

**FIRST AMENDMENT  
TO THE  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
MOUNTAIN RIDGE TOWNHOMES**

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

**RECITALS**

- A. Mountain Ridge Townhomes is a townhome community located in Herriman, Salt Lake County, Utah and is a part of the Mountain Ridge master planned community.
- B. The Declaration of Covenants, Conditions, and Restrictions for Mountain Ridge Townhomes was recorded on March 9, 2021 as Entry No. 13590912 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 15.1 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. The third sentence of Section 9.13 of the Declaration (Leases) which currently reads as follows:

Unless otherwise modified by Association Rule, all of the following leasing restrictions shall apply: no Owner shall be permitted to lease his/her Living Unit for transient, hotel, or seasonal purposes; all leases shall be for an initial term of no less than six (6) months; daily or weekly rentals are prohibited; no Owner may lease individual rooms to separate persons or less than his or her entire Living Unit; and all leases shall provide that the tenant is subject to and shall abide by the Governing Documents and the tenant's failure to do so shall constitute a breach of the lease agreement.

is hereby amended to read as follows:

Unless otherwise modified by Association Rule, all of the following leasing restrictions shall apply: no Owner shall be permitted to lease his/her Living Unit for transient, hotel, or seasonal purposes; all leases shall be for an initial term of no less than six (6) months; daily or weekly rentals are prohibited; no Owner may lease individual rooms to separate persons or less than his or her entire Living Unit, *unless the Owner resides in the Living Unit*; and all leases shall provide that the tenant is subject to and shall abide by the Governing Documents and the tenant's failure to do so shall constitute a breach of the lease agreement.

(Change is shown in italics).

IN WITNESS WHEREOF, the Declarant has executed this First Amendment to the Declaration of Covenants, Conditions, and Restrictions for Mountain Ridge Townhomes.

DATED as of the 9 day of March, 2022.

**Edge Mountain Ridge, LLC**  
A Utah Limited Liability Company

Steve Maddal

By: Steve Maddal

Its: Manager



**EXHIBIT A**

**Legal Description and Parcel Numbers**

**Mountain Ridge Ph 1**

All of Mountain Ridge Phase 1 Subdivision Plat as shown in the Office of the Salt Lake County Recorder, including Common Area and Units T-101 through T-134.

**Parcel Numbers: 33-06-401-003-0000 (Common Area)  
33-06-401-004-0000 through 33-06-401-037-0000  
(35 Parcels)**

**Mountain Ridge Ph 2**

Only Units T-201 through T-260 and Common Area of Mountain Ridge Phase 2 Subdivision Plat as shown in the Office of the Salt Lake County Recorder.

**Parcel Numbers: 33-06-402-002-0000 (Common Area)  
33-06-402-003-0000 through 33-06-402-062-0000  
(61 Parcels)**

**Mountain Ridge Ph 9**

All of Mountain Ridge Phase 9 Subdivision Plat as shown in the Office of the Salt Lake County Recorder, including Common Area and Units 901-932.

**Parcel Numbers: 33-06-326-053-0000 (Common Area)  
33-06-326-054-0000 through 33-06-326-085-0000  
(33 Parcels)**

**Mountain Ridge Ph 11**

All of Mountain Ridge Phase 11 Subdivision Plat as shown in the Office of the Salt Lake County Recorder, including Common Area and Units 1101-1128.

**Parcel Numbers: 33-06-327-001-0000 (Common Area)  
33-06-327-002-0000 through 33-06-327-029-0000**

**(29 Parcels)**

**(158 Total Parcels)**