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Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: TRIDENT TITLE INSURANCE AGENCY, LLC
130 W CENTER STOREM, UT 84057-4798

SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR COPPER FIELDS AT CREEK RIDGE

An Expandable Residential Development in Salt Lake County, Utah

This Second Amendment to the Declaration of Covenants, Conditions, and Restrictions for Copper Fields at Creek Ridge Owners Association (this “**Second Amendment**”) is executed and adopted by Edge Homes Utah, LLC, a Utah limited liability company (“**Declarant**”).

RECITALS

A. The Declaration of Covenants, Conditions, and Restrictions for Copper Fields was recorded with the Salt Lake County Recorder’s Office on July 19, 2022, as Entry No. 13987239.

B. The First Amendment to the Declaration of Covenants, Conditions, and Restrictions for Copper Fields at Creek Ridge Owners Association was recorded with the Salt Lake County Recorder’s Office on August 30, 2022, as Entry No. 14008426.

C. This Second Amendment applies to and amends that certain Declaration of Covenants, Conditions, and Restrictions for Copper Fields at Creek Ridge Owners Association.

D. Edge Homes Utah, LLC is the Declarant as identified and set forth in the Declaration.

E. Edge Homes Utah, LLC has the right to amend the Declaration as set forth in Section 15.1 of the Declaration.

F. Unless otherwise provided in this Second Amendment, capitalized terms used herein shall have the same meaning and effect as used in the Declaration.

AMENDMENT

NOW THEREFORE, in consideration of the recitals set forth above, the Declaration is amended as follows:

1. Amendment to Article IX Section 15. The first sentence of Article IX Section 15 of the Declaration is hereby deleted. The remaining language of Article IX, Section 15 shall remain in force. The amended sentence shall read as follows:

Prior Language Deleted

9.15. Solar Energy Systems. Solar energy systems and equipment are prohibited from being constructed or installed in the Project.

Newly Amended Language

9.15. Solar Energy Systems. Solar energy systems and equipment shall be permitted to be constructed solely on the rooftops of Residents and shall be prohibited from being constructed anywhere else on a Lot.

2. **Incorporation of Prior Terms.** It is expressly agreed that this Second Amendment is supplemental to the Declaration, as previously amended, which is by reference made a part hereof, and all the terms, conditions, and provisions thereof, unless specifically modified herein, are to apply to this Second Amendment and are made a part of this Second Amendment as though they were expressly rewritten, incorporated and included herein. In the event of any conflict, inconsistency or incongruity between the provisions of this Second Amendment and any of the provisions of the Declaration, the former shall in all respects govern and control.
3. **Effective Date.** The effective date of this SECOND AMENDMENT to the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COPPER FIELDS AT CREEKRIDGE is the date the document is recorded in the office of the County Recorder of Salt Lake County, Utah.

IN WITNESS WHEREOF, the Declarant executes this Second Amendment of the date below and verifies that this Second Amendment was adopted properly pursuant to the terms of the Declaration.

DATED: December 19, 2022

DECLARANT
EDGE HOMES UTAH, LLC
A Utah limited liability company

By Steve Maddox

Name: Steve Maddox

Title: Manager

STATE OF UTAH)
)
)ss.
COUNTY OF Utah)

On the 19 day of December 2022, personally appeared before me Steve Maddox who by me being duly sworn, did say that he/she is an authorized representative of Edge Gardner Point, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

SEAL:

Notary Public: Shelley King

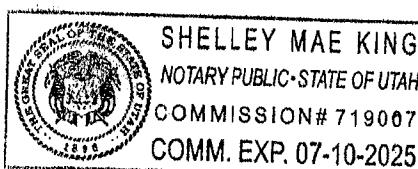


EXHIBIT A

(Legal Description)

The above Second Amendment shall be recorded against the following property in Salt Lake County, Utah:

1. All lots, parcels, Common Areas and other real property in **COPPER FIELDS AT CREEK RIDGE PHASE 1**, according to the official plat filed in the office of the Salt Lake County Recorder on April 12, 2022, as Entry No. 13931065, described as:

A parcel of land located in the SW1/4 & SE1/4 of Section 27, T3S, R2W, Salt Lake Base & Meridian, contains a part of Special Warranty Deed, dated 6/4/2021 on file as Entry No. 13652317 in the Salt Lake County Recorder's Office and a part of Special Warranty Deed, dated 09/28/2012 on file as Entry No. 11481844 in the Salt Lake County Recorder's Office; more particularly described as follows:

