

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

**AMENDED SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM
FOR LAKEFRONT AT VINEYARD TOWN CENTER CONDOMINIUMS**

(Phase 1F, Plat N)

This Amended Supplement to the Declaration of Condominium for Lakefront at Vineyard Town Center Condominiums ("**Amended Supplemental Declaration**") is executed and adopted by Edge Vineyard Shores, LLC, a Utah limited liability company ("**Declarant**").

RECITALS

A. This Amended Supplemental Declaration shall amend the Supplement to the Declaration of Condominium for Lakefront at Vineyard Town Center Condominiums recorded with the Utah County Recorder's Office on July 2, 2021 as Entry No. 118240:2021.

B. This Amended Supplemental Declaration shall also supplement the Declaration of Condominium for Lakefront at Vineyard Town Center Condominiums ("**Declaration**") recorded with the Utah County Recorder's Office on August 29, 2019 as Entry No. 84264:2019.

C. Edge Vineyard Shores, LLC is the Declarant as identified and defined in the Declaration and is the owner of the real property subject to this Amended Supplemental Declaration.

D. Under the terms of the Declaration, Declarant reserved the right to unilaterally amend the Declaration.

E. Under the terms of the Declaration, Declarant reserved the right to expand the Project by the addition of all or a portion of the Additional Land described in the Declaration.

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

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

ANNEXATION

1. Annexation of Additional Land. Declarant hereby confirms that all of the real property identified on Exhibit A attached hereto, together with (i) all buildings, improvements, and structures situated on or comprising a part of the above-described real 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 real property; and (iii) all articles of personal property intended for use in connection therewith (collectively referred to herein as the "**Subject Property**") is submitted to and properly annexed into the Declaration.

2. Plat. 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 **LAKEFRONT @ VINEYARD TOWN CENTER PHASE 1F, PLAT N CONDOMINIUMS**, which plat map is recorded in the office of the Utah County Recorder.

3. Submission. The Subject Property shall hereinafter be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, charges, and liens set forth in the Declaration and all supplements and amendments thereto.

4. Membership. The Owner of each Unit within the Subject Property shall be a member of the Lakefront at Vineyard Town Center Condominium Association ("**Association**") and shall be entitled to all benefits of such membership and shall be subject to the Declaration. Each Unit Owner is allotted voting rights in proportion to its Allocated Interest.

5. Apportionment of Common Expenses. In accordance with the Declaration, Common Expenses shall be apportioned among Unit Owners according to their Allocated Interest, including the Owners of Units annexed into to the Association through this Amended Supplemental Declaration.

6. Allocated Interests. The Allocated Interests as set forth on Exhibit B of the Declaration and all Supplements to the Declaration recorded prior to the recording of this Amended Supplemental Declaration shall be amended and restated as set forth in the Exhibit B attached hereto.

7. Master Association Membership. The Owner of each Unit within the Subject Property shall also be a member of the Lakefront at Vineyard Town Center Master Association and shall be subject to the *Master Declaration of Covenants, Conditions and Restrictions for Lakefront at Vineyard Town Center* recorded in the Utah County Recorder's Office on September 19, 2019 as Entry No. 93094:2019 and any supplements and amendments thereto.

8. Reservation of Declarant's Rights. All rights concerning the Project reserved to Declarant in the Declaration are hereby incorporated and reserved to Declarant with respect to the Subject Property. The exercise of Declarant's rights concerning such Subject Property shall be governed by the same terms, provisions and limitations set forth in the Declaration.

9. Effective Date. This Amended Supplemental Declaration shall take effect upon being recorded with the Utah County Recorder.

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EXHIBIT A
(Legal Description of Subject Property / Additional Land)

All of **LAKEFRONT @ VINEYARD TOWN CENTER PHASE 1F, PLAT N CONDOMINIUMS**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 118238:2021.

Including Condominium Units 101 through 304 in Building N

Parcel Numbers: 45:773:0101 through 45:773:0304

ALSO TO BE RECORDED AGAINST THE FOLLOWING PROPERTIES:

condominiums

All of **LAKEFRONT @ VINEYARD TOWN CENTER PHASE 1B**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 84263:2019.

Including Condominium Units 101 through 304 in Buildings A, B, C, D, & E

Parcel Numbers: 45:685:0001 through 45:685:0052

condominiums

All of **LAKEFRONT @ VINEYARD TOWN CENTER PHASE 1D**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 109932:2019.

Including Condominium Units 101 through 304 in Buildings F, G, H, I, J, & K

Parcel Numbers: 45:689:0001 through 45:689:0062

condominiums

All of **LAKEFRONT @ VINEYARD TOWN CENTER PHASE 2-B**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 59792:2020.

