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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
EDGE HOMES
480 W 800 N
OREM, UT 84059
BY: MSA, DEPUTY - WI 14 P.

**SUPPLEMENTAL DECLARATION
OF CONDOMINIUM**

**(Horizon Heights Building 2D Condominiums, Horizon Heights Building 2E
Condominiums, Horizon Heights Building 2I Condominiums, Horizon Heights
Building 2J Condominiums)**

This Supplemental Declaration of Condominium is made and executed on the date set forth below.

RECITALS

A. Declarant is the Declarant as identified and set forth in that certain Declaration of Condominium for Horizon Heights Building 1A Condominiums, Horizon Heights Building 1B Condominiums, Horizon Heights Building 1C Condominiums, Horizon Heights Building 1F Condominiums, Horizon Heights Building 1G Condominiums, Horizon Heights Building 1H Condominiums, Horizon Heights Building, 1K Condominiums, an Expandable Utah Condominium Project, recorded with the Salt Lake County Recorder's Office on the 29th day of September 2016 as Entry Number 12376589 ("Declaration").

B. The Declaration pertains to certain real property known as Horizon Heights Condominiums and more particularly described on Exhibit B attached hereto and incorporated herein by this reference ("Original Property"). All real property subject to the Declaration from time to time is referred to herein as the "Development". Capitalized terms used but not otherwise defined herein shall have the meanings given to them in the Declaration

C. Under the terms of the Declaration, Declarant reserved the right to expand the Property by the addition of all or a portion of the Additional Land including but not limited to Additional Land described in the Declaration.

D. Declarant desires to add a portion of the Additional Land as hereinafter provided for.

E. Declarant desires to amend the Declaration to incorporate Exhibit A, attached hereto and incorporated herein by this reference, which exhibit amends the

allocated ownership interest in Common Area

ANNEXATION & AMENDMENT

NOW THEREFORE, in consideration of the recitals set forth above, the Declarant hereby declares and certifies as follows:

1. Submission of Additional Land. Declarant hereby annexes in and submits the following described portion of the Additional Land (herein referred to as "Subject Property") to the Declaration, including, without limitation, the Declaration's terms, conditions, restrictions, covenants, assessments, and easements:

**SEE EXHIBIT B "SUBJECT PROPERTY"
ATTACHED HERETO**

TOGETHER WITH: (i) all buildings, if any, improvements, and structures situated on or comprising a part of the above-described Subject Property, whether now existing or hereafter constructed; (ii) all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying said Subject Property; and (iii) all articles of personal property intended for use in connection with said Subject Property.

ALL OF THE FOREGOING IS SUBJECT TO: all liens for current and future taxes, assessments, and charges imposed or levied by governmental or quasi-governmental authorities; all patent reservations and exclusions; any mineral reservations of record and rights incident thereto; all instruments of record which affect the above-described Subject Property or any portion thereof, including, without limitation, any mortgage or deed of trust, The Declaration (as amended, supplemented and/or restated from time to time); all visible easements and rights-of-way; all easements and rights-of-way of record; any easements, rights-of-way, encroachments, or discrepancies shown on or revealed by the Plat or otherwise existing; an easement for each and every pipe, line, cable, wire, utility line, or similar facility which traverses or partially occupies the above-described Subject Property at such times as construction of all improvements is complete; and all easements necessary for ingress to, egress from, maintenance of, and replacement of all such pipes, lines, cables, wires, utility lines, and similar facilities.

RESERVING UNTO DECLARANT, however, such easements and rights of ingress and egress over, across, through, and under the above-described Land and any improvements now or hereafter constructed thereon as may be reasonably necessary for Declarant or for any

assignee or successor of Declarant (in a manner which is reasonable and not inconsistent with the provisions of this Declaration): (i) to construct and complete any and all of the other improvements described in the Declaration or in the Map recorded concurrently herewith, and to do all things reasonably necessary or proper in connection therewith; (ii) to construct and complete all of the improvements described in this Declaration or in the Plat recorded concurrently herewith, and to do all things reasonably necessary or proper in connection therewith; and (iii) to improve portions of the Subject Property with such other or additional improvements, facilities, or landscaping designed for the use and enjoyment of all Owners, as Declarant or as such assignee or successor may reasonably determine to be appropriate. If, pursuant to the foregoing reservations, the above-described Land or any improvement thereon is traversed or partially occupied by a permanent improvement or utility line, a perpetual easement for improvement or utility line shall exist. With the exception of such perpetual easements, the reservations hereby effected shall, unless sooner terminated in accordance with their terms, expire ten (10) years after the date on which this Supplemental Declaration is filed for record in the Salt Lake County records.

