

9-19

12821805  
08/01/2018 01:46 PM \$36.00  
Book - 10699 Pg - 1479-1487  
ADAM GARDINER  
RECORDER, SALT LAKE COUNTY, UTAH  
EDGE EXCHANGE, LLC  
13702 S 200 W #B12  
DRAPER UT 84020  
BY: RUP, DEPUTY - WI 9 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  
(Phase 3 Building 'N')**

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 confirms that all of the real 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 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. Building 'N'. 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 N 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 1 day of August, 2018.

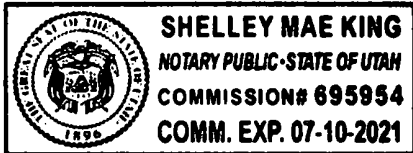
**DECLARANT**  
**Edge Saddlebrook, LLC**  
A Utah Limited Liability Company

By: Steve Maddox  
Name: Steve Maddox  
Title: Manager

STATE OF UTAH )  
COUNTY OF Utah ) ss.

On the 1 day of August, 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 N 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 1274.97 feet and South 0°13'40" West 250.72 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 53°32'51" East 148.83 feet;
- thence South 36°27'09" West 46.44 feet;
- thence South 53°32'51" East 29.94 feet;
- thence South 36°27'09" West 37.60 feet;
- thence North 53°32'51" West 178.77 feet;
- thence North 36°27'09" East 84.04 feet to the point of beginning.

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

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, Entry No. 12734901 in Book 2018P at Page 149.

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, Entry No. 12709695 in Book 2018P at Page 53.

Including Parcel Numbers:

33074270180000	33074270230000	33074270280000	33074270070000	33074270120000
33074270190000	33074270240000	33074270290000	33074270080000	33074270130000
33074270200000	33074270250000	33074270300000	33074270090000	33074270140000
33074270210000	33074270260000	33074270060000	33074270100000	33074270150000
33074270220000	33074270270000	33074270060000	33074270110000	33074270160000

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, Entry No. 12789348 in Book 2018P at Page 224.

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, Entry No. 12789350 in Book 2018P at Page 225.

All of **Saddlebrook Building E Condominium, Amending Part of Lot C, South Herriman**, according to the official plat on file in the office of the Salt Lake County Recorder, Entry No. 12789352 in Book 2018P at Page 226.

All of **Saddlebrook Building F Condominium, Amending Part of Lot C, South Herriman**, according to the official plat on file in the office of the Salt Lake County Recorder, Entry No. 12789354 in Book 2018P at Page 227.

All of **Saddlebrook Building G Condominium, Amending Part of Lot C, South Herriman**, according to the official plat on file in the office of the Salt Lake County Recorder, Entry No. 12789356 in Book 2018P at Page 228.

All of **Saddlebrook Building H Condominium, Amending Part of Lot C, South Herriman**, according to the official plat on file in the office of the Salt Lake County Recorder, Entry No. 12789358 in Book 2018P at Page 229.

Including Parcel Numbers:

33074270310000	33074270450000	33074270280000	33074270720000	33074270860000
33074270320000	33074270460000	33074270590000	33074270730000	33074270870000
33074270330000	33074270470000	33074270600000	33074270740000	33074270880000
33074270340000	33074270480000	33074270610000	33074270750000	33074270890000
33074270350000	33074270490000	33074270620000	33074270760000	33074270900000
33074270360000	33074270500000	33074270630000	33074270770000	33074270910000
33074270370000	33074270510000	33074270640000	33074270780000	33074270920000
33074270380000	33074270520000	33074270650000	33074270790000	33074270930000
33074270390000	33074270530000	33074270660000	33074270800000	33074270940000
33074270400000	33074270540000	33074270670000	33074270810000	33074270950000
33074270410000	33074270550000	33074270680000	33074270820000	33074270960000
33074270430000	33074270570000	33074270690000	33074270830000	33074270970000
33074270440000	33074270580000	33074270710000	33074270850000	33074270990000
33074271000000	33074271020000	33074271040000	33074271060000	33074271080000
33074271010000	33074271030000	33074271050000	33074271070000	33074271090000

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

Parcel Numbers not assigned

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

Parcel Numbers not assigned

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

Parcel Numbers not assigned

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

Parcel Numbers not assigned

**EXHIBIT B**  
**ALLOCATED INTEREST IN COMMON AREAS**

Upon the recording of this Supplemental Declaration, the Project will consist of 156 Units.

