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GAYLE CANNON
3000 Connor Street, Unit 29
Salt Lake City, UT 84109

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08/18/2010 02:42 PM \$64.00
Book - 9850 Pg - 4065-4076
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
GAYLE CANNON
3000 CONNOR ST #29
SLC UT 84109
BY: ZJM, DEPUTY - WI 12 P.

12 - 32

AMENDMENT TO
AMENDED AND RESTATED DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS
AND BYLAWS OF
EDGEMOUNT ESTATES

WHEREAS, an October 17, 2002 Amended and Restated Declaration of Covenants, Conditions, Restrictions and Bylaws of Edgemount Estates (the "Amended Declaration and Bylaws") was recorded in the records of the County Recorder of Salt Lake County, State of Utah on December 4, 2002 as Entry No. 8445654 in Book 8697 at Pages 3425-3485; and

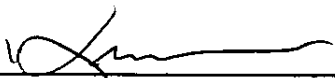
WHEREAS, pursuant to the provisions of the Condominium Ownership Act as enacted in the State of Utah (the "Act"), that certain real property located in Salt Lake County, State of Utah and more particularly described in Exhibits A, B, C and D attached hereto (collectively the "Real Property") has been submitted to the provisions of the Act as stated in the Amended Declaration and Bylaws;

NOW THEREFORE, pursuant to UCA 57-8-15, the Amended Declaration and Bylaws are hereby amended by substituting the attached Exhibit E in place of the Exhibit E originally attached to the Amended Declaration and Bylaws as such original Exhibit E was recorded in Book 8697 at Page 3485 in the records of the County Recorder of Salt Lake County, State of Utah.

The provisions of this Amendment shall take effect on the later of the recording hereof in the Office of the Recorder of Salt Lake County, State of Utah or October 1, 2010.

IN WITNESS WHEREOF, this AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND BYLAWS OF EDGEMOUNT ESTATES was executed as of the 23rd day of March, 2010.

EDGEMOUNT HOMEOWNERS ASSOCIATION

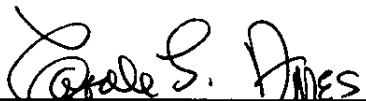
By: 
Kent B Linebaugh, President

By: 
Gayle Cannon, Secretary


CERTIFICATION

The undersigned members of the Board of Directors of the Edgemount Homeowners Association, a Utah nonprofit corporation, hereby certify that at a duly constituted meeting of the members of such Association, Unit Owners holding not less than two-thirds (2/3) of all votes entitled to be cast voted unanimously in favor of the foregoing Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions and Bylaws of Edgemount Estates.

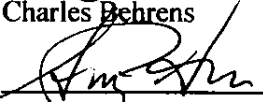
Dated this 27th day of July, 2010.



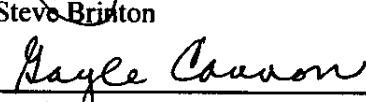
Carol Ames



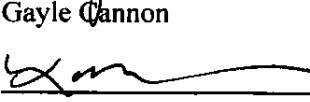
Charles Behrens



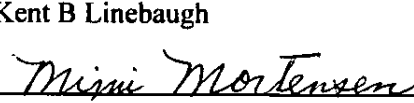
Steve Brinton



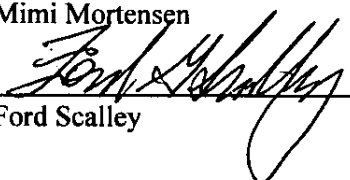
Gayle Cannon



Kent B Linebaugh



Mimi Mortensen



Ford Scalley

STATE OF UTAH)
 : SS
COUNTY OF SALT LAKE)

On the 18 day of ^{August 2010} ~~July~~, 2010, before me personally appeared, Kent B Linebaugh and Gayle Cannon, known to be the President and Secretary, respectively, of Edgemount Homeowners Association, a Utah nonprofit corporation, who executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said Association for the uses and purposes therein mentioned, and on oath stated that they were authorized to and executed said instrument.

