

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

**SECOND AMENDMENT TO THE
DECLARATION OF CONDOMINIUM
FOR
SADDLEBROOK CONDOMINIUMS**

This Second Amendment to the Declaration of Condominium for Saddlebrook Condominiums (the "Second Amendment") is executed and adopted by Edge Saddlebrook, LLC (the "Declarant").

RECITALS

A. The Declaration of Condominium for Saddlebrook Condominiums was recorded on February 2, 2018 as Entry No. 12709696 in the office of the Salt Lake County Recorder (hereinafter the "Declaration").

B. The First Amendment to the Declaration of Condominium for Saddlebrook Condominiums was recorded on June 29, 2018 as Entry No. 12801802 in the office of the Salt Lake County Recorder (hereinafter the "Declaration").

C. This Second Amendment affects the real property located in Salt Lake County, State of Utah, described with particularity on Exhibit A, which exhibit is attached hereto and incorporated herein by reference.

D. The Declarant desires to amend the Declaration as set forth in this Second Amendment to provide certain protections and rights to Mortgagees.

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 15, Section 15.1 of the Declaration, the Declarant has the sole authority to amend the Declaration so long as Declarant owns one or more Units in the Project.

G. As of the date of the recording of this Second Amendment, Declarant is the owner of more than one Unit in the Project.

AMENDMENTS

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 Salt Lake County Recorder's office.

(1) **Amendment No. 1.** The following Section 13.6 shall be added to Article 13 of the Declaration as follows:

13.6. **Notifications.** Lenders and their insurers or guarantors, upon written request to the Association, shall have the right to timely written notice of:

- (a) any condemnation or casualty loss that affects a material portion of the Project or the Unit securing the Lender's mortgage;
- (b) any 60-day delinquency in the payment of assessments or other charges owed by the Unit Owner of any Unit on which the Lender hold a mortgage;
- (c) a lapse, cancellation, or material modification of any insurance policy maintained by the Association; and
- (d) any proposed action that requires the consent of a specified percentage of mortgagees.

(2) **Amendment No. 2.** The following Section 13.7 shall be added to Article 13 of the Declaration as follows:

13.7. **Lender Approval.**

- (a) Declaration amendments of a material adverse nature to Lenders must be consented to by Lenders that represent at least 51% of the total Allocated Interest of all Units.
- (b) Any termination of the Project after substantial destruction or condemnation must be consented to by Lenders that represent at least 51% of the Allocated Interest of all Units.
- (c) Unless otherwise required or permitted under Utah law, Lender consent may be implied when a Lender fails to submit a response to any written proposal for an amendment or termination within 60 days after it receives notice of the proposal, provided the notice was delivered by certified or registered mail, with a return receipt requested.
- (d) The term "material adverse nature" shall mean a modification that directly and materially reduces a specific and identified Lender right set forth in the Declaration. Amendments that simply modify certain language or terminology applicable to Lenders, but do not materially reduce Lender rights, shall not require the consent of Lenders.

(3) **Conflicts.** All remaining provisions of the Declaration and any prior amendments 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.

(4) **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, Declarant has executed this Second Amendment this 13 day of May, 2019.

DECLARANT
EDGE SADDLEBROOK, LLC
a Utah limited liability company

By: Steve Maddox
Its: Manager

State of Utah)
County of Utah) ss.

On the 13 day of May, 2019, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Saddlebrook, LLC, and that the foregoing instrument is signed on behalf of said corporation and executed with all necessary authority.

Notary Public: Shelley King

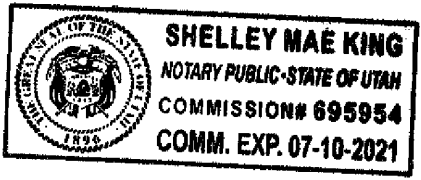


EXHIBIT A
Legal Description

All of **Saddlebrook Building A Condominium, Amending Part of Lot C, South Herriman**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12734901, in Book 2018P, at Page 149.

Parcel Numbers:

33074270180000	33074270210000	33074270240000	33074270270000	33074270290000
33074270190000	33074270220000	33074270250000	33074270280000	33074270300000
33074270200000	33074270230000	33074270260000		

All of **Saddlebrook Building B Condominium, Amending Part of Lot C, South Herriman**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12709695, in Book 2018P, at Page 53.

Parcel Numbers:

33074270070000	33074270090000	33074270110000	33074270130000	33074270150000
33074270080000	33074270100000	33074270120000	33074270140000	33074270160000

All of **Saddlebrook Building C Condominium, Amending Part of Lot C, South Herriman**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12789348, in Book 2018P, at Page 224.

Parcel Numbers:

33074270320000	33074270340000	33074270360000	33074270380000	33074270400000
33074270330000	33074270350000	33074270370000	33074270390000	33074270410000

All of **Saddlebrook Building D Condominium, Amending Part of Lot C, South Herriman**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12789350, in Book 2018P, at Page 225.

Parcel Numbers:

33074270430000	33074270460000	33074270490000	33074270510000	33074270530000
33074270440000	33074270470000	33074270500000	33074270520000	33074270540000
33074270450000	33074270480000			

All of **Saddlebrook Building E Condominium, Amending Part of Lot C, South Herriman**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12789352, in Book 2018P, at Page 226.

