

When Recorded Return To:
Edge Timp Point, LLC
13702 S. 200 W. #B12
Draper, UT 84020

ENT88193:2022 PG 1 of 4
Andrea Allen
Utah County Recorder
2022 Aug 05 03:39 PM FEE 350.00 BY IP
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ELECTRONICALLY RECORDED

**FIRST AMENDMENT TO THE
DECLARATION OF CONDOMINIUM FOR
WILDFLOWER VILLAGE 2 CONDOMINIUMS**

A Condominium Project in Utah County, State of Utah

This First Amendment to the Declaration of Condominium for Wildflower Village 2 Condominiums (this "**Amendment**") is executed and adopted by Edge Timp Point, LLC, a Utah limited liability company ("**Declarant**").

RECITALS

A. The Wildflower Village 2 Condominiums (the "**Condo Project**") is a condominium project located in Utah County, State of Utah. It is part of, and included within, the Wildflower master planned development governed by the Master Declaration of Covenants Conditions and Restriction for Wildflower, recorded in the Utah County Recorder's Office on February 23, 2018, as Entry No. 17973:2018.

B. The Condo Project is also subject to, and governed by, that certain Declaration of Condominium for Wildflower Village 2 Condominiums, which was recorded with the Utah County Recorder's Office on April 21, 2022, as Entry No. 49422:2022 (the "**Condo Declaration**").

C. The Condo Declaration applies to and governs all phases of the Condo Project as described in Exhibit A hereto. In all such phases of the Condo Project, there is a combined total of 150 condominium units, with each unit having an equal 1/150th undivided interest in the Common Areas and Facilities. Each Owner of a condominium unit is a Member of both the Wildflower Village 2 Condominium Association and the Wildflower Master Homeowners Association.

D. Pursuant to Section 15.1 of the Declaration, Declarant has the unilateral right to amend the Condo Declaration. Declarant desires to amend the Condo Declaration as described below.

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

AMENDMENT

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

Section 9.13 of the Declaration is hereby restated and replaced in its entirety with the following:

9.13 **Pets.** A maximum of two (2) domestic household pets, but not more than one (1) dog, may be kept in each Unit in conformance with local governmental requirements. No pets, animals, livestock, chickens, or other poultry of any kind shall be bred in, on, or about the Project. The Board may adopt Rules that vary or expand upon the restrictions in this Section including, but not limited to, restrictions on the number and types of pets, requirements for registration with the Association, and noise

limitations. All pets must be properly licensed and registered with the appropriate governmental agency and must abide by all pet Rules adopted by the Board from time to time. Pets may not create a nuisance. The following acts of an animal may constitute a nuisance: (a) it causes damage to property of anyone other than its owner; (b) it causes unreasonable fouling of the air by odors; (c) it causes unsanitary conditions; (d) it defecates on any Common Area or Limited Common Area of another Owner and the feces are not immediately cleaned up by the responsible party; (e) it barks, whines, or howls, or makes other disturbing noises in an excessive, continuous, or untimely fashion; or (f) it harasses one or more passersby by lunging at them, attempting to bite or attack them, injuring them, or chasing passing vehicles. Pets may not be tied or tethered in the Common Area or the Limited Common Area of another Owner and shall be leashed or restrained whenever outside a Unit. The Association may levy Individual Assessments to Owners for any damages to the Common Areas and landscaping caused by a pet.

Clarification/Correction. As a point of clarification and correction, following the recordation of the Condo Declaration, a "Supplement to the Declaration of Condominium for Wildflower Village 2 Condominiums" was recorded with the Utah County Recorder each time a condominium plat for a new condominium building (10 units per building) was recorded. The recording of each such Supplement made the applicable new condominium building part of the Condo Project and subject to the Condo Declaration. In some of those Supplements, the "Declarant" was incorrectly identified as Edge Homes Utah, LLC; however, the owner of each phase and the correct "Declarant" was and is Edge Timp Point, LLC. Accordingly, each reference in a previously-recorded Supplement to "Edge Homes Utah, LLC" is hereby corrected to refer to "Edge Timp Point, LLC."

