

AMENDED DECLARATION
FOR
EDGEWOOD HOME OWNERS

This amended declaration is made and executed as of May 25, 1973, by EDGEWOOD HOME OWNERS, hereinafter designated and referred to as "declarant" pursuant to the provisions of the Utah Condominium Ownership Act.

WITNESSETH:

WHEREAS, the undersigned, C. LeRoy Garner and Gladys C. Garner, own a majority of the apartment units known as Edgewood Condominium Homes, and

WHEREAS, the undersigned, C. LeRoy Garner and Gladys C. Garner, desire to amend the Declaration for Edgewood Home Owners pursuant to paragraph number 13 of said declaration, and

WHEREAS, declarant has constructed or is in the process of constructing certain apartment home buildings and certain other improvements in accordance with the plans and drawings set forth in its amended survey map recorded herewith, prepared and certified to by Lynn Godfredson, a duly registered Utah land surveyor, and

NOW, THEREFORE, for such purposes declarant hereby amends the Declaration for Edgewood Home Owners in the following particulars:

1. The legal description is hereby amended to read:

Beginning at a point on the Southeasterly line of 175 East Street, Provo, Utah, said point being at the point of tangency of a 225.00' radius curve, said point also being North 728.31 ft. and East 401.73 ft. from the West 1/4 corner of Section 30, T. 6 S., R. 3 E., S.L.B. & M.; thence N. 37°22'30" East 199.59 ft. along the Southeasterly line of 175 East Street; thence continuing along the Easterly line of 175 East Street N. 19°43'30" W. 129.29 ft.; thence 57.67 feet along the arc of a 300.00' radius curve to the right (which chord bears N. 14°13' W. 57.58'); thence S. 86°48'30" E. 88.52 ft.; thence

North 1°59'30" West 80.21 feet; thence South 89°05' 30" East 94.86 feet to the West line of 220 East Street, thence South 0°06' East 151.0 feet along the West line of 220 East Street, thence South 88° 30' East 168.26 feet; thence South 1°05' East 338.01 feet; thence South 70.00 feet; thence West 240.00 feet; thence North 100.00 feet; thence West 178.65 feet; thence North 53.60 feet to the point of beginning.

2. Paragraph three is amended to read: The condominium project shall consist of twenty-one (21) apartment home buildings, swimming pool, and carports as shown by the record of survey map recorded herewith, constructed principally of brick, wood, concrete, steel and glass located upon the land described above. Apartment home buildings designated as numbers 2, 3, 5, 6, 12 and 13 shall be two story buildings. Apartment home buildings numbers 17 and 18 are one and a half stories. Apartment home buildings numbers 1, 4, 8, 9, 10, 11, 14, 15, 16, 19, 20 and 21, shall be one story buildings.

3. Exhibit "A" described in paragraph four and attached to said declaration, is amended to read as set forth on the Amended Exhibit "A" attached hereto and by reference made a part hereof.

4. All other provisions of the Declaration for Edgewood Home Owners shall remain in full force and effect.

Made and executed as of the day and year first above written.

EDGEWOOD HOME OWNERS

by *C. LeRoy Garner*
C. LeRoy Garner

by *Gladys C. Garner*
Gladys C. Garner


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STATE OF UTAH)
) : ss.
COUNTY OF UTAH)

On the 25th day of May, 1973, personally appeared before me, a Notary Public in and for said County and State, C. LeRoy Garner and Gladys C. Garner, the signers of the above and foregoing instrument, who duly acknowledged to me that they executed the same.

My Commission Expires:

May 29, 1975 .

A circular notary seal for C. LeRoy Garner, Notary Public, State of Utah. The seal contains the text "NOTARY PUBLIC STATE OF UTAH" and "C. LeRoy Garner".

