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Book - 10655 Pg - 3084-3087
ADAM GARDINER
Recorder, Salt Lake County, UT
PROVO LAND TITLE COMPANY
BY: eCASH, DEPUTY - EF 4 P.

When Recorded Return To:

Edge Exchange, LLC
13702 S. 200 W. #B12
Draper, UT 84020

**SUPPLEMENT TO THE DECLARATION
OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
SKY RIDGE TOWNHOMES
An Expandable Planned Unit Development
(Phase 3)**

This Supplement to the Declaration of Covenants, Conditions, and Restrictions for Sky Ridge Townhomes ("**Supplemental Declaration**") is executed and adopted by Edge Homes Utah LLC, a Utah limited liability company ("**Declarant**") on behalf of the Sky Ridge Owners Association, Inc.

RECITALS

A. This Supplemental Declaration shall modify and supplement the Declaration of Covenants, Conditions and Restrictions for Sky Ridge Townhomes ("**Declaration**") recorded with the Salt Lake County Recorder's Office on October 16, 2017 as Entry No. 12637540 in Book 10609, and beginning at Page 3302.

B. Edge Homes Utah 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 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:

ALL PROPERTY IDENTIFIED ON EXHIBIT "A" 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 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 (ii) 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. Phase 3 Plat 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 **Sky Ridge Townhomes**

Subdivision Phase 3, Amending Lot L, South Herriman, 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 Lot or parcel within the Subject Property shall be a member of the Sky Ridge Owners Association, Inc.

5. Master Association Membership. the Owner of each Lot or Parcel within the Subject Property shall also be a member of the Rosecrest Communities Master Homeowners Association and shall be entitled to all benefits of such membership and shall be subject to the Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Rosecrest Communities Planned Unit Development recorded in the Salt Lake County Recorder's Office on February 21, 2012 as Entry No. 11336225 in Book 9992 at Page 851.

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

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

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration this 13 day of March, 2018.

DECLARANT
Edge Homes Utah LLC
A Utah Limited Liability Company

By: Steve Maddox

Name: Steve Maddox

Title: Manager

STATE OF UTAH)
) ss.
COUNTY OF Utah)

On the 13 day of March, 2018, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Homes Utah LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Shelley King
Notary Public

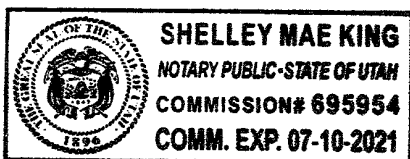


EXHIBIT A
SUBJECT PROPERTY/ADDITIONAL LAND
(Legal Description)

All of **Sky Ridge Townhomes Subdivision Phase 3, Amending Lot L, South Herriman Plat**, according to the official plat thereof, on file in the office of the Salt Lake County Recorder as Entry Number 12729833.

Parcel Numbers:

33074010500000	33074010620000	33074010740000	33074510410000
33074010510000	33074010630000	33074010750000	33074510420000
33074010520000	33074010640000	33074010760000	33074510430000
33074010530000	33074010650000	33074010770000	33074510440000
33074010540000	33074010660000	33074010780000	33074510450000
33074010550000	33074010670000	33074010790000	33074510460000
33074010560000	33074010680000	33074010800000	33074510470000
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