

13863893 B: 11291 P: 6423 Total Pages: 5
01/06/2022 02:28 PM By: ndarmiento Fees: \$646.00
DECLAR- DECLARATION
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: TRIDENT TITLE INSURANCE AGENCY, LLC
130 W CENTER STOREM, UT 840574798

**FIRST AMENDMENT
TO THE
MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
BRINGHURST STATION**

This FIRST AMENDMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BRINGHURST STATION ("First Amendment") is made and executed by Edge Homes Utah, LLC ("Declarant") and shall be effective upon recording in the Office of the Salt Lake County Recorder.

RECITALS

- A. Bringhurst Station is a master planned community located in Bluffdale, Salt Lake County, Utah.
- B. The Master Declaration of Covenants, Conditions, and Restrictions for Bringhurst Station was recorded on September 14, 2020 as Entry No. 13392009 in the office of the Salt Lake County Recorder ("Declaration").
- C. This First Amendment affects the real property situated in Salt Lake County, Utah, described with particularity on Exhibit A, which exhibit is attached hereto and incorporated in this Amendment by reference (the "Project") and shall be binding on all parties having or acquiring any right, title, or interest to the Project or any part thereof.
- D. Pursuant to Section 14.1 of the Declaration, the Declarant has the unilateral right to amend the Declaration.
- E. Unless specifically modified herein, all remaining provisions of the Declaration shall remain in full force and effect.
- F. In case of any conflict between the terms of this First Amendment and the terms of the Declaration, the provisions of this First Amendment shall control.
- G. Unless otherwise provided in this First Amendment, capitalized terms used herein shall have the same meaning and effect as used in the Declaration.

FIRST AMENDMENT

NOW, THEREFORE, the Declaration is amended as follows:

1. Section 11.14 of the Declaration (Solar Energy Equipment) is hereby deleted in its entirety and shall be of no effect.

IN WITNESS WHEREOF, the Declarant has executed this First Amendment to the Master Declaration of Covenants, Conditions, and Restrictions for Bringham Station.

DATED as of the 29 day of December, 2021.

Edge Homes Utah, LLC
A Utah Limited Liability Company

Steve Maddox

By: Steve Maddox

Its: Manager

State of Utah)
) ss.
County of Salt Lake)

On the 29 day of December, 2021, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is the Manager of Edge Homes Utah, LLC and that the foregoing instrument is signed and executed with all necessary authority.

Notary Public Shelley King

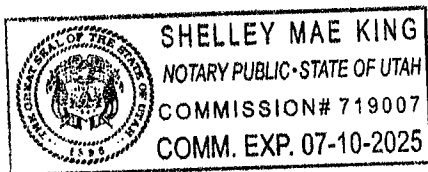


EXHIBIT A

Legal Description and Parcel Numbers

Bringhurst Station Ph 1 Plat 1

All of Bringhurst Station Phase 1 Plat 1 as shown in the Office of the Salt Lake County Recorder, including Common Area and Lots T-101 – T-118.

**Parcel Numbers: 33-22-251-099-0000 (Common Area)
33-22-251-100-0000 through 33-22-251-117-0000**

Bringhurst Station Ph 1 Plat 2

All of Bringhurst Station Phase 1 Plat 2 as shown in the Office of the Salt Lake County Recorder, including Common Area and Lots T-201 – T-231.

**Parcel Numbers: 33-22-401-017-0000 (Common Area)
33-22-401-018-0000 through 33-22-401-048-0000**

Bringhurst Station Ph 1 Plat 3

All of Bringhurst Station Phase 1 Plat 3 as shown in the Office of the Salt Lake County Recorder, including Common Area and Lots T-301 – T-337.

**Parcel Numbers: 33-22-251-010-0000 (Common Area)
33-22-251-011-0000 through 33-22-251-047-0000**

Bringhurst Station Ph 1 Plat 4A

All of Bringhurst Station Phase 1 Plat 4A as shown in the Office of the Salt Lake County Recorder, including Common Area and Lots 401-420.

**Parcel Numbers: 33-22-251-118-0000 through 33-22-251-127-0000
33-22-252-001-0000 through 33-22-252-011-0000**

Bringhurst Station Ph 1 Plat 4B

All of Bringhurst Station Phase 1 Plat 4B as shown in the Office of the Salt Lake County Recorder, including Common Area and Lots 421-431, T-432-T-435, and 436-448.

Parcel Numbers: 33-22-401-124-0000 through 33-22-401-141-0000
33-22-402-001-0000 through 33-22-402-006-0000
33-22-426-027-0000 through 33-22-426-032-0000

Bringhurst Station Ph 1 Plat 5

All of Bringhurst Station Phase 1 Plat 5 as shown in the Office of the Salt Lake County Recorder, including Common Area and Lots T-501 – T-549.

Parcel Numbers: 33-22-251-066-0000 (Common Area)
33-22-251-067-0000 through 33-22-251-098-0000
33-22-401-076-0000 through 33-22-401-092-0000

Bringhurst Station Ph 1 Plat 6

All of Bringhurst Station Phase 1 Plat 6 as shown in the Office of the Salt Lake County Recorder, including Common Area and Lots T-601 – T-625.

Parcel Numbers: 33-22-401-050-0000 (Common Area)
33-22-401-051-0000 through 33-22-401-075-0000

Bringhurst Station Ph 1 Plat 7

All of Bringhurst Station Phase 1 Plat 7 as shown in the Office of the Salt Lake County Recorder, including Common Area and Lots 701-714.

Parcel Numbers: 33-22-251-050-0000 through 33-22-251-064-0000

Bringhurst Station Ph 2 Plat 1

All of Bringhurst Station Phase 2 Plat 1 as shown in the Office of the Salt Lake County Recorder, including Common Area and Lots T-801 – T-848.

**Parcel Numbers: 33-22-401-095-0000 through 33-22-401-120-0000
33-22-401-122-0000 through 33-22-401-123-0000
33-22-426-004-0000 through 33-22-426-024-0000**

Bringhurst Station Ph 2 Plat 2

All of Bringhurst Station Phase 2 Plat 2 as shown in the Office of the Salt Lake County Recorder, including Common Area and Lots 901-909 and T-910 - T-926.

**Parcel Numbers: 33-22-427-002-0000 through 33-22-427-016-0000
33-22-451-007-0000 through 33-22-451-018-0000**