

When Recorded Return To:

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

**SUPPLEMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS,  
AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR  
MT. SARATOGA**

**A Master Planned Community  
(Quailhill Plats L & O)**

This Supplement to the Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Mt. Saratoga ("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 Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Mt. Saratoga ("Declaration") recorded with the Utah County Recorder's Office on July 10, 2018 as Entry No. 64461:2018.

B. Edge Homes Utah, LLC is the Declarant as designated in a transfer of Declarant rights from DCP Saratoga, LLC.

C. Edge Homes Utah, 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 Mt. Saratoga Project by the addition of all or a portion of the Additional Land described in the Declaration.

E. 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, 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. Plats. 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 **Quailhill at Mt. Saratoga Plat L** and **Quailhill at Mt. Saratoga Plat O** which plat maps are 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 Mt. Saratoga Master Association, Inc., and shall be entitled to all benefits of such membership and shall be subject to 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 25 day of August, 2020.

**DECLARANT**

**EDGE HOMES UTAH, LLC**

a Utah limited liability company

By: Steve Madder

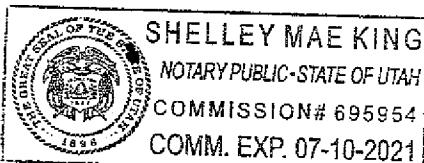
Name: Steve Madder

Title: Manager

STATE OF UTAH )  
 ) ss.  
COUNTY OF Utah )

On the 25 day of August, 2020, personally appeared before me Steve Madder 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 **Quailhill at Mt. Saratoga Plat L**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 123151:2020.

Including Lots 1201 through 1215

**Parcel Numbers Not Yet Assigned**

More particularly described as:

A PORTION OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E ALONG THE QUARTER SECTION LINE 1574.69 FEET AND WEST 157.98 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG SAID N70°10'42"W 339.00 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF MT. SARATOGA BOULEVARD; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: NORTHEASTERLY ALONG THE ARC OF A 1376.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S64°50'27"E) 65.23 FEET THROUGH A CENTRAL ANGLE OF 2°42'58" (CHORD: N26°31'02"E 65.22 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 2039.50 FOOT RADIUS CURVE TO THE LEFT 470.41 FEET THROUGH A CENTRAL ANGLE OF 13°12'55" (CHORD: N21°16'04"E 469.37 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.32 FEET THROUGH A CENTRAL ANGLE OF 89°03'46" (CHORD: N59°11'29"E 21.04 FEET); THENCE N13°29'47"E 48.00 FEET; THENCE S76°16'38"E 190.06 FEET; THENCE ALONG THE ARC OF A 301.50 FOOT RADIUS CURVE TO THE RIGHT 192.89 FEET THROUGH A CENTRAL ANGLE OF 36°39'21" (CHORD: S57°56'58"E 189.62 FEET); THENCE S51°13'33"W 48.01 FEET; THENCE S5°46'51"W 52.14 FEET; THENCE S11°05'52"W 63.07 FEET; THENCE S36°35'55"W 205.13 FEET; THENCE S20°01'17"W 227.71 TO THE POINT OF BEGINNING.

CONTAINS: 4.80 ACRES  
# OF LOTS: 15

All of **Quailhill at Mt. Saratoga Plat O**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 123152:2020.

Including Lots 1301 through 1321

**Parcel Numbers Not Yet Assigned**

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E ALONG THE QUARTER SECTION LINE 2385.65 FEET AND WEST 324.04 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1956.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N80°42'27"W) 106.54 FEET THROUGH A CENTRAL ANGLE OF 3°07'12" (CHORD: S10°51'09"W 106.53 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.90 FEET THROUGH A CENTRAL ANGLE OF 91°18'36" (CHORD: S58°04'03"W 21.45 FEET); THENCE S13°27'51"W 48.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S13°43'22"W) 23.82 FEET THROUGH A CENTRAL ANGLE OF 90°59'31" (CHORD: S30°46'53"E 21.40 FEET); THENCE ALONG THE ARC OF A 1956.50 FOOT RADIUS CURVE TO THE RIGHT 86.31 FEET THROUGH A CENTRAL ANGLE OF 2°31'40" (CHORD: S15°58'42"W 86.31 FEET); THENCE N76°23'39"W 569.60 FEET; THENCE N81°16'07"W 365.47 FEET; THENCE N8°43'53"E 158.46 FEET; THENCE N81°30'39"W 15.59 FEET; THENCE N8°29'21"E 191.52 FEET; THENCE S81°30'39"E 644.23 FEET; THENCE S7°37'37"W 77.51 FEET; THENCE S82°27'50"E 160.34 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1792.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N82°27'50"W) 48.97 FEET THROUGH A CENTRAL ANGLE OF 1°33'55" (CHORD: S8°19'07"W 48.97 FEET); THENCE ALONG THE ARC OF A 224.00 FOOT RADIUS CURVE TO THE RIGHT 5.91 FEET THROUGH A CENTRAL ANGLE OF 1°30'46" (CHORD: S9°51'27"W 5.91 FEET); THENCE S80°42'27"E 164.62 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±7.28 ACRES  
±317,099 SQ. FT.  
# OF LOTS: 21