NOTARY PUBLIC
Residing at San Juan

EXHIBIT "A"

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| Unit Designation | Approximate Number of Square Feet | Number of Rooms | Percentage of Ownership in Common Area and Facilities | Location | General Description |
|------------------|-----------------------------------|-----------------|-------------------------------------------------------|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Apt. 1, Bldg. 1 | 2100 | 8 | 2.20% | Ground floor as shown on Record of Survey Map | One family apartment home residence, including exclusive use of carport, garage, patio, storage area, and/or balcony as shown on Record of Survey Map. |
| Apt. 2, Bldg. 1 | 2100 | 8 | 2.20% | Ground floor as shown on Record of Survey Map | Same as above |
| Apt. 1, Bldg. 2 | 1100 (plus basement area) | 4 | 1.85% | Ground floor as shown on Record of Survey Map | Same as above |
| Apt. 2, Bldg. 2 | 1100 (plus basement area) | 4 | 1.85% | Ground floor as shown on Record of Survey Map | Same as above |
| Apt. 3, Bldg. 2 | 1100 (plus basement area) | 4 | 1.85% | Second floor as shown on Record of Survey Map | Same as above |
| Apt. 4, Bldg. 2 | 1100 (plus basement area) | 4 | 1.85% | Second floor as shown on Record of Survey Map | Same as above |
| Apt. 1, Bldg. 3 | 1100 (plus basement area) | 4 | 1.85% | Ground floor as shown on Record of Survey Map | Same as above |
| Apt. 2, Bldg. 3 | 1100 (plus basement area) | 4 | 1.85% | Ground floor as shown on Record of Survey Map | Same as above |
| Apt. 3, Bldg. 3 | 1100 (plus basement area) | 4 | 1.85% | Second floor as shown on Record of Survey Map | Same as above |
| Apt. 4, Bldg. 3 | 1100 (plus basement area) | 4 | 1.85% | Second floor as shown on Record of Survey Map | Same as above |

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|------------------|--------------------------------|---|--------|-----------------------------------------------|---------------|
| Apt. 1, Bldg. 4 | 1100 (plus base- ment area) | 4 | 1.85% | Ground floor as shown on Record of Survey Map | Same as above |
| Apt. 2, Bldg. 4 | 1100 (plus base- ment area) | 4 | 1.85% | Ground floor as shown on Record of Survey Map | Same as above |
| Apt. 1, Bldg. 5 | 1100 (plus base- ment area) | 4 | 1.85% | Ground floor as shown on Record of Survey Map | Same as above |
| Apt. 2, Bldg. 5 | 1100 (plus base- ment area) | 4 | 1.85% | Ground floor as shown on Record of Survey Map | Same as above |
| Apt. 3, Bldg. 5 | 1100 (plus base- ment area) | 4 | 1.85% | Second floor as shown on Record of Survey Map | Same as above |
| Apt. 4, Bldg. 5 | 1100 (plus base- ment area) | 4 | 1.85% | Second floor as shown on Record of Survey Map | Same as above |
| Apt. 1, Bldg. 6 | 1100 (plus base- ment area) | 4 | 1.85% | Multi-level as shown on Record of Survey Map | Same as above |
| Apt. 2, Bldg. 6 | 1100 (plus base- ment area) | 4 | 1.85% | Multi-level as shown on Record of Survey Map | Same as above |
| Apt. 1, Bldg. 8 | 2100 | 8 | 2.20% | Ground floor as shown on Record of Survey Map | Same as above |
| Apt. 2, Bldg. 8 | 2100 | 8 | 2.20% | Ground floor as shown on Record of Survey Map | Same as above |
| Apt. 1, Bldg. 9 | 2100 | 8 | 2.20% | Ground floor as shown on Record of Survey Map | Same as above |
| Apt. 2, Bldg. 9 | 2100 | 8 | 2.20% | Ground floor as shown on Record of Survey Map | Same as above |
| Apt. 1, Bldg. 10 | 2100 | 8 | 2.20% | Ground floor as shown on Record of Survey Map | Same as above |
| Apt. 2, Bldg. 10 | 2100 | 8 | 2.20% | Ground floor as shown on Record of Survey Map | Same as above |
| Apt. 1, Bldg. 11 | 2100 | 8 | 2.20% | Ground floor as shown on Record of Survey Map | Same as above |
| Apt. 2, Bldg. 11 | 2100 | 8 | 2.20% | Ground floor as shown on Record of Survey Map | Same as above |
| Apt. 1, Bldg. 12 | 1575 (plus base- ment area) | 6 | 2.025% | Ground floor as shown on Record of Survey Map | Same as above |

