

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

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

**SUPPLEMENT TO THE DECLARATION
OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
SKY RIDGE TOWNHOMES
An Expandable Planned Unit Development
(Phase 5)**

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**").

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 5. 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 5, 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. ("**Association**") and shall be entitled to all benefits of such membership and shall be subject to the Declaration. Each Lot Owner is allotted one vote in the Association per Lot owned.

5. Apportionment of Common Expenses. In accordance with the Declaration, Common Expenses shall be equally apportioned among the Owners, including the Owners of Lots annexed into to the Association through this Supplemental Declaration.

6. 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 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 and any supplements and amendments thereto.

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 same terms, provisions and limitations set forth in the Declaration.

9. 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 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 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 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

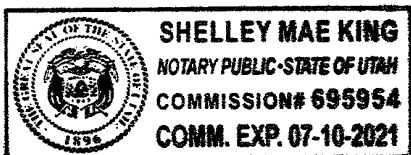


EXHIBIT A
(Legal Description)

All of **Sky Ridge Townhomes Subdivision Phase 5, Amending Lot L, South Herriman Plat**, according to the official plat thereof, on file in the office of the Salt Lake County Recorder.

Beginning at a point North 0°26'18" East 1959.66 feet and South 89°33'42" East 182.69 feet from the monument located at the South Quarter Corner of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running:

thence North 10°02'28" East 103.87 feet;
thence North 43°39'43" East 155.86 feet;
thence South 51°36'01" East 271.01 feet;
thence North 38°23'59" East 80.00 feet;
thence South 51°36'01" East 553.03 feet;
thence South 38°23'59" West 80.00 feet;
thence North 51°36'01" West 7.00 feet;
thence South 38°23'59" West 34.00 feet to a point of curvature;
thence 48.69 feet along the arc of a 31.00 foot radius curve to the right through a central angle of 90°00'00" (Long Chord Bears South 06°36'01" East 43.84 feet);
thence South 38°23'59" West 4.25 feet to a point of curvature;
thence 0.79 feet along the arc of a 0.50 foot radius curve to the right through a central angle of 90°00'00" (Long Chord Bears South 83°23'59" West 0.71 feet);
thence North 51°36'01" West 18.00 feet;
thence South 38°23'59" West 44.00 feet;
thence North 51°36'01" West 719.01 feet;
thence South 38°23'59" West 12.25 feet to a point of curvature;
thence 40.09 feet along the arc of a 81.00 foot radius curve to the left through a central angle of 28°21'31" (Long Chord Bears South 24°13'14" West 39.68 feet);
thence South 10°02'28" West 26.76 feet;
thence North 79°57'32" West 6.00 feet;
thence North 72°22'47" West 26.23 feet;
thence North 79°57'32" West 2.00 feet to a point of curvature;
thence 8.02 feet along the arc of a 20.00 foot radius curve to the right through a central angle of 22°58'32" (Long Chord Bears South 21°31'44" West 7.97 feet);
thence North 34°57'32" West 4.41 feet to a point of curvature;
thence 20.37 feet along the arc of a 16.00 foot radius curve to the right through a central angle of 72°57'11" (Long Chord Bears South 63°33'52" West 19.02 feet);
thence 0.79 feet along the arc of a 0.50 foot radius curve to the right through a central angle of 90°00'00" (Long Chord Bears North 34°57'32" West 0.71 feet);
thence North 10°02'28" East 18.00 feet;
thence North 79°57'32" West 45.00 feet;
thence South 10°02'28" West 11.00 feet;
thence North 79°57'32" West 14.50 feet to the point of beginning.

Tax No: 33-07-401-142