

When Recorded Return To:  
Edge Mt. Saratoga Condos, LLC  
13702 S. 200 W. #B12  
Draper, UT 84020

**AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM FOR  
QUAILHILL CONDOMINIUMS**

This Amendment to the Declaration of Condominium for Quailhill Condominiums (the "**Amendment**") is executed and adopted by Edge Mt. Saratoga Condos, LLC (the "**Declarant**").

**RECITALS**

A. The Declaration of Condominium for Quailhill Condominiums was recorded on June 6, 2019 as Entry No. 51008:2019 in the office of the Utah County Recorder (hereinafter the "**Declaration**").

B. This 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 herein by reference.

C. The Declarant desires to amend the Declaration as set forth in this Amendment to add a provision that clarifies that the garages are to be considered part of the Units.

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 XV, Section 15.1 of the Declaration, the Declarant has the sole authority to amend the Declaration during the Period of Declarant Control.

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

**AMENDMENTS**

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

(1) **Amendment No. 1.** The following sentence shall be added to the end of Article I, Section 1.29 of the Declaration:

The garage areas identified on the Plat shall be considered part of the Unit number listed in such garage area.

(2) **Conflicts.** All remaining provisions of the Declaration and any prior amendments not specifically amended in this 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 & 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, Declarant has executed this Amendment this 18 day of November, 2019.

**DECLARANT**  
**EDGE MT. SARATOGA CONDOS, LLC**  
a Utah limited liability company

By: Steve Maddox

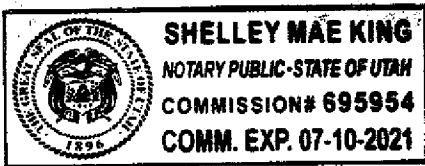
Name: Steve Maddox

Its: Manager

STATE OF UTAH )  
 ) ss.  
COUNTY OF Utah )

On the 18 day of November, 2019, 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 corporation and executed with all necessary authority.

Notary Public: Shelley King



**EXHIBIT A**  
Legal Description

All of **Quailhill at Mt. Saratoga Plat F-1 Building A Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 51007:2019.

**Parcel Numbers: 50:096:0101 through 50:096:0305**

All of **Quailhill at Mt. Saratoga Plat F-1 Building B Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 51009:2019.

**Parcel Numbers: 50:097:0101 through 50:097:0305**

All of **Quailhill at Mt. Saratoga Plat F-1 Building C Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 51011:2019.

**Parcel Numbers: 50:098:0101 through 50:098:0305**

All of **Quailhill at Mt. Saratoga Plat F-2 Building D Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117915:2019.

**Parcel Numbers Not Assigned**

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 1525.18 FEET AND WEST 1429.14 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N89°09'33"W 180.15 FEET; THENCE N0°00'38"E 121.97 FEET; THENCE EAST 174.32 FEET; THENCE SOUTH 40.00 FEET; THENCE EAST 5.79 FEET; THENCE SOUTH 84.61 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.50 ACRES 21,976 SQ. FT.

All of **Quailhill at Mt. Saratoga Plat F-2 Building E Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117917:2019.

**Parcel Numbers Not Assigned**

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 1649.80 FEET AND WEST 1435.58 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE WEST 174.32 FEET; THENCE N0°00'38"E 76.93 FEET; THENCE EAST 196.89 FEET; THENCE S3°30'33"W 59.21 FEET; THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT 28.68 FEET THROUGH A CENTRAL ANGLE OF 86°29'27" (CHORD: S46°45'17"W 26.03 FEET) TO THE POINT OF BEGINNING.

CONTAINS: ± 0.34 ACRES 14,900 SQ. FT.

All of **Quailhill at Mt. Saratoga Plat F-2 Building F Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117919:2019.

**Parcel Numbers Not Assigned**

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 1754.49 FEET AND WEST 964.11 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S84°40'38"W 18.51 FEET; THENCE S83°40'32"W 179.07 FEET; THENCE WEST 13.38 FEET; THENCE N0°03'52"W 70.74 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 1538.50 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS: N0°10'39"E) 40.44 FEET THROUGH A CENTRAL ANGLE OF 1°30'21" (CHORD: N89°25'29"E 40.44 FEET); THENCE N1°05'11"W 18.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 1520.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS: N1°19'53"W) 160.05 FEET THROUGH A CENTRAL ANGLE OF 6°01'59" (CHORD: N85°39'08"E 159.98 FEET); THENCE S7°17'21"E 80.98 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.38 ACRES 16,374 SQ. FT.

All of **Quailhill at Mt. Saratoga Plat F-2 Building G Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117921:2019.

