "Second Amendment").

D. The Third Amendment to the Declaration of Condominium for The Exchange in Lehi Condominiums was recorded on August 28, 2020 as Entry No. 130908:2020 in the office of the Utah County Recorder (hereinafter the "Third Amendment") which was also re-recorded on September 28, 2020 as Entry No. 149454:2020 in the office of the Utah County Recorder.

E. This Fourth Amendment affects the real property located in Utah County, State of Utah, described with particularity on Exhibit "A", which exhibit is attached hereto and incorporated in reference.

F. The Declarant desires to amend the Declaration as set forth in this Fourth Amendment to replace the provisions regarding requirements to constitute a quorum and requirements and qualifications for service on the board of directors.

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

H. Unless specifically modified herein, all remaining provisions of the Declaration shall remain in full force and effect.

I. In case of any conflict between the terms of this Amendment and the terms of the Declaration, the provisions of this Amendment shall control.

J. Pursuant to Article 15, Section 15.1(a) of the Declaration, the Declarant has the sole authority to amend the Declaration during the Period of Declarant Control.

K. As of the date of the recording of this Fourth Amendment, the Period of Declarant Control remains in effect.

### AMENDMENTS

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

(1) Amendment No. 1. Article III, Section 3.7 of the Bylaws as Exhibit "D" to the Declaration shall be replaced in its entirety with the following:

3.7 Quorum. At any Owner meeting, the number of Owners present, either in person or by proxy shall constitute a quorum for the transaction of business.

(2) Amendment No. 2. Article IV, Section 4.2 of the Bylaws as Exhibit "D" to the Declaration shall be amended to include the following underlined terms and shall read in full as follows:

4.2 Number and Qualifications. The property, business, and affairs of the Association shall be governed and managed by a Board of Directors composed of five (5) persons who meet the qualifications provided in the Declaration. Board Members must be at least 18 years old and must be an Owner or the spouse of an Owner of a Lot in the Project. No two (2) Board Members may reside in the same Lot or be business partners if the business is related to their ownership of a Lot(s). If an Owner is a corporation, partnership, limited liability company, or trust, an officer, partner, member, manager, agent, trustee, or beneficiary of such Owner may be a Board Member. During the Period of Declarant Control, the Qualification requirements of these Bylaws shall not apply and the Board may consist of as few as one (1) person appointed by the Declarant.

*(signatures on the following page)*

IN WITNESS WHEREOF, Declarant has executed this Fourth Amendment this 27 day of June, 2022.

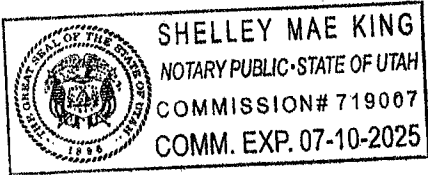
**DECLARANT**  
**EDGE EXCHANGE, LLC**  
a Utah limited liability company

By: Steve Maddox

Its: Manager

STATE OF UTAH )  
COUNTY OF Utah ) ss.

On the 27 day of June, 2022, 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 corporation and executed with all necessary authority.



Shelley King  
Notary Public

**EXHIBIT A**

The Exchange in Lehi Phase 1 Plat 'A'

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 1 PLAT 'A', according to the Official Plat thereof recorded April 12, 2017 as Entry No. 35361:2017 of the Official Records of Utah County.

The Exchange in Lehi Phase 2 Plat 'B'

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 2 PLAT 'B', according to the Official Plat thereof recorded April 12, 2017 as Entry No. 35363:2017 of the Official Records of Utah County.

The Exchange in Lehi Phase 2 Plat 'C'

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 2 PLAT 'C', according to the Official Plat thereof recorded April 12, 2017 as Entry No. 35365:2017 of the Official Records of Utah County.

The Exchange in Lehi Phase 2 Plat 'D'

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 2 PLAT 'D', according to the Official Plat thereof recorded April 12, 2017 as Entry No. 35367:2017 of the Official Records of Utah County.

The Exchange in Lehi Phase 2 Plat 'E'

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 2 PLAT 'E', according to the Official Plat thereof recorded April 12, 2017 as Entry No. 35369:2017 of the Official Records of Utah County.

The Exchange in Lehi Phase 2 Plat 'F'

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 2 PLAT 'F', according to the Official Plat thereof recorded April 12, 2017 as Entry No. 35371:2017 of the Official Records of Utah County.