Beginning at a point located at a point located N00°00'23"W 1,214.82 feet along the Section line and West 398.69 feet from the Southeast Corner of said Section 27; and running thence along the Northerly boundary of Herriman Boulevard as set forth by the recorded plats of Creek Ridge Estates Subdivision Phase 1, Phase 3 and Creek Ridge West Backbone Subdivision on file at the Office of the Salt Lake County Recorder S89°56'27"W 2,280.97 feet to a point on the 1/4 Section line said point also being on a boundary determined by Great Basin Survey No. S2012-06-0276 on file in the Office of the Salt Lake County Surveyor; thence along said boundary the following seven (7) courses: (1) along the 1/4 Section Line N00°12'25"E 123.56 feet to the North Line of the South 1/2 of the Southwest 1/4 of Section 27; thence (2) along said North line N89°46'30"W 238.48 feet; thence (3) N40°25'26"E 299.39 feet; thence (4) N61°02'28"E 314.12 feet; thence (5) N62°55'31"E 636.04 feet; thence (6) N75°12'64"E 311.68 feet; thence (7) N84°26'45"E 225.85 feet; thence N89°59'58"E 34.13 feet; thence S15°21'21"W 16.84 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 74.34 feet (radius bears: N62°22'54"W) a distance of 82.84 feet through a central angle of 63°51'01" Chord: S59°32'36"W 78.62 feet; thence S89°43'42"W 71.83 feet; thence along the arc of a curve to the left with a radius of 2,060.73 feet a distance of 134.02 feet through a central angle of 03°43'35" Chord: S81°51'54"W 134.00 feet; to a point of compound curvature; thence along the arc of a curve to the left with a radius of 402.10 feet a distance of 35.34 feet through a central angle of 05°02'06" Chord: S77°29'04"W 35.32 feet; thence S75°04'01"W 170.89 feet; thence along the arc of a curve to the left with a radius of 690.39 feet a distance of 116.75 feet through a central angle of 09°41'20" Chord: S70°13'21"W 116.61 feet; to a point of compound curvature; thence along the arc of a curve to the left with a radius of 1,110.76 feet a distance of 30.25 feet through a central angle of 01°33'38" Chord: S64°35'52"W 30.25 feet; thence S62°32'06"W 641.84 feet; thence S47°50'26"W 96.57 feet; thence S08°41'15"W 120.92 feet; thence S79°10'43"E 91.77 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 230.00 feet (radius bears: S79°10'43"E) a distance of 23.19 feet through a central angle of 05°46'38" Chord: N13°42'36"E 23.18 feet; thence S73°24'08"E 42.00 feet; thence N89°58'50"E 128.08 feet; thence N62°08'51"E 96.36 feet; thence S00°00'15"E 71.39 feet; thence N89°58'45"E 129.50 feet; thence S00°00'15"E 4.83 feet; thence N89°59'46"E 176.00 feet; thence N00°00'15"W 5.28 feet; thence N89°59'45"E 129.53 feet; thence S00°00'15"E 5.00 feet; thence N89°55'19"E 129.47 feet; thence N00°00'15"W 3.21 feet; thence N89°55'19"E 87.53 feet; thence N00°00'15"W 1.26 feet; thence N89°58'45"E 129.47 feet; thence S00°00'15"E 1.21 feet; thence N89°55'19"E 87.50 feet; thence S00°00'15"E 3.00 feet; thence N89°55'42"E 87.50 feet; thence N00°00'15"W 3.00 feet; thence N89°55'19"E 129.50 feet; thence S00°00'15"E 3.00 feet; thence N89°55'19"E 87.50 feet; thence N00°00'15"W 5.95 feet; thence N89°59'45"E 129.50 feet; thence S00°00'15"E 2.79 feet; thence N89°55'19"E 87.50 feet; thence N89°47'57"E 42.00 feet; thence N89°55'19"E 87.50 feet; thence N00°00'15"W 237.86 feet; thence N89°59'45"E 129.50 feet; thence S00°00'15"E 17.78 feet; thence N89°59'45"E 87.50 feet; thence N00°00'15"W 369.92 feet; thence N89°59'45"E 304.11 feet; thence S00°00'17"E 446.00 feet; thence S89°59'45"W 213.58 feet; thence S00°00'17"E 337.36 feet to the point of beginning.

