

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



ENT 106273:2018 PG 1 of 6
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Nov 06 11:20 am FEE 279.00 BY SM
RECORDED FOR LEHI CITY CORPORATION

**SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM
FOR
THE EXCHANGE IN LEHI CONDOMINIUMS
An Expandable Utah Condominium Project
(Phase 15 Plat "K")**

This Supplement to the Declaration of Condominium for The Exchange in Lehi Condominiums ("**Supplemental Declaration**") is executed and adopted by Edge Exchange, LLC, a Utah limited liability company ("**Declarant**") on behalf of The Exchange in Lehi Condominium Owners Association, Inc.

RECITALS

- A. This Supplemental Declaration shall modify and supplement the Declaration of Condominium for The Exchange in Lehi Condominiums ("**Declaration**") recorded with the Utah County Recorder's Office on April 12, 2017 as Entry No. 35362:2017.
- B. Edge Exchange, LLC is the Declarant as identified and set forth in the Declaration and is the owner of the real property subject to this Supplemental 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.

ANNEXATION

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

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

2. Phase 15 Plat "K" 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 **The Exchange in Lehi Phase 15 Plat "K"**

Condominium, which plat map shall be recorded with this Supplemental Declaration.

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 Exchange in Lehi Condominium Owners Association, Inc.

5. Master Association Membership. the Owner of each Unit within the Subject Property shall also be a member of The Exchange in Lehi Master Association, Inc. and shall be entitled to all benefits of such membership and shall be subject to the Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for The Exchange in Lehi recorded in the Utah County Recorder's Office on April 12, 2017 as Entry No. 35360:2017.

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

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

8. Reservation of Declarant's Rights. Pursuant to the Declaration, 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 terms, provisions and limitations set forth in the Declaration.

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

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration this 1 day of November, 2018.

DECLARANT
Edge Exchange, LLC
A Utah Limited Liability Company

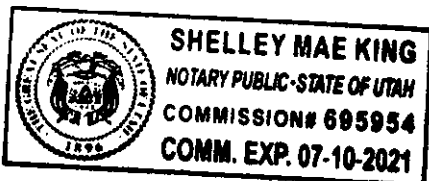
By: Steve Maddox

Name: Steve Maddox

Title: Manager

STATE OF UTAH)
) ss.
COUNTY OF Utah)

On the 1 day of November, 2018, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Exchange, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.



Shelley King
Notary Public

EXHIBIT A
SUBJECT PROPERTY/ADDITIONAL LAND
(Legal Description)

IN

All of **The Exchange at Lehi Phase 15 Plat "K" Condominium**, according to the official plat on file in the office of the Utah County Recorder.

More particularly described as:

Beginning at a point on the Southerly Right-of-Way Line of Hardman Way, said point being North 89°48'50" East 2,201.50 feet along the section line and South 1,080.13 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence Northeasterly 69.16 feet along the arc of a 394.00 foot radius curve to the right (center bears South 10°03'25" East and the chord bears North 84°58'18" East 69.07 feet with a central angle of 10°03'25");
thence East 89.29 feet;
thence South 86.88 feet;
thence West 115.19 feet;
thence Southwesterly 30.24 feet along the arc of a 150.00 foot radius curve to the left (center bears South and the chord bears South 84°13'29" West 30.19 feet with a central angle of 11°33'03");
thence North 08°43'38" West 84.85 feet to the point of beginning.

Contains 13,127 Square Feet or 0.301 Acres

IN

All of **The Exchange at Lehi Phase 15 Plat "J" Condominium**, according to the official plat on file in the office of the Utah County Recorder.

More particularly described as:

Beginning at a point on the Southerly Right-of-Way Line of Hardman Way, said point being North 89°48'50" East 2,359.59 feet along the section line and South 1,074.59 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence East 150.32 feet;
thence South 86.88 feet;
thence West 150.32 feet;
thence North 86.88 feet to the point of beginning.

Contains 13,060 Square Feet or 0.300 Acres

IN

All of **The Exchange at Lehi Phase 15 Plat "I" Condominium**, according to the official plat on file in the office of the Utah County Recorder.

