



ENT 129794:2020 PG 1 of 7  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2020 Aug 27 4:09 pm FEE 762.00 BY MA  
RECORDED FOR VINEYARD CITY

When Recorded Return To:

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

**CONVERSION AMENDMENT TO THE DECLARATION OF CONDOMINIUM  
FOR LAKEFRONT AT VINEYARD TOWN CENTER CONDOMINIUMS**

**(Phase 2-F Convertible Land #2, Building MM)**

This Conversion Amendment to the Declaration of Condominium for Lakefront at Vineyard Town Center Condominiums ("**Conversion Amendment**") is executed and adopted by Edge Vineyard Shores, LLC, a Utah limited liability company ("**Declarant**").

**RECITALS**

A. This Conversion Amendment shall amend the Amended and Restated Declaration of Condominium for Lakefront at Vineyard Town Center Condominiums ("**Declaration**") recorded with the Utah County Recorder's Office on May 5, 2020 as Entry No. 59791:2020 and any supplement or amendments thereto.

B. The Declaration completely replaced and superseded in all respects the Declaration of Condominium for Lakefront at Vineyard Town Center Condominiums which was recorded in the office of the Utah County Recorder as Entry No. 84264:2019.

C. Edge Vineyard Shores, LLC is the Declarant as identified and defined in the Declaration and is the owner of the real property subject to this Conversion Amendment.

D. Under the terms of the Declaration, Declarant reserved the right to unilaterally amend the Declaration.

E. Under the terms of the Declaration, Declarant reserved the right to convert any Convertible Land within the Project to Units, Limited Common Area, and Common Area. Declarant now desires to convert a portion of the Convertible Land as hereinafter provided for.

F. Unless otherwise defined herein, capitalized terms shall have the same meaning as defined in the Declaration.

**NOW THEREFORE**, in consideration of the recitals set forth above, the Declarant hereby declares and certifies as follows:

**CONVERSION OF CONVERTIBLE LAND**

1. Conversion. All of the real property within Convertible Land #2 as identified on the **Lakefront @ Vineyard Town Center Phase 2-D Condominiums** plat map, together with (i) all buildings, improvements, and structures situated on or comprising a part of Convertible

Land #2, 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 hereby converted to ten (10) Units and Common Areas within Building MM.

2. Plat. The Units and real property described in Paragraph 1, and the improvements to be constructed thereon, are more particularly set forth on **2ND SUPPLEMENTAL CONDOMINIUM MAP LAKEFRONT @ VINEYARD TOWN CENTER PHASE 2-F CONDOMINIUMS**, which plat map is recorded in the office of the Utah County Recorder.

3. Submission. The Subject Property shall be held, transferred, sold, conveyed, and occupied as individual Units 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 Lakefront at Vineyard Town Center Condominium Association ("**Association**") and shall be entitled to all benefits of such membership and shall be subject to the Declaration. Each Unit Owner is allotted voting rights in proportion to its Allocated Interest.

5. Apportionment of Common Expenses. In accordance with the Declaration, Common Expenses shall be apportioned among Unit Owners according to their Allocated Interest.

6. Allocated Interests. The Allocated Interests as set forth on Exhibit B of the Declaration and all Supplements to the Declaration recorded prior to the recording of this Conversion Amendment shall be amended and restated as set forth in the Exhibit B attached hereto.

7. Master Association Membership. The Owner of each Unit within the Subject Property shall also be a member of the Lakefront at Vineyard Town Center Master Association and shall be subject to the *Master Declaration of Covenants, Conditions and Restrictions for Lakefront at Vineyard Town Center* recorded in the Utah County Recorder's Office on September 19, 2019 as Entry No. 93094:2019 and any supplements and amendments thereto.

8. Reservation of Declarant's Rights. 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 Conversion Amendment shall take effect upon being recorded with the Utah County Recorder.

\* \* \* \*

IN WITNESS WHEREOF, the Declarant has executed this Conversion Amendment  
this 26 day of August, 2020.

**DECLARANT**  
**EDGE VINEYARD SHORES, LLC**  
a Utah Limited Liability Company

Signature: *Steve Maddox*

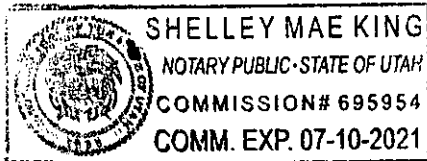
Name: *Steve Maddox*

Title: *Manager*

STATE OF UTAH )  
 ) ss.  
COUNTY OF Utah )

On the 26 day of August, 2020, personally appeared before me  
Steve Maddox who by me being duly sworn, did say that she/he is  
an authorized representative of Edge Vineyard Shores, LLC, and that the foregoing  
instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: *Shelley King*



**EXHIBIT A**  
**(Legal Description of Subject Property)**

All of **2ND SUPPLEMENTAL CONDOMINIUM MAP LAKEFRONT @ VINEYARD TOWN CENTER PHASE 2-F CONDOMINIUMS**, according to the official plat on file in the office of the Utah County Recorder.