2. Supplemental Map. The real properties described in Paragraph 1, and the improvements to be constructed thereon, all of which are submitted to the terms and conditions of the Declaration, are more particularly set forth on a Supplemental Map pertaining to the same, which Supplemental Map shall be recorded with this Supplemental Declaration.

3. Representations of Declarant. Declarant represents that the annexed real property is part of the Additional Land described in the Declaration.

4. Amendment. The Declaration is hereby amended to incorporate Exhibit B attached hereto.


5. Effective Date. This Supplemental Declaration shall take effect upon being recorded with the Salt Lake County Recorder.

[Certification on Next Page]

CERTIFICATION


IN WITNESS WHEREOF, the Declarant has executed his instrument the day and year set forth below.

DECLARANT
EDGE HORIZON HEIGHTS, LLC, a Utah corporation

By: 
Its: Authorized Representative
Name: Gordon Jones
Title: Manager

STATE OF UTAH)
COUNTY OF Utah) :ss

The execution of the foregoing instrument was acknowledged before me this 23 day of March 23, 2017 by Gordon Jones an Authorized Representative of Declarant to sign this document, and who is personally known to me or who has provided an acceptable and adequate identification.


NOTARY PUBLIC



**EXHIBIT A
ALLOCATED INTEREST IN COMMON AREAS**

<u>UNITS</u>	<u>ALLOCATED INTEREST IN COMMON AREAS</u>	<u>SQUARE FEET</u>
Horizon Heights Building 1A Condominiums		
Unit 101	1/130 th	1272
Unit 102	1/130 th	1272
Unit 201	1/130 th	1272
Unit 202	1/130 th	1272
Unit 203	1/130 th	1272
Unit 204	1/130 th	1272
Unit 301	1/130 th	1272
Unit 302	1/130 th	1272
Unit 303	1/130 th	1272
Unit 304	1/130 th	1272
Horizon Heights Building 1B Condominiums		
Unit 101	1/130 th	1272
Unit 102	1/130 th	1272
Unit 201	1/130 th	1272
Unit 202	1/130 th	1272
Unit 203	1/130 th	1272
Unit 204	1/130 th	1272
Unit 301	1/130 th	1272
Unit 302	1/130 th	1272
Unit 303	1/130 th	1272
Unit 304	1/130 th	1272
Horizon Heights Building 1C Condominiums		
Unit 101	1/130 th	1272
Unit 102	1/130 th	1272
Unit 201	1/130 th	1272
Unit 202	1/130 th	1272
Unit 203	1/130 th	1272
Unit 204	1/130 th	1272
Unit 301	1/130 th	1272
Unit 302	1/130 th	1272
Unit 303	1/130 th	1272

Unit 304	1/130 th	1272
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Horizon Heights Building 1F Condominiums

Unit 101	1/130 th	1272
Unit 102	1/130 th	1272
Unit 201	1/130 th	1272
Unit 202	1/130 th	1272
Unit 203	1/130 th	1272
Unit 204	1/130 th	1272
Unit 301	1/130 th	1272
Unit 302	1/130 th	1272
Unit 303	1/130 th	1272
Unit 304	1/130 th	1272

Horizon Heights Building 1G Condominiums

Unit 101	1/130 th	1272
Unit 102	1/130 th	1272
Unit 201	1/130 th	1272
Unit 202	1/130 th	1272
Unit 203	1/130 th	1272
Unit 204	1/130 th	1272
Unit 301	1/130 th	1272
Unit 302	1/130 th	1272
Unit 303	1/130 th	1272
Unit 304	1/130 th	1272

Horizon Heights Building 1H Condominiums

Unit 101	1/130 th	1272
Unit 102	1/130 th	1272
Unit 201	1/130 th	1272
Unit 202	1/130 th	1272
Unit 203	1/130 th	1272
Unit 204	1/130 th	1272
Unit 301	1/130 th	1272
Unit 302	1/130 th	1272
Unit 303	1/130 th	1272
Unit 304	1/130 th	1272

Horizon Heights Building 1K Condominiums

Unit 101	1/130 th	1272
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Unit 102	1/130 th	1272
Unit 201	1/130 th	1272
Unit 202	1/130 th	1272
Unit 203	1/130 th	1272
Unit 204	1/130 th	1272
Unit 301	1/130 th	1272
Unit 302	1/130 th	1272
Unit 303	1/130 th	1272
Unit 304	1/130 th	1272