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|------------------|---------------------------|---|--------|-----------------------------------------------|---------------|
| Apt. 2, Bldg. 12 | 1575 (plus basement area) | 6 | 2.025% | Ground floor as shown on Record of Survey Map | Same as above |
| Apt. 1, Bldg. 13 | 1575 (plus basement area) | 6 | 2.025% | Ground floor as shown on Record of Survey Map | Same as above |
| Apt. 2, Bldg. 13 | 1575 (plus basement area) | 6 | 2.025% | Ground floor as shown on Record of Survey Map | Same as above |
| Apt. 1, Bldg. 14 | 2100 | 8 | 2.20% | Ground floor as shown on Record of Survey Map | Same as above |
| Apt. 2, Bldg. 14 | 2100 | 8 | 2.20% | Ground floor as shown on Record of Survey Map | Same as above |
| Apt. 1, Bldg. 15 | 2100 | 8 | 2.20% | Ground floor as shown on Record of Survey Map | Same as above |
| Apt. 2, Bldg. 15 | 2100 | 8 | 2.20% | Ground floor as shown on Record of Survey Map | Same as above |
| Apt. 1, Bldg. 16 | 2100 | 8 | 2.20% | Ground floor as shown on Record of Survey Map | Same as above |
| Apt. 2, Bldg. 16 | 2100 | 8 | 2.20% | Ground floor as shown on Record of Survey Map | Same as above |
| Apt. 1, Bldg. 17 | 1100 | 4 | 1.55% | Ground floor as shown on Record of Survey Map | Same as above |
| Apt. 2, Bldg. 17 | 1100 | 4 | 1.55% | Ground floor as shown on Record of Survey Map | Same as above |
| Apt. 3, Bldg. 17 | 1100 | 4 | 1.55% | Second floor as shown on Record of Survey Map | Same as above |
| Apt. 4, Bldg. 17 | 1100 | 4 | 1.55% | Second floor as shown on Record of Survey Map | Same as above |
| Apt. 1, Bldg. 18 | 1100 | 4 | 1.55% | Ground floor as shown on Record of Survey Map | Same as above |
| Apt. 2, Bldg. 18 | 1100 | 4 | 1.55% | Ground floor as shown on Record of Survey Map | Same as above |
| Apt. 3, Bldg. 18 | 1100 | 4 | 1.55% | Second floor as shown on Record of Survey Map | Same as above |
| Apt. 4, Bldg. 18 | 1100 | 4 | 1.55% | Second floor as shown on Record of Survey Map | Same as above |
| Apt. 1, Bldg. 19 | 2100 | 8 | 2.20% | Ground floor as shown on Record of Survey Map | Same as above |
| Apt. 1, Bldg. 20 | 2100 | 8 | 2.20% | Ground floor as shown on Record of Survey Map | Same as above |
| Apt. 2, Bldg. 20 | 2100 | 8 | 2.20% | Ground floor as shown on Record of Survey Map | Same as above |

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|------------------|------|---|-------|
| Apt. 1, Bldg. 21 | 2100 | 8 | 2.20% |
| Apt. 2, Bldg. 21 | 2100 | 8 | 2.20% |

Ground floor as shown on Record of Survey Map Same as above
 Ground floor as shown on Record of Survey Map Same as above

HOWARD & LEWIS

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NINA B. FEED
 STAM. CHON. FEE. 50
 DEPUTY. *[Signature]*
 PR. ABS. T. R.

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