Including 10 Condominium Units in Building V

Parcel Numbers: 45:710:0001 through 45:710:0010

All of **1ST SUPPLEMENTAL CONDOMINIUM MAP LAKEFRONT @ VINEYARD TOWN CENTER PHASE 2-B CONDOMINIUMS**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 59794:2020.

Including 10 Condominium Units in Building W

Parcel Numbers: 45:711:0001 through 45:711:0010

All of **2ND SUPPLEMENTAL CONDOMINIUM MAP LAKEFRONT @ VINEYARD TOWN CENTER PHASE 2-B CONDOMINIUMS**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 59796:2020.

Including 10 Condominium Units in Building X

Parcel Numbers: 45:712:0001 through 45:712:0010

All of **3RD SUPPLEMENTAL CONDOMINIUM MAP LAKEFRONT @ VINEYARD TOWN CENTER PHASE 2-B CONDOMINIUMS**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 59798:2020.

Including 10 Condominium Units in Building Y

Parcel Numbers: 45:713:0001 through 45:713:0010

All of **4TH SUPPLEMENTAL CONDOMINIUM MAP LAKEFRONT @ VINEYARD TOWN CENTER PHASE 2-B CONDOMINIUMS**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 59800:2020.

Including 10 Condominium Units in Building Z

Parcel Numbers: 45:714:0001 through 45:714:0010

All of **5TH SUPPLEMENTAL CONDOMINIUM MAP LAKEFRONT @ VINEYARD TOWN CENTER PHASE 2-B CONDOMINIUMS**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 59802:2020.

Including 10 Condominium Units in Building AA

Parcel Numbers: 45:715:0001 through 45:715:0010

All of **LAKEFRONT @ VINEYARD TOWN CENTER PHASE 2-D CONDOMINIUMS**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 108693:2020.

Including Condominium Units 101 through 304 in Building BB

Parcel Numbers: 45:726:0001 through 45:726:0010

All of **1ST SUPPLEMENTAL CONDOMINIUM MAP LAKEFRONT @ VINEYARD TOWN CENTER PHASE 2-D CONDOMINIUMS**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 108696:2020.

Including Condominium Units 101 through 304 in Building CC

Parcel Numbers: 45:727:0001 through 45:727:0010

All of **2ND SUPPLEMENTAL CONDOMINIUM MAP LAKEFRONT @ VINEYARD TOWN CENTER PHASE 2-D CONDOMINIUMS**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 108699:2020.

Including Condominium Units 101 through 304 in Building DD

Parcel Numbers: 45:728:0001 through 45:728:0010

All of **3RD SUPPLEMENTAL CONDOMINIUM MAP LAKEFRONT @ VINEYARD TOWN CENTER PHASE 2-D CONDOMINIUMS**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 108702:2020.

Including Condominium Units 101 through 304 in Building EE

Parcel Numbers: 45:729:0001 through 45:729:0010

All of **4TH SUPPLEMENTAL CONDOMINIUM MAP LAKEFRONT @ VINEYARD TOWN CENTER PHASE 2-D CONDOMINIUMS**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 108705:2020.

Including Condominium Units 101 through 304 in Building FF

Parcel Numbers: 45:730:0001 through 45:730:0010

All of **5TH SUPPLEMENTAL CONDOMINIUM MAP LAKEFRONT @ VINEYARD TOWN CENTER PHASE 2-D CONDOMINIUMS**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 108708:2020.

Including Condominium Units 101 through 304 in Building GG

Parcel Numbers: 45:731:0001 through 45:731:0010

All of **6TH SUPPLEMENTAL CONDOMINIUM MAP LAKEFRONT @ VINEYARD TOWN CENTER PHASE 2-D CONDOMINIUMS**, according to the official plat on file in the office of the Utah County

Recorder as Entry Number 108711:2020.

Including Condominium Units 101 through 304 in Building HH

Parcel Numbers: 45:732:0001 through 45:732:0010

All of **7TH SUPPLEMENTAL CONDOMINIUM MAP LAKEFRONT @ VINEYARD TOWN CENTER PHASE 2-D CONDOMINIUMS**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 108714:2020.

Including Condominium Units 101 through 304 in Building II

Parcel Numbers: 45:733:0001 through 45:733:0010

All of **8TH SUPPLEMENTAL CONDOMINIUM MAP LAKEFRONT @ VINEYARD TOWN CENTER PHASE 2-D CONDOMINIUMS**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 108717:2020.

Including Condominium Units 101 through 304 in Building JJ

Parcel Numbers: 45:734:0001 through 45:734:0010

All of **LAKEFRONT @ VINEYARD TOWN CENTER PHASE 2-F CONDOMINIUMS**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 129783:2020.