Horizon Heights Building 4L Condominiums

Unit 101	1/130 th	1272
Unit 102	1/130 th	1272
Unit 201	1/130 th	1272
Unit 202	1/130 th	1272
Unit 203	1/130 th	1272
Unit 204	1/130 th	1272
Unit 301	1/130 th	1272
Unit 302	1/130 th	1272
Unit 303	1/130 th	1272
Unit 304	1/130 th	1272

Horizon Heights Building 4M Condominiums

Unit 101	1/130 th	1272
Unit 102	1/130 th	1272
Unit 201	1/130 th	1272
Unit 202	1/130 th	1272
Unit 203	1/130 th	1272
Unit 204	1/130 th	1272
Unit 301	1/130 th	1272
Unit 302	1/130 th	1272
Unit 303	1/130 th	1272
Unit 304	1/130 th	1272

Horizon Heights Building 2D Condominiums

Unit 101	1/130 th	1272
Unit 102	1/130 th	1272
Unit 201	1/130 th	1272
Unit 202	1/130 th	1272
Unit 203	1/130 th	1272
Unit 204	1/130 th	1272

Unit 301	1/130 th	1272
Unit 302	1/130 th	1272
Unit 303	1/130 th	1272
Unit 304	1/130 th	1272

Horizon Heights Building 2E Condominiums

Unit 101	1/130 th	1272
Unit 102	1/130 th	1272
Unit 201	1/130 th	1272
Unit 202	1/130 th	1272
Unit 203	1/130 th	1272
Unit 204	1/130 th	1272
Unit 301	1/130 th	1272
Unit 302	1/130 th	1272
Unit 303	1/130 th	1272
Unit 304	1/130 th	1272

Horizon Heights Building 2I Condominiums

Unit 101	1/130 th	1272
Unit 102	1/130 th	1272
Unit 201	1/130 th	1272
Unit 202	1/130 th	1272
Unit 203	1/130 th	1272
Unit 204	1/130 th	1272
Unit 301	1/130 th	1272
Unit 302	1/130 th	1272
Unit 303	1/130 th	1272
Unit 304	1/130 th	1272

Horizon Heights Building 2J Condominiums

Unit 101	1/130 th	1272
Unit 102	1/130 th	1272
Unit 201	1/130 th	1272
Unit 202	1/130 th	1272
Unit 203	1/130 th	1272
Unit 204	1/130 th	1272
Unit 301	1/130 th	1272
Unit 302	1/130 th	1272
Unit 303	1/130 th	1272
Unit 304	1/130 th	1272

**EXHIBIT B
(Legal Description)**

ORIGINAL PROPERTY

The Original Property described in the foregoing document is located in Salt Lake County, Utah and is described more particularly as follows:

Building 1A

All of Horizon Heights Building 1A Condominiums., according to the official plat thereof, recorded in the official records of Salt Lake County on September 29, 2016, as Entry No. 12376589, in Book 2016P, Page 254.

Also described as parcel numbers: 26-36-402-052 through 26-36-402-061;
26-36-402-001

Building 1B

All of Horizon Heights Building 1B Condominiums., according to the official plat thereof, recorded in the official records of Salt Lake County on September 29, 2016, as Entry No. 12376589, in Book 2016P, Page 255.

Also described as parcel numbers: 26-36-402-042 through 26-36-402-051

Building 1C

All of Horizon Heights Building 1C Condominiums., according to the official plat thereof, recorded in the official records of Salt Lake County on September 29, 2016, as Entry No. 12376589, in Book 2016P, Page 256.

Also described as parcel numbers: 26-36-402-002 through 26-36-402-011

Building 1F

All of Horizon Heights Building 1F Condominiums., according to the official plat thereof, recorded in the official records of Salt Lake County on September 29, 2016, as Entry No. 12376589, in Book 2016P, Page 257.

Also described as parcel numbers: 26-36-402-032 through 26-36-402-041

Building 1G

All of Horizon Heights Building 1G Condominiums., according to the official plat thereof, recorded in the official records of Salt Lake County on September 29, 2016, as Entry No. 12376589, in Book 2016P, Page 258.

