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5/15/2019 12:28:00 PM \$70.00
Book - 10781 Pg - 488-491
RASHELLE HOBBS
Recorder, Salt Lake County, UT
PROVO LAND TITLE COMPANY
BY: eCASH, DEPUTY - EF 4 P.

When Recorded Return To:
Edge Land 16, LLC
13702 S. 200 W. #B12
Draper, UT 84020

**NOTICE OF ANNEXATION AND
SUPPLEMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
CREEK RIDGE ESTATES SUBDIVISION
An Expandable Planned Unit Development
(Phase 7)**

This SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CREEK RIDGE ESTATES SUBDIVISION ("**Supplemental Declaration**") is executed and adopted by Edge Land 16, LLC, a Utah limited liability company ("**Declarant**") in its capacity as the Declarant for the Creek Ridge Estates project.

RECITALS

A. This Supplemental Declaration shall modify and supplement the Declaration of Covenants, Conditions and Restrictions for Creek Ridge Estates Subdivision ("**Declaration**") recorded with the Salt Lake County Recorder's Office on January 11, 2017 as Entry No. 12451808, in Book 10519, and beginning at Page 5682.

B. Except as otherwise provided herein or as may be required by the context, all capitalized terms used herein shall have the same meaning and effect as used and defined in the Declaration.

C. Edge Land 16, LLC is the Declarant as identified and set forth in the Declaration.

D. Edge Homes Utah, LLC is the owner of the real property subject to this Supplemental Declaration as identified on Exhibit A attached hereto.

E. Under the terms of the Declaration, Declarant reserved the right to expand the Project by the addition of all or a portion of the Additional Property including but not limited to Additional Property described in the Declaration.

F. Declarant desires to add a portion of the Additional Property as hereinafter provided for.

G. By filing this Supplemental Declaration, the Declarant does not intent to create a community association, homeowners association, or any non-profit entity of any kind that would create a membership interest for the Lot Owners.

ANNEXATION

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

1. Annexation of Additional Property. 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. Creek Ridge West Phase 7. 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 the **Creek Ridge West Subdivision Phase 7** plat map, which plat map shall be recorded with the Salt Lake 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. The Owner of each Lot within the Subject Property shall be subject to the Declaration and entitled to all benefits and burdens therewith.

4. Representation. Declarant represents that the annexed real property is part of the Additional Property described in 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. No Association Created. This Supplemental Declaration shall not be interpreted as creating a homeowners association or a membership interest in a homeowners association.

7. Effective Date. This Supplemental Declaration shall take effect upon being recorded with the Salt Lake County Recorder.

IN WITNESS WHEREOF, the Declarant has executed and adopted this Supplemental Declaration this 7 day of February, 2019.

DECLARANT

Edge Land 16, LLC
a Utah Limited Liability Company

By: Steve Maddox

Name: Steve Maddox

STATE OF UTAH)
) ss.
COUNTY OF Utah)

Title: Manager

On the 7 day of February, 2019, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Land 16, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.



Shelley King
Notary Public

IN WITNESS WHEREOF, Edge Homes Utah, LLC has executed and adopted this Supplemental Declaration this 7 day of February, 2019 as the owner of the property described in Exhibit A, and in doing so, acknowledges the terms and conditions set forth in this Supplemental Declaration and consents to the recording of this Supplemental Declaration against the Subject Property.

Edge Homes Utah, LLC
a Utah Limited Liability Company

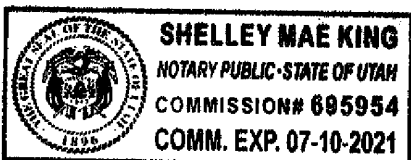
By: Steve Maddox

Name: Steve Maddox

STATE OF UTAH)
) ss.
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Shelley King
Notary Public

EXHIBIT A
SUBJECT PROPERTY/ADDITIONAL PROPERTY
(Legal Description)

All of **Creek Ridge Subdivision Phase 7**, according to the official plat on file in the office of the Salt Lake County Recorder.

Including Lots 701 through 725

More particularly described as:

A portion of the SE1/4 of Section 27, Township 3 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located N89°45'57"W along the Section Line 1,761.49 feet; thence North 787.80 feet from the Southeast Corner of Section 27, T3S, R2W, S.L.B.&M.; thence S89°39'33"W 96.60 feet; thence S85°17'16"W 53.01 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 520.50 feet (radius bears: N07°28'57"W) a distance of 198.89 feet through a central angle of 21°53'35" Chord: N86°32'10"W 197.68 feet; to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 1,279.50 feet a distance of 319.87 feet through a central angle of 14°19'26" Chord: N82°45'05"W 319.04 feet; thence N07°42'25"W 43.80 feet; thence S82°17'35"W 53.00 feet; thence S07°42'25"E 0.73 feet; thence N89°47'31"W 112.97 feet; thence N00°12'29"E 217.67 feet; thence N89°55'27"E 831.92 feet; thence S00°20'27"E 302.02 feet to the point of beginning.

Contains: 5.22 acres +/- and 25 lots

Parcel Numbers have not been assigned.