**Including Condominium Units 101 through 304 in Building MM**

More particularly described as:

**CONVERTIBLE LAND #2 DESCRIPTION**

Portions of Section 7, Township 6 South, Range 2 East, Salt Lake Base & Meridian, located in Vineyard, Utah, more particularly described as follows:

Beginning at a point located West 2,034.34 feet and North 2,205.81 feet from the Southeast Corner of Section 7, T6S, R2E, SLB&M (Basis of Bearing: S89°25'01"W along the Section line from the South 1/4 Corner of Section 8 to the Southeast Corner of Section 7, T6S, R2E, SLB&M); thence N29°51'02"W 59.75 feet; thence S60°08'58"W 4.50 feet; thence N29°51'02"W 13.83 feet; thence N60°08'58"E 4.50 feet; thence N29°51'02"W 59.75 feet; thence N60°08'58"E 13.38 feet; thence N29°51'02"W 1.00 feet; thence N60°08'58"E 16.92 feet; thence S29°51'02"E 1.00 feet; thence N60°08'58"E 13.38 feet; thence S29°51'02"E 12.67 feet; thence N60°08'58"E 1.00 feet; thence S29°51'02"E 24.00 feet; thence N60°08'58"E 5.12 feet; thence S29°51'02"E 12.33 feet; thence S60°08'58"W 4.63 feet; thence S29°51'02"E 10.75 feet; thence N60°08'58"E 3.00 feet; thence S29°51'02"E 13.83 feet; thence S60°08'58"W 3.00 feet; thence S29°51'02"E 10.75 feet; thence N60°08'58"E 4.63 feet; thence S29°51'02"E 12.33 feet; thence S60°08'58"W 5.12 feet; thence S29°51'02"E 24.00 feet; thence S60°08'58"W 1.00 feet; thence S29°51'02"E 12.67 feet; thence S60°08'58"W 13.38 feet; thence S29°51'02"E 1.00 feet; thence S60°08'58"W 16.92 feet; thence N29°51'02"W 1.00 feet; thence S60°08'58"W 13.38 feet to the point of beginning.

Contains: 6,212 square feet+/-

**Parcel Numbers Not Yet Assigned**

**ALSO TO BE RECORDED AGAINST THE FOLLOWING PROPERTIES:**

All of **1ST SUPPLEMENTAL CONDOMINIUM MAP LAKEFRONT @ VINEYARD TOWN CENTER PHASE 2-F CONDOMINIUMS**, according to the official plat on file in the office of the Utah County Recorder.

**Including Condominium Units 101 through 304 in Building LL**

More particularly described as:

**CONVERTIBLE LAND #1 DESCRIPTION**

Portions of Section 7, Township 6 South, Range 2 East, Salt Lake Base & Meridian, located in Vineyard, Utah, more particularly described as follows:

Beginning at a point located West 2,110.53 feet and North 2,328.23 feet from the Southeast Corner of Section 7, T6S, R2E, SLB&M (Basis of Bearing: S89°25'01"W along the Section line from the South 1/4 Corner of Section 8 to the Southeast Corner of Section 7, T6S, R2E, SLB&M); thence N36°58'53"W 59.75 feet; thence S53°01'07"W 4.50 feet; thence N36°58'53"W 13.83 feet; thence N53°01'07"E 4.50 feet; thence N36°58'53"W 59.75 feet; thence N53°01'07"E 13.38 feet; thence N36°58'53"W 1.00 feet; thence N53°01'07"E 16.92 feet; thence S36°58'53"E 1.00 feet; thence N53°01'07"E 13.38 feet; thence S36°58'53"E 12.67 feet; thence N53°01'07"E 1.00 feet; thence S36°58'53"E 24.00 feet; thence N53°01'07"E 5.12 feet; thence S36°58'53"E 12.33 feet; thence S53°01'07"W 4.63 feet; thence S36°58'53"E 10.75 feet; thence N53°01'07"E 3.00 feet; thence S36°58'53"E 13.83 feet; thence S53°01'07"W 3.00 feet; thence S36°58'53"E 10.75 feet; thence N53°01'07"E 4.63 feet; thence S36°58'53"E 12.33 feet; thence S53°01'07"W 5.12 feet; thence S36°58'53"E 24.00 feet; thence S53°01'07"W 1.00 feet; thence S36°58'53"E 12.67 feet; thence S53°01'07"W 13.38 feet; thence S36°58'53"E 1.00 feet; thence S53°01'07"W 16.92 feet; thence N36°58'53"W 1.00 feet; thence S53°01'07"W 13.38 feet to the point of beginning.

Contains: 6,212 square feet+/-

All of **Lakefront @ Vineyard Town Center Phase 1B**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 84263:2019.