WITNESS MY HAND AND OFFICIAL SEAL hereto attached the day and year in this certificate above written.



Notary Public
Residing at Salt Lake County, State of Utah

My Commission Expires: 2/9/2014



16-27-011

Beginning at a point on the West line of Connor Street, said point being South 0° 05' 33" East 308.00 feet and South 89° 58' 30" West 24.75 feet from a monument in the intersection of Connor Street and Fisher Lane, said monument being due North 1211.85 feet and due West 1384.06 feet from the center of Section 27, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 89° 58' 30" West 36.33 feet; thence North 0° 01' 30" West 4.00 feet; thence South 89° 58' 30" West 87.87 feet; thence North 0° 01' 30" West 4.00 feet; thence South 89° 58' 30" West 28.00 feet; thence South 0° 01' 30" East 3.00 feet; thence South 89° 58' 30" West 104.00 feet; thence South 0° 01' 30" East 3.00 feet; thence South 89° 58' 30" West 44.04 feet; thence South 0° 01' 30" East 4.50 feet; thence South 89° 58' 30" West 51.50 feet; thence South 0° 01' 30" East 1.50 feet; thence South 89° 58' 30" West 102.26 feet; thence North 0° 05' 33" West 312.47 feet to the South line of the Robert R. and Frances E. McKay property; thence South 89° 15' East along said South line 454.05 feet to the West line of Connor Street; thence South 0° 05' 33" East along said West line 302.33 feet to the point of beginning. Contains 3.168 acres.

SUBJECT TO all easements and rights of way of record, including but not limited to all presently existing or to be constructed or installed gas lines, electrical conduits, telephone lines, and related facilities which are located within the above described Parcel.

RESERVING UNTO DECLARANT, however, such easements and rights of ingress and egress over, across, through, and under the above described Parcel and any improvements now or hereafter constructed thereon as may be reasonably necessary for Declarant (in a manner which is reasonable and not inconsistent with the provisions of this Declaration or of any Map: (a) To improve portions of the Common Areas within the Project with such structures and facilities designed for the use and enjoyment of

Exhibit A

BK 9850 PG 4068

BK 8697763477

Owners of Units within such Project as Declarant may reasonably determine to be appropriate; (b) To improve the Common Areas of the above described Parcel with such structures and facilities (including, but not limited to, arterial roads) as Declarant may reasonably determine to be appropriate. If, pursuant to the foregoing reservations, the above described Parcel or any improvement thereon is traversed or partially occupied by a permanent improvement or utility line, a perpetual easement for such improvement or utility line shall exist. With the exception of such perpetual easements, the foregoing reservations shall, unless sooner terminated in accordance with their terms expire 7 years after this Declaration is filed for record in the office of the County Recorder of Salt Lake County, Utah.

ALSO RESERVING such rights of ingress and egress over any roads comprising a part of the above described Parcel as may be necessary to enable access to adjoining properties owned by Declarant.

~~BK8697063478~~

Phase I Property:

Beginning at a point on the West line of Connor Street, said point being South 0°05'33" East 308.00 feet and South 89°58'30" West 24.75 feet from a monument in the intersection of Connor Street and Fisher Lane, said monument being due North 1211.85 feet and due West 1384.06 feet from the center of Section 27, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 89°58'30" West 36.33 feet; thence North 0°01'30" West 4.00 feet; thence South 89°58'30" West 87.87 feet; thence North 0°01'30" West 4.00 feet; thence South 89°58'30" West 28.00 feet; thence South 0°01'30" East 3.00 feet; thence South 89°58'30" West 104.00 feet; thence South 0°01'30" East 3.00 feet; thence South 89°58'30" West 44.04 feet; thence South 0°01'30" East 4.50 feet; thence South 89°58'30" West 51.50 feet; thence South 0°01'30" East 1.50 feet; thence South 89°58'30" West 102.26 feet; thence North 0°05'33" West 312.47 feet to the South line of the Robert R. and Frances E. McKay property; thence South 89°15' East along said South line 454.05 feet to the West line of Connor Street; thence South 0°05'33" East along said West line 302.33 feet to the point of beginning. Continues 3.168 acres.