Also described as parcel numbers: 26-36-402-062 through 26-36-402-071

Building 1H

All of Horizon Heights Building 1H Condominiums., according to the official plat thereof, recorded in the official records of Salt Lake County on September 29, 2016, as Entry No. 12376589, in Book 2016P, Page 259.

Also described as parcel numbers: 26-36-402-012 through 26-36-402-021

Building 1K

All of Horizon Heights Building 1K Condominiums., according to the official plat thereof, recorded in the official records of Salt Lake County on September 29, 2016, as Entry No. 12376589, in Book 2016P, Page 260.

Also described as parcel numbers: 26-36-402-022 through 26-36-402-031

Building 4L

All of Horizon Heights Building 4L Condominiums., according to the official plat thereof, recorded in the official records of Salt Lake County on December 6, 2016, as Entry No. 12428303, in Book 2016P, Page 316.

Also described as parcel numbers: 26-36-408-001 through 26-36-408-011

Building 4M

All of Horizon Heights Building 4M Condominiums., according to the official plat thereof, recorded in the official records of Salt Lake County on December 6, 2016, as Entry No. 12428304, in Book 2016P, Page 317.

Also described as parcel numbers: 26-36-408-012 through 26-36-408-022

SUBJECT PROPERTY

The Subject Property described in the foregoing document is located in Salt Lake County, Utah and is described more particularly as follows:

All of Horizon Heights Building 2D Condominiums as more fully described as:

A parcel of land located in the Southeast Quarter of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian described as follows:

Beginning at a point being North 0°32'22" East 1563.85 feet along the Section Line and North 89°27'38" West 1495.84 feet from the Southeast Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running

- thence South 52°47'41" West 27.00 feet;
- thence North 37°12'19" West 161.99 feet to a point of curvature;
- thence 20.42 feet along the arc of a 13.00 foot radius curve to the left through a central angle of 90°00'00" (Long Chord Bears North 82°12'19" West 18.38 feet);
- thence South 52°47'41" West 0.71 feet to a point of curvature;
- thence 4.71 feet along the arc of a 3.00 foot radius curve to the left through a central angle of 90°00'00" (Long Chord Bears South 07°47'41" West 4.24 feet);
- thence South 52°47'41" West 100.00 feet to a point of curvature;
- thence 4.71 feet along the arc of a 3.00 foot radius curve to the left through a central angle of 90°00'00" (Long Chord Bears North 82°12'19" West 4.24 feet);
- thence South 52°47'41" West 6.00 feet to a point of curvature;
- thence 4.71 feet along the arc of a 3.00 foot radius curve to the left through a central angle of 90°00'00" (Long Chord Bears South 07°47'41" West 4.24 feet);
- thence South 52°13'16" West 46.00 feet to a point of curvature;
- thence 5.63 feet along the arc of a 3.00 foot radius curve to the left through a central angle of 107°27'27" (Long Chord Bears South 89°03'57" West 4.84 feet);
- thence 16.46 feet along the arc of a 13.00 foot radius curve to the left through a central angle of 72°32'33" (Long Chord Bears South 0°56'03" East 15.38 feet);
- thence South 37°12'19" East 105.63 feet;
- thence South 52°47'41" West 112.46 feet;
- thence North 37°12'19" West 159.13 feet to a point of curvature;
- thence 23.56 feet along the arc of a 15.00 foot radius curve to the right through a central angle of 90°00'00" (Long Chord Bears North 07°47'41" East 21.21 feet);
- thence North 52°47'41" East 206.38 feet to a point of curvature;
- thence 16.09 feet along the arc of a 25.00 foot radius curve to the left through a central angle of 36°52'12" (Long Chord Bears South 18°46'13" East 15.81 feet);
- thence South 37°12'19" East 0.50 feet to a point of curvature;
- thence 19.63 feet along the arc of a 12.50 foot radius curve to the left through a central angle of 90°00'00" (Long Chord Bears South 82°12'19" East 17.68 feet);
- thence 4.71 feet along the arc of a 3.00 foot radius curve to the left through a central angle of 90°00'00" (Long Chord Bears North 07°47'41" East 4.24 feet);
- thence North 60°10'54" East 83.64 feet to a point of curvature;
- thence 4.47 feet along the arc of a 3.00 foot radius curve to the left through a central angle of 85°19'52" (Long Chord Bears South 40°21'33" East 4.07 feet) to a point of reverse curvature;
- thence 31.99 feet along the arc of a 40.00 foot radius curve to the right through a central angle of 45°49'10" (Long Chord Bears South 60°06'54" East 31.14 feet);
- thence South 37°12'19" East 161.99 feet to the point of beginning.