The Exchange in Lehi Phase 5 Plat 'U'

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 5 PLAT 'U', according to the Official Plat thereof recorded October 4, 2017 as Entry No. 97960:2017 of the Official Records of Utah County.

The Exchange in Lehi Phase 8 Plat 'G'

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 8 PLAT 'G', according to the Official Plat thereof recorded January 18, 2018 as Entry No. 5687:2018 of the Official Records of Utah County.

The Exchange in Lehi Phase 8 Plat 'H'

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 8 PLAT 'H', according to the Official Plat thereof recorded January 18, 2018 as Entry No. 5689:2018 of the Official Records of Utah County.

The Exchange in Lehi Phase 10 Plat "V" Condominium

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 10 PLAT "V" CONDOMINIUM, according to the Official Plat thereof recorded April 23, 2018 as Entry No. 37339:2018 of the Official Records of Utah County.

The Exchange in Lehi Phase 10 Plat "W" Condominium

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 10 PLAT "W" CONDOMINIUM, according to the Official Plat thereof recorded April 23, 2018 as Entry No. 37341:2018 of the Official Records of Utah County.

The Exchange in Lehi Phase 13 Plat "M" Condominium

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 13 PLAT "M" CONDOMINIUM, according to the Official Plat thereof recorded April 23, 2018 as Entry No. 37344:2018 of the Official Records of Utah County.

The Exchange in Lehi Phase 13 Plat "N" Condominium

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 13 PLAT "N" CONDOMINIUM, according to the Official Plat thereof recorded April 23, 2018 as Entry No. 37346:2018 of the Official Records of Utah County.

The Exchange in Lehi Phase 13 Plat "O" Condominium

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 13 PLAT "O" CONDOMINIUM, according to the Official Plat thereof recorded April 23, 2018 as Entry No. 37348:2018 of the Official Records of Utah County.

The Exchange in Lehi Phase 13 Plat "P" Condominium

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 13 PLAT "P" CONDOMINIUM, according to the Official Plat thereof recorded April 23, 2018 as Entry No. 37350:2018 of the Official Records of Utah County.

The Exchange in Lehi Phase 13 Plat "Q" Condominium

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 13 PLAT "Q" CONDOMINIUM, according to the Official Plat thereof recorded April 23, 2018 as Entry No. 37352:2018 of the Official Records of Utah County.

The Exchange in Lehi Phase 13 Plat "R" Condominium

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 13 PLAT "R" CONDOMINIUM, according to the Official Plat thereof recorded April 23, 2018 as Entry No. 37354:2018 of the Official Records of Utah County.

The Exchange in Lehi Phase 13 Plat "S" Condominium

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 13 PLAT "S" CONDOMINIUM, according to the Official Plat thereof recorded April 23, 2018 as Entry No. 37356:2018 of the Official Records of Utah County.

The Exchange in Lehi Phase 13 Plat "T" Condominium

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 13 PLAT "T" CONDOMINIUM, according to the Official Plat thereof recorded April 23, 2018 as Entry No. 37358:2018 of the Official Records of Utah County.

The Exchange in Lehi Phase 14 Plat "X" Condominium

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 14 PLAT "X" CONDOMINIUM, according to the Official Plat thereof recorded May 24, 2018 as Entry No. 48147:2018 of the Official Records of Utah County.

The Exchange in Lehi Phase 14 Plat "Y" Condominium

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 14 PLAT "Y" CONDOMINIUM, according to the Official Plat thereof recorded May 24, 2018 as Entry No. 48149:2018 of the Official Records of Utah County.

The Exchange in Lehi Phase 14 Plat "Z" Condominium

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 14 PLAT "Z" CONDOMINIUM, according to the Official Plat thereof recorded May 24, 2018 as Entry No. 48151:2018 of the Official Records of Utah County.

The Exchange in Lehi Phase 14 Plat "AA" Condominium

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 14 PLAT "AA" CONDOMINIUM, according to the Official Plat thereof recorded May 24, 2018 as Entry No. 48153:2018 of the Official Records of Utah County.

The Exchange in Lehi Phase 15 Plat "I" Condominium

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 15 PLAT "I" CONDOMINIUM, according to the Official Plat thereof recorded November 6, 2018 as Entry No. 106268:2018 of the Official Records of Utah County.