SUBJECT TO all easements and rights of way of record, including but not limited to all presently existing or to be constructed or installed gas lines, electrical conduits, telephone lines, and related facilities which are located within the above described Parcel.

RESERVING UNTO DECLARANT, however, such easements and rights of ingress and egress over, across, through, and under the above described Parcel and any improvements now or hereafter constructed thereon as may be reasonably necessary for Declarant (in a manner which is reasonable and not inconsistent with the provisions of this Declaration or of any Map: (a) To improve portions of the Common Areas within the Project with such structures and facilities designed for the use and enjoyment of Owners of Units within such Project as Declarant may reasonably determine to be appropriate; (b) To improve the Common Areas of

Exhibit B

the above-described Parcel with such structures and facilities (including, but not limited to, arterial roads) as Declarant may reasonably determine to be appropriate. IF, pursuant to the foregoing reservations, the above-described Parcel or any improvement thereon is traversed or partially occupied by a permanent improvement or utility line, a perpetual easement for such improvement or utility line shall exist. With the exception of such perpetual easements, the foregoing reservations shall, unless sooner terminated in accordance with their terms expire 7 years after this Declaration is filed for record in the office of the County Recorder of Salt Lake County, Utah.

ALSO RESERVING such rights of ingress and egress over any roads comprising a part of the above-described Parcel as may be necessary to enable access to adjoining properties owned by Declarant.

Phase 2A Property:

Beginning at a point S 0°05'33" E 6.00 feet and N 89°15' W 478.80 feet from a monument at the intersection of Conner Street and Fisher Lane, said monument being due North 1211.85 feet and due West 1384.06 feet from the center of Section 27, Township 1 South, Range 1 East, Salt Lake Base and Meridian and running thence S 0°05'33" E 312.06 feet to a point on a curve to the right, the radius point of which is N 18°57'36" W 152.50 feet; thence Southwesterly along the arc of said curve 32.79 feet to a point of a reverse curve to the left, the radius point of which is S 6°38'29" E 46.00 feet; thence Southwesterly along the arc of said curve 61.30 feet; thence N 83°00' W 22.00 feet; thence N 7°00' E 10.27 feet to a point of a 25.00 foot radius curve to the left; thence Northwesterly along the arc of said curve 21.43 feet to a point of a reverse curve to the right, the radius point of which is N 47°53'07" E 30.00 feet; thence Northerly along the arc of said curve 39.50 feet to a point on a reverse curve to the left, the radius point of which is N 56°40'218" E 25.00 feet; thence Northerly along the arc of said curve 19.64 feet to a point of a reverse curve to the right, the radius point of which is N 78°18'2" E 562.50 feet; thence Northwesterly along the arc of said curve 92.99 feet to a point of a reverse curve to the left, the radius point of which is S 87°46'39" W

BK 8697752488

25.00 feet; thence Northwesterly along the arc of said curve 21.38 feet to a point of a reverse curve to the right, the radius point of which is N 38°46'55" E 35.00 feet; thence Northeasterly along the arc of said curve 76.49 feet; thence N 16°00' W 37.00 feet; thence N 0°45' E 65.61 feet; thence S 89°15' E 115.47 feet to the point of beginning. Contains 0.852 acres.

SUBJECT TO all easements and rights of way of record, including but not limited to all presently existing or to be constructed or installed gas lines, electrical conduits, telephone lines, and related facilities which are located within the above described Parcel.