Parcel Numbers:

33074270570000	33074270600000	33074270630000	33074270650000	33074270670000
33074270580000	33074270610000	33074270640000	33074270660000	33074270680000
33074270590000	33074270620000			

All of **Saddlebrook Building F Condominium, Amending Part of Lot C, South Herriman**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12789354, in Book 2018P, at Page 227.

Parcel Numbers:

33074270710000	33074270740000	33074270770000	33074270790000	33074270810000
33074270720000	33074270750000	33074270780000	33074270800000	33074270820000
33074270730000	33074270760000			

All of **Saddlebrook Building G Condominium, Amending Part of Lot C, South Herriman**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12789356, in Book 2018P, at Page 228.

Parcel Numbers:

33074270850000	33074270880000	33074270910000	33074270930000	33074270950000
33074270860000	33074270890000	33074270920000	33074270940000	33074270960000
33074270870000	33074270900000			

All of **Saddlebrook Building H Condominium, Amending Part of Lot C, South Herriman**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12789358, in Book 2018P, at Page 229.

Parcel Numbers:

33074270990000	33074271010000	33074271030000	33074271050000	33074271070000
33074271000000	33074271020000	33074271040000	33074271060000	33074271080000

All of **Saddlebrook Building I Condominium, Amending Part of Lot C, South Herriman**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12821796, in Book 2018P, at Page 261.

Parcel Numbers:

33074271110000	33074271130000	33074271150000	33074271170000	33074271190000
33074271120000	33074271140000	33074271160000	33074271180000	33074271200000

All of **Saddlebrook Building J Condominium, Amending Part of Lot C, South Herriman**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12821798, in Book 2018P, at Page 262.

Parcel Numbers:

33074271230000	33074271260000	33074271290000	33074271310000	33074271330000
33074271240000	33074271270000	33074271300000	33074271320000	33074271340000
33074271250000	33074271280000			

All of **Saddlebrook Building K Condominium, Amending Part of Lot C, South Herriman**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12821800, in Book 2018P, at Page 263.

Parcel Numbers:

33074271370000	33074271390000	33074271410000	33074271430000	33074271450000
33074271380000	33074271400000	33074271420000	33074271440000	33074271460000

All of **Saddlebrook Building L & M Condominium, Amending Part of Lot C, South Herriman**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12821802, in Book 2018P, at Page 264.

Parcel Numbers:

33074271490000	33074271540000	33074271590000	33074271640000	33074271690000
33074271500000	33074271550000	33074271600000	33074271650000	33074271700000
33074271510000	33074271560000	33074271610000	33074271660000	33074271710000
33074271520000	33074271570000	33074271620000	33074271670000	33074271720000
33074271530000	33074271580000	33074271630000	33074271680000	

All of **Saddlebrook Building N Condominium, Amending Part of Lot C, South Herriman**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12821804, in Book 2018P, at Page 266.

Parcel Numbers:

33074271750000	33074271770000	33074271790000	33074271810000	33074271830000
33074271760000	33074271780000	33074271800000	33074271820000	33074271840000

All of **Saddlebrook Building O Condominium, Amending Part of Lot C, South Herriman**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12847635, in Book 2018P, at Page 315.

Parcel Numbers:

33074271870000	33074271900000	33074271930000	33074271950000	33074271970000
33074271880000	33074271910000	33074271940000	33074271960000	33074271980000
33074271890000	33074271920000			

All of **Saddlebrook Building P Condominium, Amending Part of Lot C, South Herriman**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12847637, in Book 2018P, at Page 316.

Parcel Numbers:

33074272010000	33074272030000	33074272050000	33074272070000	33074272090000
33074272020000	33074272040000	33074272060000	33074272080000	33074272100000

All of **Saddlebrook Building Q Condominium, Amending Part of Lot C, South Herriman**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12847639, in Book 2018P, at Page 317.

Parcel Numbers:

33074272130000	33074272150000	33074272170000	33074272190000	33074272210000
33074272140000	33074272160000	33074272180000	33074272200000	33074272220000

All of **Saddlebrook Building R Condominium, Amending Part of Lot C, South Herriman**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12847641, in Book 2018P, at Page 318.

Parcel Numbers:

33074272250000	33074272280000	33074272310000	33074272330000	33074272350000
33074272260000	33074272290000	33074272320000	33074272340000	33074272360000
33074272270000	33074272300000			

All of **Saddlebrook Building S Condominium, Amending Part of Lot C, South Herriman**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12847643, in Book 2018P, at Page 319.

Parcel Numbers:

33074272390000	33074272410000	33074272430000	33074272450000	33074272470000
33074272400000	33074272420000	33074272440000	33074272460000	33074272480000

All of **Saddlebrook Building T Condominium, Amending Part of Lot C, South Herriman**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12847645, in Book 2018P, at Page 320.

Parcel Numbers:

33074272510000	33074272540000	33074272570000	33074272590000	33074272610000
33074272520000	33074272550000	33074272580000	33074272600000	33074272620000
33074272530000	33074272560000			

All of **Saddlebrook Building U Condominium, Amending Part of Lot C, South Herriman**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry No. 12847647, in Book 2018P, at Page 321.

Parcel Numbers:

33074272650000	33074272670000	33074272690000	33074272710000	33074272730000
33074272660000	33074272680000	33074272700000	33074272720000	33074272740000