The Exchange in Lehi Phase 15 Plat "J" Condominium

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 15 PLAT "J" CONDOMINIUM, according to the Official Plat thereof recorded November 6, 2018 as Entry No. 106270:2018 of the Official Records of Utah County.

The Exchange in Lehi Phase 15 Plat "K" Condominium

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 15 PLAT "K" CONDOMINIUM, according to the Official Plat thereof recorded November 6, 2018 as Entry No. 106272:2018 of the Official Records of Utah County.

The Exchange in Lehi Phase 15 Plat "L" Condominium

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 15 PLAT "L" CONDOMINIUM, according to the Official Plat thereof recorded November 6, 2018 as Entry No. 106274:2018 of the Official Records of Utah County.

The Exchange in Lehi Phase 12 Plat "BB" Condominium

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 12 PLAT "BB" CONDOMINIUM, according to the Official Plat thereof recorded November 29, 2018 as Entry No. 113143:2018 of the Official Records of Utah County.

The Exchange in Lehi Phase 12 Plat "CC" Condominium

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 12 PLAT "CC" CONDOMINIUM, according to the Official Plat thereof recorded November 29, 2018 as Entry No. 113145:2018 of the Official Records of Utah County.

The Exchange in Lehi Phase 12 Plat "DD" Condominium

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 12 PLAT "DD" CONDOMINIUM, according to the Official Plat thereof recorded November 29, 2018 as Entry No. 113147:2018 of the Official Records of Utah County.

The Exchange in Lehi Phase 12 Plat "EE" Condominium

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 12 PLAT "EE" CONDOMINIUM, according to the Official Plat thereof recorded November 29, 2018 as Entry No. 113149:2018 of the Official Records of Utah County.

The Exchange in Lehi Phase 16 Plat "FF" Condominium

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 16 PLAT "FF" CONDOMINIUM, according to the Official Plat thereof recorded October 29, 2019 as Entry No. 111986:2019 of the Official Records of Utah County.

The Exchange in Lehi Phase 16 Plat "GG" Condominium

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 16 PLAT "GG" CONDOMINIUM, according to the Official Plat thereof recorded October 29, 2019 as Entry No. 111988:2019 of the Official Records of Utah County.

The Exchange in Lehi Phase 16 Plat "HH" Condominium

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 16 PLAT "HH" CONDOMINIUM, according to the Official Plat thereof recorded October 29, 2019 as Entry No. 111990:2019 of the Official Records of Utah County.

The Exchange in Lehi Phase 18 Plat "JJ" Condominium Amended

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 18 PLAT "JJ" CONDOMINIUM AMENDED, according to the Official Plat thereof recorded February 12, 2020 as Entry No. 17891:2020 of the Official Records of Utah County.

The Exchange in Lehi Phase 18 Plat "KK" Condominium

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 18 PLAT "JJ" CONDOMINIUM, according to the Official Plat thereof recorded February 12, 2020 as Entry No. 17894:2020 of the Official Records of Utah County.

The Exchange in Lehi Phase 18 Plat "LL" Condominium Amended

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 18 PLAT "LL" CONDOMINIUM AMENDED, according to the Official Plat thereof recorded May 12, 2020 as Entry No. 63904:2020 of the Official Records of Utah County.

The Exchange in Lehi Phase 20 Plat "MM" Condominium

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 20 PLAT "MM" CONDOMINIUM, according to the Official Plat thereof recorded November 30, 2020 as Entry No. 189740:2020 of the Official Records of Utah County.

The Exchange in Lehi Phase 20 Plat "NN" Condominium

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 20 PLAT "NN" CONDOMINIUM, according to the Official Plat thereof recorded November 30, 2020 as Entry No. 189743:2020 of the Official Records of Utah County.

The Exchange in Lehi Phase 20 Plat "OO" Condominium

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 20 PLAT "OO" CONDOMINIUM, according to the Official Plat thereof recorded November 30, 2020 as Entry No. 189746:2020 of the Official Records of Utah County.



The Exchange in Lehi Phase 20 Plat "PP" Condominium

All of Units 101 and 102, 201-204 and 301-304 of THE EXCHANGE IN LEHI PHASE 20 PLAT "PP" CONDOMINIUM, according to the Official Plat thereof recorded November 30, 2020 as Entry No. 189749:2020 of the Official Records of Utah County.