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ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
EDGE SADDLE BROOK, LLC
13702 S 200 W
DRAPER UT 84020
BY: SSA, DEPUTY - WI 6 P.

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

**SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM
FOR
SADDLEBROOK CONDOMINIUMS
An Expandable Utah Condominium Project
(Building 'D')**

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

RECITALS

- A. This Supplemental Declaration shall modify and supplement the Declaration of Condominium for Saddlebrook Condominiums ("**Declaration**") recorded with the Salt Lake County Recorder's Office on February 2, 2018 as Entry No. 12709696, in Book 10644, and beginning on Page 2066, and any supplements or amendments thereto.
- B. Edge Saddlebrook, 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. Building 'D'. 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 in **Saddlebrook Building D Condominium, Amending Part of Lot C, 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 Unit within the Subject Property shall be a member of the Saddlebrook Condominium Association and is allotted voting right in accordance with the Unit's Allocated Interest.

5. Apportionment of Common Expenses. In accordance with Article 6 of the Declaration, Common Expenses shall be apportioned among the Owners according to their Unit's Allocated Interest, including the Owners of Units annexed into the Association through this Supplemental Declaration.

6. Master Association Membership. the Owner of each Unit 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 8551.

7. 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 the Exhibit B attached hereto.

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

9. Reservation of Declarant's Rights. All rights concerning the Project reserved to the 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.

10. 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 11 day of May, 2018.

DECLARANT

Edge Saddlebrook, LLC

A Utah Limited Liability Company

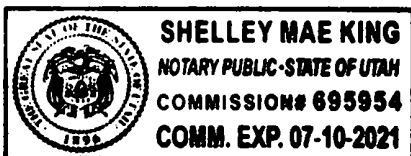
By: Steve Maddox

Name: Steve Maddox

Title: Manager

STATE OF UTAH)
) ss.
COUNTY OF Utah)

On the 11 day of May, 2018, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Saddlebrook, 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

All of **Saddlebrook Building D Condominium, Amending Part of Lot C, South Herriman**, according to the official plat on file in the office of the Salt Lake County Recorder.

More particularly described as:

Beginning at a point North 89°46'20" West 904.98 feet and South 0°13'40" West 50.10 feet from the monument located at the East Quarter Corner of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running:

thence South 36°27'09" West 80.04 feet;

thence North 53°32'51" West 109.24 feet to a point of curvature;

thence 56.89 feet along the arc of a 97.50 foot radius curve to the left through a central angle of 33°26'00" (Long Chord Bears North 70°15'51" West 56.09 feet);

thence North 02°33'07" East 82.07 feet;

thence North 84°11'37" East 6.59 feet;

thence South 75°21'55" East 63.57 feet;

thence South 53°32'51" East 144.84 feet to the point of beginning.

Also to be recorded against the following property and Parcel Numbers:

All of **Saddlebrook Building C Condominium, Amending Part of Lot C, South Herriman**, according to the official plat on file in the office of the Salt Lake County Recorder.

More particularly described as:

Beginning at a point North 89°46'20" West 927.58 feet and South 0°13'40" West 132.76 feet from the monument located at the East Quarter Corner of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running:

thence South 36°26'40" West 111.04 feet;

thence South 53°32'51" East 8.80 feet;

thence South 36°27'09" West 77.37 feet;

thence North 53°32'51" West 313.98 feet to a point of curvature;

thence 2.88 feet along the arc of a 77.96 foot radius curve to the left through a central angle of 02°06'54" (Long Chord Bears South 80°00'39" West 2.88 feet);

thence South 78°57'12" West 41.73 feet;

thence South 36°27'09" West 34.01 feet;

thence South 69°43'37" West 31.00 feet;

thence South 42°35'17" West 24.77 feet to a point of curvature;

thence 33.82 feet along the arc of a 140.00 foot radius curve to the right through a central angle of 13°50'24" (Long Chord Bears North 17°58'56" West 33.74 feet);

thence North 11°03'44" West 9.11 feet;
 thence South 78°56'16" West 16.50 feet;
 thence North 11°03'44" West 22.50 feet;
 thence South 78°56'16" West 151.74 feet to a point of curvature;
 thence 31.42 feet along the arc of a 20.00 foot radius curve to the left through a
 central angle of 90°00'00" (Long Chord Bears South 33°56'16" West 28.28 feet);
 thence South 11°03'44" East 27.00 feet;
 thence South 78°56'16" West 24.00 feet;
 thence North 11°03'44" West 27.00 feet to a point of curvature;
 thence 31.42 feet along the arc of a 20.00 foot radius curve to the left through a
 central angle of 90°00'00" (Long Chord North 56°03'44" West 28.28 feet);
 thence South 78°56'16" West 30.00 feet;
 thence North 11°03'44" West 31.00 feet;
 thence North 78°56'16" East 383.67 feet to a point of curvature;
 thence 12.02 feet along the arc of a 131.00 foot radius curve to the right through a
 central angle of 05°15'21" (Long Chord Bears North 81°33'57" East 12.01 feet);
 thence North 84°11'37" East 179.25 feet to a point of curvature;
 thence 71.91 feet along the arc of a 97.50 foot radius curve to the right through a
 central angle of 42°15'32" (Long Chord Bears South 74°40'37" East 70.29 feet);
 thence South 53°32'51" East 139.86 feet to the point of beginning.

All of **Saddlebrook Building A Condominium, Amending Part of Lot C, South Herriman**,
 according to the official plat on file in the office of the Salt Lake County Recorder as Entry No.
 12734901, in Book 2018P, at Page 149.

Parcel Numbers:

33074270180000	33074270210000	33074270240000	33074270270000	33074270290000
33074270190000	33074270220000	33074270250000	33074270280000	33074270300000
33074270200000	33074270230000	33074270260000		

All of **Saddlebrook Building B Condominium, Amending Part of Lot C, South Herriman**,
 according to the official plat on file in the office of the Salt Lake County Recorder as Entry No.
 12709695, in Book 2018P, at Page 53.

Parcel Numbers:

33074270070000	33074270090000	33074270110000	33074270130000	33074270150000
33074270080000	33074270100000	33074270120000	33074270140000	33074270160000

EXHIBIT B
ALLOCATED INTEREST IN COMMON AREAS

Upon the recording of this Supplemental Declaration, the Project will consist of 44 Units.

Each Unit shall have an equal Allocated Interest equivalent to a 1/44th fractional amount.