RESERVING UNTO DECLARANT, however, such easements and rights of ingress and egress over, across, through, and under the above described Parcel and any improvements now or hereafter constructed thereon as may be reasonably necessary for Declarant (in a manner which is reasonable and not inconsistent with the provisions of this Declaration or of any Map: (a) To improve portions of the Common Areas within the Project with such structures and facilities designed for the use and enjoyment of Owners of Units within such Project as Declarant may reasonably determine to be appropriate; (b) To improve the Common Areas of the above-described Parcel with such structures and facilities (including, but not limited to, arterial roads) as Declarant may reasonably determine to be appropriate. If, pursuant to the foregoing reservations, the above-described Parcel or any improvement thereon is traversed or partially occupied by a permanent improvement or utility line, a perpetual easement for such improvement or utility line shall exist. With the exception of such perpetual easements, the foregoing reservations shall, unless sooner terminated in accordance with their terms expire 7 years after this Declaration is filed for record in the office of the County Recorder of Salt Lake County, Utah.

ALSO RESERVING such rights of ingress and egress over any roads comprising a part of the above-described Parcel as may be necessary to enable access to adjoining properties owned by Declarant.

Beginning at a point on the West line of Conner Street, said point being S 0°05'33" E 308.0 feet and S 89°58'30" W 24.75 feet from a monument in the intersection of Conner Street and Fisher Lane, said monument being due North 1211.85 feet and due West 1384.06 feet from the Center of Section 27, Township 1 South Range 1 East, Salt Lake Base and Meridian, and running thence S 89°58'30" W 36.33 feet; thence N 0°01'30" W 4.0 feet; thence S 89°58'30" W 87.87 feet; thence N 0°01'30" W 4.0 feet; thence S 89°58'30" W 28.60 feet; thence S 0°01'30" E 3.0 feet; thence S 89°58'30" W 104.00 feet; thence S 0°01'30" E 3.0 feet; thence S 89°58'30" W 44.04 feet; thence S 0°01'30" E 4.5 feet; thence S 89°58'30" W 51.50 feet; thence S 0°01'30" E 1.5 feet; thence S 89°58'30" W 18.00 feet; thence N 0°01'30" W 44.40 feet; thence S 61°00' W 68.44 feet to a point of a 152.50 foot radius curve to the right; thence Southwesterly along the arc of said curve 26.72 feet; thence N 0°05'33" W 312.06 feet to the South line of the Robert R. and Frances E. Makay property; thence S 89°15'00" E along said South line 454.05 feet to the West line of said Conner Street; thence S 0°05'33" E along said West line 302.33 feet to the point of beginning. Contains 3.168 acres.

SUBJECT TO all easements and rights of way of record, including but not limited to all presently existing or to be constructed or installed gas lines, electrical conduits, telephone lines, and related facilities which are located within the above described Parcel.

RESERVING UNTO DECLARANT, however, such easements and rights of ingress and egress over, across, through, and under the above described Parcel and any improvements now or hereafter constructed thereon as may be reasonably necessary for Declarant (in a manner which is reasonable and not inconsistent with the provisions of this Declaration or of any Map: (a) To improve portions of the Common Areas within the Project with such structures and facilities designed for the use and enjoyment of Owners of Units within such Project as Declarant may reasonably determine to be appropriate; (b) To improve the Common Areas of the above-described Parcel with such structures and facilities (including, but not limited to, arterial roads) as Declarant may reasonably determine to be appropriate. If, pursuant to the foregoing reservations, the

Exhibit C

BK 9850 PG 4073

BK 8697 PG 3482

above-described Parcel or any improvement thereon is traversed or partially occupied by a permanent improvement or utility line, a perpetual easement for such improvement or utility line shall exist. With the exception of such perpetual easements, the foregoing reservations shall, unless sooner terminated in accordance with their terms expire 7 years after this Declaration is filed for record in the office of the County Recorder of Salt Lake County, Utah.

ALSO RESERVING such rights of ingress and egress over any roads comprising a part of the above-described Parcel as may be necessary to enable access to adjoining properties owned by Declarant or any successor Declarant as to one or more phases of this condominium project. An amended sheet 1 of the Record of Survey Map of Phase I prepared by Bush & Gudgell, Inc. containing the correct boundary description of the Phase I property is being filed with the Salt Lake County Recorder concurrently with the recording of this document.