Contains: 17.72 acres +/-
68 Lots, 68 Parcels

AND

2. All lots, parcels, Common Areas, and other real property in **COPPER FIELDS AT CREEK RIDGE PHASE 2**, according to the official plat filed in the office of the Salt Lake County Recorder on March 22, 2022, as Entry No. 13916203. The Boundary Description of Copper Fields at Creek Ridge Phase 2 is as follows:

A parcel of land located in the SE1/4 of Section 27, T3S, R2W, Salt Lake Base & Meridian, contains a part of Special Warranty Deed, dated 5/4/2021 on file as Entry No. 13652317 in the Salt Lake County Recorder's Office and a part of Special Warranty Deed, dated 09/28/2012 on file as Entry No. 11481844 in the Salt Lake County Recorder's Office, more particularly described as follows:

Beginning at a point located N00°00'23"W 1,407.16 feet along the Section line and West 706.22 feet from the Southeast Corner of said Section 27; and running thence S89°55'19"W 87.50 feet; thence S89°47'57"W 42.00 feet; thence S89°55'19"W 87.50 feet; thence N00°00'15"W 2.79 feet; thence S89°59'45"W 129.50 feet; thence S00°00'15"E 5.95 feet; thence S89°55'19"W 87.50 feet; thence N00°00'15"W 565.07 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 459.50 feet (radius bears: S08°36'31"E) a distance of 15.94 feet through a central angle of 01°59'16" Chord: S80°23'51"W 15.94 feet; thence N10°35'46"W 143.79 feet; thence N89°59'58"E 252.04 feet; thence S73°42'11"E 192.97 feet; thence S77°40'42"E 261.93 feet; thence S00°00'15"E 369.92 feet; thence S89°59'45"W 87.50 feet; thence N00°00'15"W 17.78 feet; thence S89°59'45"W 129.50 feet; thence S00°00'15"E 237.86 feet to the point of beginning.

Contains: 8.81 acres+/-.

AND

3. All lots, parcels, Common Areas and other real property in **COPPER FIELDS AT CREEK RIDGE PHASE 3**, according to the official plat filed in the office of the Salt Lake County Recorder on June 7, 2022, as Entry No. 13965509. The Boundary Description of Copper Fields at Creek Ridge Phase 3 is as follows:

(see legal description on the following page)

A part of an entire parcel of land described in that certain Special Warranty Deed recorded as Entry No. 13652317 in the office of the Salt Lake County Recorder, located in the Southeast Quarter of Section 27, Township 3 South, Range 2 West, Salt Lake Base & Meridian more particularly described as follows:

Beginning at a point located N00°00'23"W 1,406.48 feet along the Section line and West 1,140.22 feet from the Southeast Corner of Section 27 T3S, R2W, SLB&M; running thence S89°55'19"W 129.00 feet; thence S00°00'15"E 3.00 feet; thence S89°55'19"W 87.50 feet; thence N00°00'15"W 3.00 feet; thence S89°55'19"W 87.50 feet; thence N00°00'15"W 1.21 feet; thence S89°59'45"W 129.47 feet; thence S00°00'15"E 1.26 feet; thence S89°55'42"W 87.53 feet; thence S00°00'15"E 3.21 feet; thence S89°55'19"W 129.47 feet; thence N00°00'15"W 423.68 feet; thence N20°32'02"W 42.00 feet; thence easterly along the arc of a non-tangent curve to the right having a radius of 1,000.00 feet (radius bears: S20°32'02"E) a distance of 12.88 feet through a central angle of 00°44'18" Chord: N89°50'07"E 12.88 feet; thence N19°17'16"W 93.61 feet to the northwesterly line of a parcel of land described in that certain Special Warranty Deed recorded as Entry No. 13652317 in the office of the Salt Lake County Recorder; thence along said deed the following eight (8) courses: (1) easterly along the arc of a non-tangent curve to the right having a radius of 890.39 feet (radius bears: S19°04'00"E) a distance of 49.81 feet through a central angle of 04°08'02" Chord: N73°00'00"E 49.80 feet; (2) thence N76°04'01"E 170.89 feet; thence (3) easterly along the arc of a non-tangent curve to the right having a radius of 402.10 feet (radius bears: S15°01'59"E) a distance of 35.34 feet through a central angle of 05°02'06" Chord: N77°29'04"E 35.32 feet to a point of compound curvature; thence (4) along the arc of a curve to the right with a radius of 2,060.73 feet a distance of 134.02 feet through a central angle of 03°43'35" Chord: N81°51'54"E 134.00 feet; thence (5) N83°43'42"E 71.83 feet; thence (6) northeasterly along the arc of a non-tangent curve to the left having a radius of 74.34 feet (radius bears: N01°28'05"E) a distance of 82.84 feet through a central angle of 63°50'58" Chord: N59°32'36"E 78.62 feet; thence (7) N15°21'21"E 16.84 feet; thence (8) N89°59'58"E 119.65 feet; thence S10°35'40"E 143.79 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 459.50 feet (radius bears: S10°35'46"E) a distance of 15.94 feet through a central angle of 01°59'15" Chord: N80°23'51"E 15.94 feet; thence S00°00'15"E 562.07 feet to the point of beginning.