Including Condominium Units 101 through 304 in Buildings A, B, C, D, & E

**Parcel Numbers: 45:685:0001 through 45:685:0052**

All of **Lakefront @ Vineyard Town Center Phase 1D**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 109932:2019.

Including Condominium Units 101 through 304 in Buildings F, G, H, I, J, & K

**Parcel Numbers: 45:689:0001 through 45:689:0062**

All of **Lakefront @ Vineyard Town Center Phase 2B**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 59792:2020.

Including 10 Condominium Units in Building V

**Parcel Numbers: 45:710:0001 through 45:710:0010**

All of **Lakefront @ Vineyard Town Center Phase 2B, 1st Supplement**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 59794:2020.

Including 10 Condominium Units in Building W

**Parcel Numbers: 45:711:0001 through 45:711:0010**

All of **Lakefront @ Vineyard Town Center Phase 2B, 2nd Supplement**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 59796:2020.

Including 10 Condominium Units in Building X

**Parcel Numbers: 45:712:0001 through 45:712:0010**

All of **Lakefront @ Vineyard Town Center Phase 2B, 3rd Supplement**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 59798:2020.

Including 10 Condominium Units in Building Y

**Parcel Numbers: 45:713:0001 through 45:713:0010**

All of **Lakefront @ Vineyard Town Center Phase 2B, 4th Supplement**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 59800:2020.

Including 10 Condominium Units in Building Z

**Parcel Numbers: 45:714:0001 through 45:714:0010**

All of **Lakefront @ Vineyard Town Center Phase 2B, 5th Supplement**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 59802:2020.

Including 10 Condominium Units in Building AA

**Parcel Numbers: 45:715:0001 through 45:715:0010**

All of **Lakefront @ Vineyard Town Center Phase 2-D Condominiums**, according to the official plat on file in the office of the Utah County Recorder.

Including 90 Condominium Units in Buildings BB, CC, DD, EE, FF, GG, HH, II, & JJ

More particularly described as:

Portions of Section 7, Township 6 South, Range 2 East, Salt Lake Base & Meridian, located in Vineyard, Utah, more particularly described as follows:

Beginning at a point located West 2,415.87 feet and North 2,080.55 feet from the Southeast Corner of Section 7, T6S, R2E, SLB&M (Basis of Bearing: S89°25'01"W along the Section line from the South 1/4 Corner of Section 8 to the Southeast Corner of Section 7, T6S, R2E, SLB&M); thence S82°36'30"W 223.38 feet; thence S07°23'30"E 46.62 feet; thence S82°36'30"W 75.25 feet; thence N07°23'30"W 428.26 feet; thence N04°32'46"E 205.21 feet; thence N89°40'08"E 321.48 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 319.50 feet (radius bears: S76°47'51"W) a distance of 74.25 feet through a central angle of 13°18'58" Chord: S06°32'40"E 74.09 feet; thence S00°06'49"W 472.87 feet to the point of beginning.

Contains: 4.33 acres+/-

All of **Lakefront @ Vineyard Town Center Phase 2-F Condominiums**, according to the official plat on file in the office of the Utah County Recorder.

Including: Condominium Units 101 through 304 in Building KK

More particularly described as:

Portions of Section 7, Township 6 South, Range 2 East, Salt Lake Base & Meridian, located in Vineyard, Utah, more particularly described as follows:

Beginning at a point located West 2,324.56 feet and North 2,241.89 feet from the Southeast Corner of Section 7, T6S, R2E, SLB&M (Basis of Bearing: S89°25'01"W along the Section line from the South 1/4 Corner of Section 8 to the Southeast Corner of Section 7, T6S, R2E, SLB&M); thence N00°06'49"E 311.35 feet; thence along the arc of a curve to the left with a radius of 410.50 feet a distance of 74.72 feet through a central angle of 10°25'45" Chord: N05°06'03"W 74.62 feet; thence N89°40'08"E 142.85 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 1,552.50 feet (radius bears: N61°32'00"E) a distance of 338.61 feet through a central angle of 12°29'48" Chord: S34°42'54"E 337.94 feet; thence S10°34'45"E 146.06 feet; thence S79°25'15"W 93.89 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 319.00 feet (radius bears: S75°09'05"W) a distance of 34.55 feet through a central angle of 06°12'17" Chord: N17°57'04"W 34.53 feet; thence S68°56'48"W 34.00 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 285.00 feet (radius bears: S68°56'48"W) a distance of 72.36 feet through a central angle of 14°32'52" Chord: N28°19'38"W 72.17 feet; thence S65°23'07"W 76.97 feet; thence S89°59'59"W 117.22 feet to the point of beginning.

Contains: 2.37 acres+/-

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

Upon the recording of this Conversion Amendment, the Project will consist of 290 Units.

**Each Unit in the Project shall have a 1/290<sup>th</sup> fractional Allocated Interest.**