Including Condominium Units 101 through 304 in Building KK

Parcel Numbers: 45:740:0001 through 45:740:0010

All of **1ST SUPPLEMENTAL CONDOMINIUM MAP LAKEFRONT @ VINEYARD TOWN CENTER PHASE 2-F CONDOMINIUMS**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 129788:2020.

Including Condominium Units 101 through 304 in Building LL

Parcel Numbers: 45:741:0001 through 45:741:0010

All of **2ND SUPPLEMENTAL CONDOMINIUM MAP LAKEFRONT @ VINEYARD TOWN CENTER PHASE 2-F CONDOMINIUMS**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 129793:2020.

Including Condominium Units 101 through 304 in Building MM

Parcel Numbers: 45:742:0001 through 45:742:0010

All of **3RD SUPPLEMENTAL CONDOMINIUM MAP LAKEFRONT @ VINEYARD TOWN CENTER PHASE 2-F CONDOMINIUMS**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 129798:2020.

Including Condominium Units 101 through 304 in Building NN

Parcel Numbers: 45:743:0001 through 45:743:0010

All of **LAKEFRONT @ VINEYARD TOWN CENTER PHASE 1E, PLAT O CONDOMINIUMS**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 22895:2021.

Including Condominium Units 101 through 304 in Building O

Parcel Numbers: 45:751:0001 through 45:751:0010

All of **LAKEFRONT @ VINEYARD TOWN CENTER PHASE 1E, PLAT Q CONDOMINIUMS**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 22900:2021.

Including Condominium Units 101 through 304 in Building Q

Parcel Numbers: 45:752:0001 through 45:752:0010

All of **LAKEFRONT @ VINEYARD TOWN CENTER PHASE 1E, PLAT R CONDOMINIUMS**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 22905:2021.

Including Condominium Units 101 through 304 in Building R

Parcel Numbers: 45:753:0001 through 45:753:0010

All of **LAKEFRONT @ VINEYARD TOWN CENTER PHASE 1E, PLAT S CONDOMINIUMS**,
according to the official plat on file in the office of the Utah County Recorder as Entry Number 22910:2021.

Including Condominium Units 101 through 304 in Building S

Parcel Numbers: 45:754:0001 through 45:754:0010

All of **LAKEFRONT @ VINEYARD TOWN CENTER PHASE 1E, PLAT T CONDOMINIUMS**,
according to the official plat on file in the office of the Utah County Recorder as Entry Number 22915:2021.

Including Condominium Units 101 through 304 in Building T

Parcel Numbers: 45:755:0001 through 45:755:0010

All of **LAKEFRONT @ VINEYARD TOWN CENTER PHASE 1E, PLAT U CONDOMINIUMS**,
according to the official plat on file in the office of the Utah County Recorder as Entry Number 22920:2021.

Including Condominium Units 101 through 304 in Building U

Parcel Numbers: 45:756:0001 through 45:756:0010

All of **LAKEFRONT @ VINEYARD TOWN CENTER PHASE 1E, PLAT OO CONDOMINIUMS**,
according to the official plat on file in the office of the Utah County Recorder as Entry Number 22925:2021.

Including Condominium Units 101 through 304 in Building OO

Parcel Numbers: 45:757:0001 through 45:757:0010

All of **LAKEFRONT @ VINEYARD TOWN CENTER PHASE 1E, PLAT PP CONDOMINIUMS**,
according to the official plat on file in the office of the Utah County Recorder as Entry Number 22930:2021.

Including Condominium Units 101 through 304 in Building PP

Parcel Numbers: 45:758:0001 through 45:758:0010

All of **LAKEFRONT @ VINEYARD TOWN CENTER PHASE 1F, PLAT L CONDOMINIUMS**,
according to the official plat on file in the office of the Utah County Recorder as Entry Number 44087:2021.

Including Condominium Units 101 through 304 in Building L

Parcel Numbers: 45:763:0001 through 45:763:0010

All of **LAKEFRONT @ VINEYARD TOWN CENTER PHASE 1F, PLAT M CONDOMINIUMS**,
according to the official plat on file in the office of the Utah County Recorder as Entry Number 44092:2021.

Including Condominium Units 101 through 304 in Building M

Parcel Numbers: 45:764:001 through 45:764:0010

All of **LAKEFRONT @ VINEYARD TOWN CENTER PHASE 1H, PLAT P CONDOMINIUMS**,
according to the official plat on file in the office of the Utah County Recorder as Entry Number 115578:2021.

Including 10 Condominium Units in Building P

Parcel Numbers: 45:769:0101 through 45:769:0304

**EXHIBIT B
ALLOCATED INTEREST IN COMMON AREAS**

Upon the recording of this Amended Supplemental Declaration, the Project will consist of 420 Units.

Each Unit in the Project shall have an equal Allocated Interest equivalent to a 1/420th fractional amount.