More particularly described as:

Beginning at a point on the Southerly Right-of-Way Line of Hardman Way, said point being North 89°48'50" East 2,509.92 feet along the section line and South 1,075.08 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence East 164.45 feet;
thence South 00°06'22" East 86.88 feet;
thence West 164.61 feet;
thence North 86.88 feet to the point of beginning.

Contains 14,294 Square Feet or 0.328 Acres

IN CONDO'S

All of **The Exchange at Lehi Phase 14 Plat "AA"**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 48153:2018. Parcel Numbers:

38:580:0101 38:580:0102 38:580:0201 38:580:0202 38:580:0203 38:580:0204

38:580:0301 38:580:0302 38:580:0303 38:580:0304 38:580:0305

All of **The Exchange** ^{IN} ~~at~~ **Lehi Phase 14 Plat "Z"**, ^{CONDO} according to the official plat on file in the office of the Utah County Recorder as Entry No. 48151:2018. Parcel Numbers:

38:579:0101 38:579:0102 38:579:0201 38:579:0202 38:579:0203 38:579:0204
 38:579:0301 38:579:0302 38:579:0303 38:579:0304 38:579:0305

All of **The Exchange** ^{IN} ~~at~~ **Lehi Phase 14 Plat "Y"**, ^{CONDO} according to the official plat on file in the office of the Utah County Recorder as Entry No. 48149:2018. Parcel Numbers:

38:578:0101 38:578:0102 38:578:0201 38:578:0202 38:578:0203 38:578:0204
 38:578:0301 38:578:0302 38:578:0303 38:578:0304 38:578:0305

All of **The Exchange** ^{IN} ~~at~~ **Lehi Phase 14 Plat "X" Condominium**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 48147:2018. Parcel Numbers:

38:577:0101 38:577:0102 38:577:0201 38:577:0202 38:577:0203 38:577:0204
 38:577:0301 38:577:0302 38:577:0303 38:577:0304 38:577:0305

All of **The Exchange** ^{IN} ~~at~~ **Lehi Phase 13 Plat "T" Condominium**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37358:2018. Parcel Numbers:

38:573:0101 38:573:0102 38:573:0201 38:573:0202 38:573:0203 38:573:0204
 38:573:0301 38:573:0302 38:573:0303 38:573:0304 38:573:0305

All of **The Exchange** ^{IN} ~~at~~ **Lehi Phase 13 Plat "S" Condominium**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37356:2018. Parcel Numbers:

38:572:0101 38:572:0102 38:572:0201 38:572:0202 38:572:0203 38:572:0204
 38:572:0301 38:572:0302 38:572:0303 38:572:0304 38:572:0305

All of **The Exchange** ^{IN} ~~at~~ **Lehi Phase 13 Plat "R" Condominium**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37354:2018. Parcel Numbers:

38:571:0101 38:571:0102 38:571:0201 38:571:0202 38:571:0203 38:571:0204
 38:571:0301 38:571:0302 38:571:0303 38:571:0304 38:571:0305

All of **The Exchange** ^{IN} ~~at~~ **Lehi Phase 13 Plat "Q" Condominium**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37352:2018. Parcel Numbers:

38:570:0101 38:570:0102 38:570:0201 38:570:0202 38:570:0203 38:570:0204
 38:570:0301 38:570:0302 38:570:0303 38:570:0304 38:570:0305

All of **The Exchange** ^{IN} ~~at~~ **Lehi Phase 13 Plat "P" Condominium**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37350:2018. Parcel Numbers:

38:569:0101 38:569:0102 38:569:0201 38:569:0202 38:569:0203 38:569:0204
 38:569:0301 38:569:0302 38:569:0303 38:569:0304 38:569:0305

All of **The Exchange** ^{IN} ~~at~~ **Lehi Phase 13 Plat "O" Condominium**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37348:2018. Parcel Numbers:

38:568:0101 38:568:0102 38:568:0201 38:568:0202 38:568:0203 38:568:0204
 38:568:0301 38:568:0302 38:568:0303 38:568:0304 38:568:0305