**Parcel Numbers Not Assigned**

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 1870.17 FEET AND WEST 1017.24 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1480.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N5°55'03"W) 164.57 FEET THROUGH A CENTRAL ANGLE OF 6°22'16" (CHORD: S87°16'06"W 164.49 FEET); THENCE N0°33'52"E 89.53 FEET; THENCE N87°42'22"E 142.00 FEET; THENCE S54°31'38"E 16.09 FEET; THENCE S6°10'09"E 78.49 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.33 ACRES 14,333 SQ. FT.

All of **Quailhill at Mt. Saratoga Plat F-2 Building H Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117923:2019.

**Parcel Numbers Not Assigned**

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A POINT LOCATED N0°17'59"E 1733.05 FEET AND WEST 1173.79 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE WEST 180.64 FEET; THENCE N3°30'33"E 21.16 FEET; THENCE N86°29'27"W 18.50 FEET; THENCE N3°30'33"E 59.80 FEET; THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT 30.91 FEET THROUGH A CENTRAL ANGLE OF 93°12'09" (CHORD: N50°06'38"E 27.61 FEET); THENCE ALONG THE ARC OF A 1520.00 FOOT RADIUS CURVE TO THE LEFT 173.27 FEET THROUGH A CENTRAL ANGLE OF 6°31'53" (CHORD: S86°33'14"E 173.17 FEET); THENCE S0°03'52"E 89.24 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.41 ACRES 17,886 SQ. FT.

All of **Quailhill at Mt. Saratoga Plat F-2 Building I Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117925:2019.

**Parcel Numbers Not Assigned**

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 1862.33 FEET AND WEST 1181.50 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1480.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N0°27'14"E) 166.07 FEET THROUGH A CENTRAL ANGLE OF 6°25'45" (CHORD: N86°19'54"W 165.98 FEET); THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT 28.73 FEET THROUGH A CENTRAL ANGLE OF 86°37'35" (CHORD: N39°48'14"W 26.07 FEET); THENCE N3°30'33"E

2.23 FEET; THENCE S86°29'27"E 18.50 FEET; THENCE N3°30'33"E 58.00 FEET; THENCE S86°29'26"E 24.00 FEET; THENCE N3°30'34"E 12.00 FEET; THENCE S85°32'48"E 136.78 FEET; THENCE S0°33'52"W 89.53 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.35 ACRES 15,035 SQ. FT.

All of **Quailhill at Mt. Saratoga Plat F-2 Building J Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117927:2019.

**Parcel Numbers Not Assigned**

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A POINT LOCATED N0°17'59"E 1726.73 FEET AND WEST 1413.39 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE WEST 196.89 FEET; THENCE N0°00'38"E 143.77 FEET; THENCE S81°42'41"E 188.54 FEET; THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT 28.26 FEET THROUGH A CENTRAL ANGLE OF 85°13'15" (CHORD: S39°06'04"E 25.73 FEET); THENCE S3°30'33"W 96.81 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.59 ACRES 25,822 SQ. FT.

All of **Quailhill at Mt. Saratoga Plat F-2 Building K Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117929:2019.

**Parcel Numbers Not Assigned**

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 1864.71 FEET AND WEST 1571.16 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N81°42'41"W 40.24 FEET; THENCE N0°00'38"E 125.93 FEET; THENCE EAST 57.67 FEET; THENCE S81°42'41"E 137.40 FEET; THENCE S3°30'33"W 18.10 FEET; THENCE S86°35'09"E 18.50 FEET; THENCE S3°30'33"W 56.08 FEET; THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT 31.43 FEET THROUGH A CENTRAL ANGLE OF 94°46'45" (CHORD: S50°53'58"W 27.97 FEET); THENCE N81°42'41"W 141.78 FEET; THENCE S8°17'19"W 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.48 ACRES 20,713 SQ. FT.

All of **Quailhill at Mt. Saratoga Plat F-2 Building L Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117931:2019.

**Parcel Numbers Not Assigned**

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 2094.47 FEET AND WEST 938.64 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1480.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N7°17'43"W) 165.72 FEET THROUGH A CENTRAL ANGLE OF 6°24'56" (CHORD: S85°54'45"W 165.63 FEET); THENCE NORTH 86.56 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 596.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N0°47'44"W) 34.51 FEET THROUGH A CENTRAL ANGLE OF 3°19'03" (CHORD: N87°32'45"E 34.51 FEET); THENCE N79°43'07"E 126.92 FEET; THENCE S5°35'53"W 30.24 FEET; THENCE S7°17'43"E 69.35 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 0.34 ACRES 14,817 SQ. FT.