All of Horizon Heights Building 2E Condominiums as more fully described as:

A parcel of land located in the Southeast Quarter of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian described as follows:

Beginning at a point being North 0°32'22" East 1563.85 feet along the Section Line and North 89°27'38" West 1495.84 feet from the Southeast Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running

thence North 37°12'19" West 161.99 feet to a point of curvature;

thence 31.99 feet along the arc of a 40.00 foot radius curve to the left through a central angle of 45°49'10" (Long Chord Bears North 60°06'54" West 31.14 feet) to a point of reverse curvature;

thence 4.47 feet along the arc of a 3.00 foot radius curve to the right through a central angle of 85°19'52" (Long Chord Bears North 40°21'33" West 4.07 feet);

thence South 60°10'54" West 83.64 feet to a point of curvature;

thence 4.71 feet along the arc of a 3.00 foot radius curve to the right through a central angle of 90°00'00" (Long Chord Bears South 07°47'41" West 4.24 feet);

thence 19.63 feet along the arc of a 12.50 foot radius curve to the right through a central angle of 90°00'00" (Long Chord Bears North 82°12'19" West 17.68 feet);

thence North 37°12'19" West 0.50 feet to a point of curvature;

thence 16.09 feet along the arc of a 25.00 foot radius curve to the right through a central angle of 36°52'12" (Long Chord Bears North 18°46'13" West 15.81 feet);

thence North 52°47'41" East 49.63 feet to a point of curvature;

thence 174.01 feet along the arc of a 303.00 foot radius curve to the right through a central angle of 32°54'14" (Long Chord Bears North 69°14'48" East 171.63 feet);

thence North 85°41'55" East 15.17 feet to a point of curvature;

thence 143.66 feet along the arc of a 329.11 foot radius curve to the left through a central angle of 25°00'36" (Long Chord Bears South 22°41'15" East 142.52 feet);

thence South 35°11'33" East 35.69 feet;

thence South 52°47'41" West 84.19 feet to the point of beginning.

All of Horizon Heights Building 21 Condominiums as more fully described as:

A parcel of land located in the Southeast Quarter of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian described as follows:

Beginning at a point being North 0°32'22" East 1492.46 feet along the Section Line and North 89°27'38" West 1593.41 feet from the Southeast Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running:

thence South 52°40'16" West 93.86 feet;

thence North 37°12'19" West 158.92 feet;

thence 16.46 feet along the arc of a 13.00 foot radius curve to the right through a central angle of 72°32'33" (Long Chord Bears North 0°56'03" West 15.38 feet);

thence 5.63 feet along the arc of a 3.00 foot radius curve to the right through a central angle of 107°27'27" (Long Chord Bears North 89°03'57" East 4.84 feet);

thence North 52°13'16" East 46.00 feet to a point of curvature;

thence 4.71 feet along the arc of a 3.00 foot radius curve to the right through a central angle of 90°00'00" (Long Chord Bears North 07°47'41" East 4.24 feet);

thence North 52°47'41" East 6.00 feet to a point of curvature;

thence 4.71 feet along the arc of a 3.00 foot radius curve to the right through a central angle of 90°00'00" (Long Chord Bears South 82°12'19" East 4.24 feet);

thence North 52°47'41" East 22.86 feet;

thence South 37°12'19" East 168.71 feet to the point of beginning.

All of Horizon Heights Building 2J Condominiums as more fully described as:

A parcel of land located in the Southeast Quarter of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian described as follows:

Beginning at a point being North 0°32'22" East 1492.46 feet along the Section Line and North 89°27'38" West 1593.41 feet from the Southeast Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running:

thence North 37°12'19" West 168.71 feet;

thence North 52°47'41" East 77.14 feet to a point of curvature;

thence 4.71 feet along the arc of a 3.00 foot radius curve to the right through a central angle of 90°00'00" (Long Chord Bears North 07°47'41" East 4.24 feet);

thence North 52°47'41" East 0.71 feet to a point of curvature;

thence 20.42 feet along the arc of a 13.00 foot radius curve to the right through a central angle of 90°00'00" (Long Chord Bears South 82°12'19" East 18.38 feet);

thence South 37°12'19" East 161.99 feet;

thence South 52°47'41" West 75.08 feet;

thence North 37°33'30" West 3.32 feet;

thence South 52°40'16" West 18.76 feet to the point of beginning.