This Amendment to the Condo Declaration shall be effective upon recordation in the Utah County Recorder's Office against the real property described in Exhibit A hereto.

IN WITNESS WHEREOF, Declarant has executed this Amendment to the Declaration of Condominium for Wildflower Village 2 Condominiums this 3 day of August, 2022.

DECLARANT:

EDGE TIMP POINT, LLC

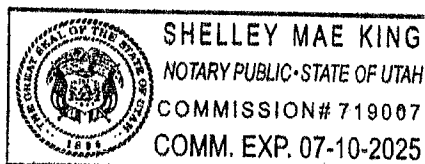
A Utah limited liability company

STATE OF UTAH)
:SS
COUNTY OF Salt Lake)

By: Steve Maddox
Name: Steve Maddox
Title: Manager

On the 3 day of August, personally appeared before me Steve Maddox who by me being duly sworn, did say that he is the manager and authorized representative of Edge Timp 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 of Condo Project – All Phases)

The above Amendment shall be recorded against the following real property in Utah County, Utah:

All of **WILDFLOWER VILLAGE 2 PHASE 1 BUILDING A CONDOMINIUM**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 49421:2022.

Parcel Numbers: **55:966:0101 through 55:966:0304**

All of **WILDFLOWER VILLAGE 2 PHASE 1 BUILDING B CONDOMINIUM**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 49424:2022.

Parcel Numbers: **55:967:0101 through 55:967:0304**

All of **WILDFLOWER VILLAGE 2 PHASE 1 BUILDING C CONDOMINIUM**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 49427:2022.

Parcel Numbers: **55:968:0101 through 55:968:0304**

All of **WILDFLOWER VILLAGE 2 PHASE 1 BUILDING D CONDOMINIUM**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 49430:2022.

Parcel Numbers: **55:969:0101 through 55:969:0304**

All of **WILDFLOWER VILLAGE 2 PHASE 1 BUILDING E CONDOMINIUM**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 49433:2022.

Parcel Numbers: **55:970:0101 through 55:970:0304**

All of **WILDFLOWER VILLAGE 2 PHASE 2 BUILDING F CONDOMINIUM**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 49436:2022.

Parcel Numbers: **55:971:0101 through 55:971:0304**

All of **WILDFLOWER VILLAGE 2 PHASE 2 BUILDING G CONDOMINIUM**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 49439:2022.

Parcel Numbers: **55:972:0101 through 55:972:0304**

All of **WILDFLOWER VILLAGE 2 PHASE 2 BUILDING H CONDOMINIUM**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 49442:2022.

Parcel Numbers: 55:973:0101 through 55:973:0304

All of **WILDFLOWER VILLAGE 2 PHASE 2 BUILDING I CONDOMINIUM**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 49445:2022.

Parcel Numbers: 55:974:0101 through 55:974:0304

All of **WILDFLOWER VILLAGE 2 PHASE 2 BUILDING J CONDOMINIUM**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 49448:2022.

Parcel Numbers: 55:975:0101 through 55:975:0304

All of **WILDFLOWER VILLAGE 2 PHASE 2 BUILDING K CONDOMINIUM**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 49451:2022.

Parcel Numbers: 55:976:0101 through 55:976:0304

All of **WILDFLOWER VILLAGE 2 PHASE 2 BUILDING L CONDOMINIUM**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 49454:2022.

Parcel Numbers: 55:977:0101 through 55:977:0304

All of **WILDFLOWER VILLAGE 2 PHASE 2 BUILDING M CONDOMINIUM**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 49457:2022.

Parcel Numbers: 55:978:0101 through 55:978:0304

All of **WILDFLOWER VILLAGE 2 PHASE 2 BUILDING N CONDOMINIUM**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 49460:2022.

Parcel Numbers: 55:979:0101 through 55:979:0304

All of **WILDFLOWER VILLAGE 2 PHASE 2 BUILDING O CONDOMINIUM**, according to the official plat thereof, on file in the office of the Utah County Recorder as Entry No. 49463:2022.

Parcel Numbers: 55:980:0101 through 55:980:0304