



ENT 120765:2020 PG 1 of 3  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2020 Aug 14 12:04 PM FEE 80.00 BY MA  
RECORDED FOR VINEYARD

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

**SUPPLEMENT TO THE MASTER DECLARATION OF COVENANTS,  
CONDITIONS, AND RESTRICTIONS FOR  
LAKEFRONT AT VINEYARD TOWN CENTER**

**A Master Planned Community**

**(Phase 2-C)**

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

**RECITALS**

A. This Supplemental Declaration shall modify and supplement the Master Declaration of Covenants, Conditions, and Restrictions for Lakefront at Vineyard Town Center ("**Declaration**") recorded with the Utah County Recorder's Office on September 19, 2019 as Entry No. 93094:2019.

B. Edge Vineyard Shores, LLC is the Declarant as identified and set forth in the Declaration.

C. Edge Vineyard Shores, LLC is the owner of the real property subject to this Supplemental Declaration and hereby consents to subjecting the Subject Property to the terms, covenants and restrictions contained herein and those terms, covenants and restrictions contained in the Declaration.

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

E. Unless otherwise defined herein, capitalized terms shall have the same meaning as defined in the Declaration.

**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..

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 **Phase 2-C Lakefront @ Vineyard Town Center Subdivision**, 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 Lot or parcel within the Subject Property shall be a member of the Lakefront at Vineyard Town Center Master Association, and shall be entitled to all benefits of such membership and shall be subject to the Declaration. Each Unit Owner is allotted one vote in such Association per Unit owned. The Association’s Common Expenses shall be apportioned among the Units within the Subject Property in accordance with the Declaration.

5. 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.

6. 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 13 day of August, 2020.

**DECLARANT**  
**EDGE VINEYARD SHORES, LLC**  
a Utah limited liability company

By: [Signature]

Name: Gordon Jones

Title: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake ) ss.

On the 13 day of August, 2020, personally appeared before me Gordon Jones who by me being duly sworn, did say that she/he is an authorized representative of Edge Vineyard Shores, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: [Signature]



**EXHIBIT A**  
**SUBJECT PROPERTY/ADDITIONAL LAND**  
**(Legal Description)**

All of **Phase 2-C Lakefront @ Vineyard Town Center Subdivision**, according to the official plat on file in the office of the Utah County Recorder.

**Including Lots 1201 through 1230**

More particularly described as:

Portions of Section 7, Township 6 South, Range 2 East, Salt Lake Base & Meridian, located in Vineyard, Utah, more particularly described as follows:

Beginning at a point on the Westerly line of THE PRESERVE AT WATERS EDGE TOWNHOMES Subdivision, Plat "B", according to the Official Plat thereof on file in the Office of the Utah County Recorder, located West 1,857.64 feet and North 1,613.73 feet from the Southeast Corner of Section 7, T6S, R2E, SLB&M (Basis of Bearing: S89°25'01"W along the Section line from the South 1/4 Corner of Section 8 to the Southeast Corner of Section 7, T6S, R2E, SLB&M); thence S79°25'15"W 93.00 feet; thence N10°34'45"W 67.62 feet; thence S79°25'15"W 34.00 feet; thence N89°53'11"W 330.81 feet; thence N00°06'49"E 194.34 feet; thence N89°59'59"E 294.01 feet; thence N10°34'45"W 59.91 feet; thence N79°25'15"E 127.00 feet to the Westerly line of said THE PRESERVE AT WATERS EDGE TOWNHOMES Subdivision, Plat "B"; thence S10°34'45"E along said plat 325.89 feet to the point of beginning.

Contains: 2.29 acres+/-