Contains: 9.52 acres+/-
75 LOTS AND PARCEL A

AND

4. All lots, parcels, Common Areas and other real property in **COPPER FIELDS AT CREEK RIDGE PHASE 4**, according to the official plat filed in the office of the Salt Lake County Recorder on June 30, 2022, as Entry No. 13977994. The Boundary Description of Copper Fields at Creek Ridge Phase 4 is as follows:

(see legal description on the following page)

A part of an entire parcel of land described in that certain Special Warranty Deed recorded as Entry No. 13652317 in the office of the Salt Lake County Recorder, located in the Southeast Quarter of Section 27, Township 3 South, Range 2 West, Salt Lake Base & Meridian more particularly described as follows:

Beginning at a point located N00°00'23"W 1407.52 feet along the Section line and West 1791.20 feet from the Southeast Corner of Section 27 T3S, R2W, SLB&M; thence S89°59'45"W 129.53 feet; thence S00°00'15"E 5.28 feet; thence S89°59'45"W 175.00 feet; thence N00°00'15"W 4.83 feet; thence S89°56'45"W 129.50 feet; thence N00°00'15"W 71.39 feet; thence S62°06'51"W 96.36 feet; thence S89°56'50"W 128.08 feet; thence N73°24'05"W 42.00 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 230.00 feet (radius bears: S73°24'05"E) a distance of 23.19 feet through a central angle of 05°46'38" Chord: S13°42'36"W 23.18 feet; thence N79°10'43"W 91.77 feet to the Westerly line of a parcel of land described in that certain Special Warranty Deed recorded as Entry No. 13652317 in the office of the Salt Lake County Recorder; thence along said deed the following five (5) courses: (1) N08°41'15"E 120.92 feet; thence (2) N47°50'26"E 96.57 feet; thence (3) N62°32'06"E 641.84 feet; thence (4) Northeasterly along the arc of a non-tangent curve to the right having a radius of 1,110.76 feet (radius bears: S26°10'57"E) a distance of 30.25 feet through a central angle of 01°33'38" Chord: N64°35'52"E 30.25 feet to a point of compound curvature; thence (5) along the arc of a curve to the right with a radius of 690.39 feet a distance of 66.94 feet through a central angle of 05°33'18" Chord: N68°09'20"E 66.91 feet; thence S19°47'45"E 93.64 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 1,000.00 feet (radius bears: S19°47'45"E) a distance of 12.88 feet through a central angle of 00°44'18" Chord: S69°50'07"W 12.88 feet; thence S20°32'02"E 42.00 feet; thence S00°00'15"E 418.68 feet to the point of beginning.

Contains: 6.36 acres+/-
46 Lots

EXHIBIT A

336,26274011880000 Lot 337,26274011890000 Lot 338,26274011900000 Lot 339,26274011910000 Lot
340,26274011920000 Lot 341,26274011930000 Lot 342,26274011940000 Lot 353,26274011950000 Lot
352,26274011960000 Lot 351,26274011970000 Lot 350,26274011980000 Lot 349,26274011990000 Lot
348,26274012000000 Lot 347,26274012010000 Lot 346,26274012020000 Lot 345,26274012030000 Lot
344,26274012040000 Lot 343,26274012050000 Lot 354,26274012060000 Lot 355,26274012070000 Lot
356,26274012080000 Lot 357,26274012090000 Lot 358,26274012100000 Lot 359,26274012110000 Lot
360,26274012120000 Lot 361,26274012130000 Lot 362,26274012140000 Lot 363,26274012150000 Lot
364,26274012160000 Lot 375,26274012170000 Lot 374,26274012180000 Lot 373,26274012190000 Lot
372,26274012200000 Lot 371,26274012210000 Lot 370,26274012220000 Lot 369,26274012230000 Lot
368,26274012240000 Lot 367,26274012250000 Lot 366,26274012260000 Lot 365