**Each Unit shall have an equal Allocated Interest equivalent to a 1/156<sup>th</sup> fractional amount.**

WHEN RECORDED RETURN TO:

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

---

**NOTICE OF REINVESTMENT FEE COVENANT**

(Saddlebrook Condominiums)

---

Pursuant to Utah Code Ann. § 57-1-46(6), the Saddlebrook Condominium Association (“**Association**”) hereby provides this Notice of Reinvestment Fee Covenant which burdens all of the real property described in Exhibit A (the “**Burdened Property**”), attached hereto, which is subject to the Declaration of Condominium for Saddlebrook Condominiums recorded with the Salt Lake County Recorder on February 2, 2018 as Entry No. 12709696, in Book 10644, beginning on Page 2066, and any amendments or supplements thereto (the “**Declaration**”).

The Reinvestment Fee Covenant requires, among other things, that upon the transfer of any of the Burdened Property subject to the Declaration, the transferee, other than the Declarant, is required to pay a reinvestment fee as established by the Association’s Board of Directors in accordance with Section 6.14 of the Declaration, unless the transfer falls within an exclusion listed in Utah Code § 57-1-46(8). In no event shall the reinvestment fee exceed the maximum rate permitted by applicable law.

**BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES** owning, purchasing, or assisting with the closing of a Burdened Property conveyance within the **Saddlebrook Condominium** project that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:  
Saddlebrook Condominium Association  
13702 S. 200 W. #B12  
Draper, UT 84020
2. The burden of the Reinvestment Fee Covenant is intended to run with the Burdened Property and to bind successors in interest and assigns.
3. The existence of this Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenant on the Burdened Property.
4. The duration of the Reinvestment Fee Covenant is perpetual. The Association’s members, by and through a vote as provided for in the amendment provisions of the Declaration, may amend or terminate the Reinvestment Fee Covenant.
5. The purpose of the Reinvestment Fee is to assist the Association in covering the costs of: (a) common planning, facilities and infrastructure; (b) obligations arising from an environmental covenant; (c) community programming; (d) resort facilities; (e) open space; (f) recreation amenities; (g) common expenses of the Association; or (h) funding Association reserves.

6. The fee required under the Reinvestment Fee Covenant is required to benefit the Burdened Property.

IN WITNESS WHEREOF, the Declarant has executed this Notice of Reinvestment Fee Covenant on behalf of the Association on the date set forth below, to be effective upon recording with the Salt Lake County Recorder.

DATED this 1 day of August, 2018.

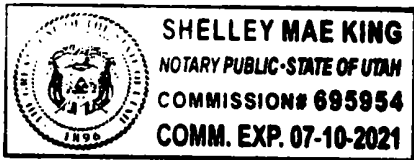
Edge Saddlebrook, LLC  
a Utah limited liability company,

By: Steve Maddox

Its: Manager

STATE OF UTAH )  
 ) ss.  
COUNTY OF SALT LAKE )

On the 1 day of August, 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**  
[Legal Description]

All of **Saddlebrook Building N 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 1274.97 feet and South 0°13'40" West 250.72 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 53°32'51" East 148.83 feet;

thence South 36°27'09" West 46.44 feet;

thence South 53°32'51" East 29.94 feet;

thence South 36°27'09" West 37.60 feet;

thence North 53°32'51" West 178.77 feet;

thence North 36°27'09" East 84.04 feet to the point of beginning.