BK 8697 P 3483

Beginning at a point S 0°05'33" E 6.00 feet and N 89°15' W 602.59 feet from a monument at the intersection of Conner Street and Fisher Lane, said monument being due North 1211.85 feet and due West 1384.06 feet from the center of Section 27, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence S 0°45' W 69.65 feet, thence S 16°00' E 35.25 feet to a point on a 35.00 foot radius curve to the left, the center of which bears S 16°00' E from said point; thence southerly along the arc of said curve 74.94 feet to a point of a 32.32 foot radius reverse curve to the right, the center of which bears S 41°19'02" W from said point, thence southeasterly along the arc of said curve 25.91 feet to a point of a 625.00 foot radius reverse curve to the left, the center of which bears N 87°15'E from said point, thence southeasterly along the arc of said curve 100.56 feet to a point of a 25.00 foot radius reverse curve to the right, the center of which bears S 78°01'52" W from said point; thence southerly along the arc of said curve 14.51 feet to a point of a 30.00 foot radius reverse curve to the left, the center of which bears S 68°42'15" E from said point; thence southerly along the arc of said curve 34.02 feet to a point of a 25.00 foot radius reverse curve to the right, the center of which bears S 46°19'24" W from said point; thence southeasterly along the arc of said curve 22.11 feet to a point of tangency, thence S 7°00' W 6.39 feet; thence S 83°00' E 22.00 feet to a point of a 46.00 foot radius curve to the right, the center of which bears S 83°00' E from said point; thence northeasterly along the arc of said curve 61.30 feet to a point of a 152.50 foot radius reverse curve to the left, the center of which bears N 6°38'29" W from said point; thence northeasterly along the arc of said curve 59.51 feet to a point of tangency; thence N 61°00' E 68.44 feet; thence S 0°01'30" E 44.40 feet; thence

N 89°58'30" E 18.00 feet; thence S 0°01'30" E 127.16 feet; thence S 89°58'30" W 103.05 feet; thence S 0°01'30" E 276.57 feet; thence S 89°42'12" W 234.44 feet; thence N 16°00'12" E 15.83 feet; thence N 4°00'37" E 410.985 feet; thence S 89°59'25" W 0.57 feet; thence N 6°42'51" W 174.88 feet; thence N 10°31'05" W 62.03 feet; thence N 1°34'29" E 60.62 feet; thence S 89°15' E 108.34 feet to the Point of Beginning.

Subject to easements, restrictions, rights of way and reservations of record or enforceable at law.

Exhibit D

BK 8697 PG 3484

EXHIBIT E

<u>Unit No.</u>	<u>Assigned Par Value and Points</u>	<u>Appurtenant Undivided Interest In Common Area</u>
1	\$80,000 - 2	3.030%
2	\$80,000 - 2	3.030%
3	\$80,000 - 2	3.030%
4	\$80,000 - 2	3.030%
5	\$80,000 - 2	3.030%
6	\$80,000 - 2	3.030%
7	\$80,000 - 2	3.030%
8	\$80,000 - 2	3.030%
9	\$80,000 - 2	3.030%
10	\$80,000 - 2	3.030%
11	\$80,000 - 2	3.030%
12	\$80,000 - 2	3.030%
13	\$80,000 - 2	3.030%
14	\$80,000 - 2	3.030%
15	\$80,000 - 2	3.030%
16	\$80,000 - 2	3.030%
17	\$80,000 - 2	3.030%
18	\$80,000 - 2	3.030%
19	\$80,000 - 2	3.030%
20	\$80,000 - 2	3.030%
21	\$80,000 - 2	3.030%
22	\$80,000 - 2	3.030%
23	\$80,000 - 2	3.030%
24	\$80,000 - 2	3.030%
25	\$80,000 - 2	3.030%
26	\$80,000 - 2	3.030%
27	\$80,000 - 2	3.030%
28	\$80,000 - 2	3.030%
29	\$80,000 - 2	3.030%
30	\$80,000 - 2	3.030%
31	\$80,000 - 2	3.030%
32	\$80,000 - 2	3.030%
33	\$80,000 - 2	3.030%
TOTAL:	66	100.000%

EXHIBIT E