



ENT 130909:2020 PG 1 of 3
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Aug 28 4:13 pm FEE 652.00 BY RA
RECORDED FOR TRIDENT TITLE INSURANCE AGE

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

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

This Second Amendment to the Declaration of Covenants, Conditions, and Restrictions for The Exchange in Lehi Townhomes (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 Townhomes was recorded on June 28, 2017 as Entry No. 62330:2017 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 Townhomes was recorded on April 12, 2018 as Entry No. 34004:2018 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 modify the parking regulations 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 IX, Section 9.12 shall be deleted in its entirety and shall be replaced by the following:

9.12 **Parking.** The Association is hereby empowered to establish Rules governing parking within the Project. The Association is not obligated to treat all areas equally and may adopt different parking rules for different areas or streets within the Project. Rules relating to the parking of vehicles may include, but are not limited to: (1) restrictions on the type and condition of vehicles, (2) restrictions on the time period and duration of parking in certain areas, (3) restrictions on performing vehicle maintenance or repair outside of enclosed garages, (4) restrictions on recreational vehicle parking, (5) restrictions on garage storage that obstructs the full parking capacity of the garage, (6) the designation of "no parking" areas, (7) Rules allowing the removal of any vehicles that are improperly parked, (8) the authority to assign common area parking spaces and collect fees for such use, and (9) the assessment of fines to Owners (or their guests and Occupants) who violate the Rules. The Association shall have the right to perform ongoing inspections of Owner's driveways and garages to ensure compliance with this Section or any Rules adopted pursuant to this Section.

(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 6 day of June, 2020.

DECLARANT
EDGE EXCHANGE, LLC
A Utah Limited Liability Company

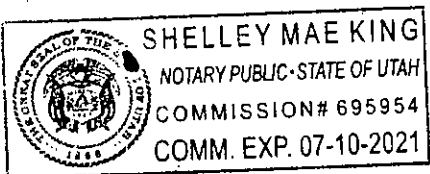
By: Steve Maddox

Name: Steve Maddox

Title: Manager

STATE OF UTAH)
) ss.
COUNTY OF Utah)

On the 6 day of June, 2020, 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 107 through 112 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: **38:516:0107 through 38:516:0112**

Lots 301 through 315 and lots 319 through 330 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: **38:532:0301 through 38:532:0315**

Parcel Numbers: **38:532:0319 through 38:532:0333**

Lots 501 through 525 and lots 528 through 572 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: **38:546:0501 through 38:546:0525**

Parcel Numbers: **38:546:0528 through 38:546:0575**

Lots 709 through 789 of The Exchange at Lehi Phase 7 P.U.D. Subdivision Plat, according to the official plat on file in the office of the Utah County Recorder as Entry No. 129839:2017.

Parcel Numbers: **38:554:0709 through 38:554:0789**

All of **The Exchange at Lehi Phase 10 P.U.D. Subdivision Plat**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37338:2018.

Parcel Numbers: **38:562:0001 through 38:562:0075**

All of **The Exchange at Lehi Phase 12 P.U.D. Subdivision Plat**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 113142:2018.

Parcel Numbers: **38:597:0001 through 38:597:0025**

All of **The Exchange at Lehi Phase 15 P.U.D. Subdivision Plat**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 106267:2018.

Parcel Numbers: **38:591:0001 through 38:591:0020**