

13398783
9/21/2020 9:38:00 AM \$40.00
Book - 11022 Pg - 1297-1299
RASHELLE HOBBS
Recorder, Salt Lake County, UT
TRIDENT TITLE INSURANCE AGENCY
BY: eCASH, DEPUTY - EF 3 P.

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
FOR BRINGHURST STATION**

This SUPPLEMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BRINGHURST STATION ("**Supplemental Declaration**") is executed and adopted by Edge Homes Utah, LLC, a Utah limited liability company ("**Declarant**").

RECITALS

A. This Supplemental Declaration shall supplement the Master Declaration of Covenants, Conditions and Restrictions for Bringhurst Station ("**Declaration**") recorded with the Salt Lake County Recorder's Office on September 14, 2020 as Entry No. 13392009, and any supplements or amendments thereto.

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 as identified on Exhibit A attached hereto.

C. 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 Land. Declarant now desires to add a portion of the Additional Land as hereinafter provided.

D. This Supplemental Declaration shall provide notice to the Owners of Lots within the property identified on Exhibit A attached hereto, that all of such Lots and parcels are subject to the Declaration.

E. Unless otherwise defined herein, capitalized terms shall have the meanings set forth in the Declaration.

ANNEXATION

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

1. Submission 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.

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 the **Bringhurst Station Phase 1** plat maps that are recorded in the office of 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.

4. Master Association Membership. The Owner of each Lot or Parcel within the Subject Property shall be a member of the Bringhurst Station Master Association, and shall be entitled to all benefits of such membership and shall be subject to the terms governing the Master Association as set forth in the Declaration and Bylaws. Voting in the Master Association is set forth in the Declaration.

5. Apportionment of Common Expenses. The Master Association Common Expenses shall be apportioned among the Lots within the Subject Property in accordance with the Declaration and each Lot Owner shall be liable for all Assessments levied by the Master Association as permitted under the Declaration.

6. 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.

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 this Supplemental Declaration this 17 day of September, 2020.

DECLARANT
EDGE HOMES UTAH, LLC
a Utah limited liability company

By: Steve Maddox

Name: Steve Maddox

Title: Manager

STATE OF UTAH)
) ss.
COUNTY OF Salt Lake)

On the 17 day of September, 2020, 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.

Notary Public: Brooke Cooper

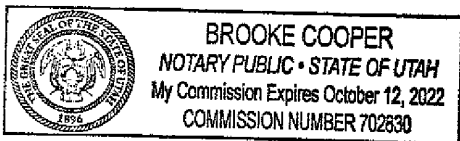


EXHIBIT A
SUBJECT PROPERTY
(Legal Description)

All of **BRINGHURST STATION PHASE 1 PLAT 2**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry Number 13295008.

Including Lots **T-201 through T-231**

Parcel Numbers: 33224010180000 through 33224010480000

All of **BRINGHURST STATION PHASE 1 PLAT 3**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry Number 13243910.

Including Lots **T-301 through T-337**

Parcel Numbers: 33222510110000 through 33222510470000

All of **BRINGHURST STATION PHASE 1 PLAT 5**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry Number 13295009.

Including Lots **T-501 through T-549**

Parcel Numbers: 33222510670000 through 33222510980000
33224010760000 through 33224010920000

All of **BRINGHURST STATION PHASE 1 PLAT 6**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry Number 13295010.

Including Lots **T-601 through T-625**

Parcel Numbers: 33224010510000 through 33224010750000