All of **The Exchange** ^{IN} ~~at~~ **Lehi Phase 13 Plat "N" Condominium**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37346:2018. Parcel Numbers:

38:567:0101 38:567:0102 38:567:0201 38:567:0202 38:567:0203 38:567:0204

38:567:0301 38:567:0302 38:567:0303 38:567:0304 38:567:0305

All of **The Exchange at Lehi Phase 13 Plat "M" Condominium**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37344:2018. Parcel Numbers:

38:566:0101 38:566:0102 38:566:0201 38:566:0202 38:566:0203 38:566:0204
 38:566:0301 38:566:0302 38:566:0303 38:566:0304 38:566:0305

All of **The Exchange at Lehi Phase 10 Plat "W" Condominium**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37341:2018. Parcel Numbers:

38:564:0101 38:564:0102 38:564:0201 38:564:0202 38:564:0203 38:564:0204
 38:564:0301 38:564:0302 38:564:0303 38:564:0304 38:564:0305

All of **The Exchange at Lehi Phase 10 Plat "V" Condominium**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37339:2018. Parcel Numbers:

38:563:0101 38:563:0102 38:563:0201 38:563:0202 38:563:0203 38:563:0204
 38:563:0301 38:563:0302 38:563:0303 38:563:0304 38:563:0305

IN

All of **The Exchange at Lehi Condominiums Phase 1, Plat A**, Entry No. 35361:2017

All of **The Exchange at Lehi Condominiums Phase 2, Plat B**, Entry No. 35363:2017

All of **The Exchange at Lehi Condominiums Phase 2, Plat C**, Entry No. 35365:2017

All of **The Exchange at Lehi Condominiums Phase 2, Plat D**, Entry No. 35367:2017

All of **The Exchange at Lehi Condominiums Phase 2, Plat E**, Entry No. 35369:2017

All of **The Exchange at Lehi Condominiums Phase 2, Plat F**, Entry No. 35371:2017

All of **The Exchange at Lehi Condominiums Phase 5, Plat U**, Entry No. 97960:2017

All of **The Exchange at Lehi Condominiums Phase 8, Plat G**, Entry No. 5687:2018

All of **The Exchange at Lehi Condominiums Phase 8, Plat H**, Entry No. 5689:2018

38:521:0101	38:522:0101	38:523:0101	38:524:0101	38:525:0101
38:521:0102	38:522:0102	38:523:0102	38:524:0102	38:525:0102
38:521:0201	38:522:0201	38:523:0201	38:524:0201	38:525:0201
38:521:0202	38:522:0202	38:523:0202	38:524:0202	38:525:0202
38:521:0203	38:522:0203	38:523:0203	38:524:0203	38:525:0203
38:521:0204	38:522:0204	38:523:0204	38:524:0204	38:525:0204
38:521:0301	38:522:0301	38:523:0301	38:524:0301	38:525:0301
38:521:0302	38:522:0302	38:523:0302	38:524:0302	38:525:0302
38:521:0303	38:522:0303	38:523:0303	38:524:0303	38:525:0303
38:521:0304	38:522:0304	38:523:0304	38:524:0304	38:525:0304
38:526:0101	38:526:0203	38:526:0303	38:547:0201	38:547:0301
38:526:0102	38:526:0204	38:526:0304	38:547:0202	38:547:0302
38:526:0201	38:526:0301	38:547:0101	38:547:0203	38:547:0303
38:526:0202	38:526:0302	38:547:0102	38:547:0204	38:547:0304
38:557:0101	38:557:0102	38:557:0201	38:557:0202	38:557:0203
38:557:0204	38:557:0301	38:557:0302	38:557:0303	38:557:0304
38:558:0101	38:558:0102	38:558:0201	38:558:0202	38:558:0203
38:558:0204	38:558:0301	38:558:0302	38:558:0303	38:558:0304

**EXHIBIT B
ALLOCATED INTEREST IN COMMON AREAS**

Upon recording of this Supplemental Declaration, the Project will consist of 260 Units.

Each Unit shall have an equal Allocated Interest equivalent to a 1/260th fractional amount.