ENT 66598: 2018 PG 1 of 3

Jeffery Smith

Utah County Recorder
2018 Jul 16 04:52 PM FEE 67.00 BY SW

RECORDED FOR Provo Land Title Co.

ELECTRONICALLY RECORDED

SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR LEHI GATEWAY TOWNHOMES

This Second Amendment to the Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Lehi Gateway Townhomes (the "Second Amendment") is executed and adopted by Edge Gateway, LLC (the "Declarant").

RECITALS

- A. The Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Lehi Gateway Townhomes was recorded on July 26, 2016 as Entry No. 68344:2016 in the office of the Utah County Recorder (the "Declaration"). The Bylaws for Lehi Gateway Townhomes Owners Association, Inc. are included as Exhibit C to the Declaration (the "Bylaws").
- B. The First Amendment to the Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Lehi Gateway Townhomes was recorded on March 14, 2018 as Entry No. 24069:2018 in the office of the Utah County Recorder
- C. This Second Amendment affects the real property located in Utah County, State of Utah, described with particularity on Exhibit A, which exhibit is attached hereto and incorporated herein by reference.
- D. The Declarant desires to amend the Declaration and the Bylaws as set forth in this Second Amendment to increase the cap on allowable pets per Unit and to modify the Association's quorum requirement.
- E. Unless otherwise set forth herein, the capitalized terms shall have their same meanings and definitions as stated in the Declaration.
- F. Pursuant to Article XV, Section 1) of the Declaration, the Declarant has the sole authority to amend the Declaration during the Period of Declarant Control.
- G. Pursuant to Article IX, Section 9.1 of the Bylaws, the Declarant has the sole authority to amend the Bylaws during the Period of Declarant Control.
- H. As of the date of the recording of this Second Amendment, the Period of Declarant Control remains in effect.

AMENDMENTS

NOW, THEREFORE, in consideration of the foregoing Recitals, the Declarant hereby executes this Second Amendment, which shall be effective as of its recording date with the Utah County Recorder's office.

(1) <u>Amendment No. 1</u>. The first sentence in Article IX, Section 9.5 of the Declaration shall be deleted in its entirety and shall be replaced by the following sentence:

Up to two (2) domestic pets per Living Unit are allowed.

- (2) <u>Amendment No. 2</u>. Article III, Section 3.7 of the Bylaws shall be deleted in its entirety and shall be replaced by the following:
 - 3.7 **Quorum.** At any Owner meeting properly noticed as provided herein, the number of Owners present, either in person or by proxy shall constitute a quorum for the transaction of business.
- (3) <u>Conflicts</u>. All remaining provisions of the Declaration and Bylaws and any prior amendments not specifically amended in this Second Amendment shall remain in full force and effect. In the case of any conflict between the provisions of this document and the provisions of the Declaration and Bylaws, or any prior amendments, the provisions of this document shall in all respects govern and control.
- (4) <u>Incorporation and Supplementation of Declaration</u>. This document is supplemental to the Declaration and Bylaws, which by reference are made a part hereof, and all the terms, definitions, covenants, conditions, restrictions, and provisions thereof, unless specifically modified herein, are to apply to this document and are made a part hereof as though they were expressly rewritten, incorporated, and included herein.

IN WITNESS WHEREOF, Declara	nt has executed this Second Amendment this
\mathcal{J}	Edge Gateway, LLC
	A Utah limited liability company
	By: Stun Madden
State of Utah)	Its: <u>Manager</u>
) ss. County of <u>Man</u>)	U
On the W day of Wy by Manager	, 2018, personally appeared before me y me being duly sworn, did say that she/he is an
	ay, LLC, and that the foregoing instrument is signed
on behalf of said corporation and executed with all necessary authority.	
SHELLEY MAE KING NOTARY PUBLIC-STATE OF UTAH	Notary Public Aully King + 10959
TO THE OF UIAN	PXID: 7/10/2-1

EXHIBIT A

Legal Description

All of **Lehi Gateway PUD Phase 1**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 68343:2016.

Parcel Numbers:

45:595:0001, and 45:595:0101 through 45:595:0118

All of **Lehi Gateway PUD Phase 2**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 8686:2017.

Parcel Numbers:

45:616:0117 through 45:616:0151