

13853247 B: 11285 P: 8404 Total Pages: 3
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SUPPLM- SUPPLEMENT, ETC.
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: TRIDENT TITLE INSURANCE AGENCY, LLC
130 W CENTER STOREM, UT 840574798

When Recorded Return To:

Edge Mountain Ridge, LLC
13702 S. 200 W. #B12
Draper, UT 84020

**SUPPLEMENT TO THE MASTER DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
MOUNTAIN RIDGE**

**An Expandable Master Planned Community
(Phase 9)**

This Supplement to the Master Declaration of Covenants, Conditions, and Restrictions for Mountain Ridge ("**Supplemental Declaration**") is executed and adopted by Edge Mountain Ridge, LLC, a Utah limited liability company ("**Declarant**").

RECITALS

A. This Supplemental Declaration shall modify and supplement the Master Declaration of Covenants, Conditions, and Restrictions for Mountain Ridge ("**Declaration**") recorded with the Salt Lake County Recorder's Office on March 9, 2021 as Entry No. 13590984.

B. Edge Mountain Ridge, LLC is the Declarant as identified and set forth in the Declaration.

C. Edge Mountain Ridge, 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 Project by the addition of all or a portion of the Additional Land described in the Declaration. Declarant desires to add a portion of the Additional Land as hereinafter provided for.

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

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..

EXHIBIT A
SUBJECT PROPERTY/ADDITIONAL LAND
(Legal Description)

All of **MOUNTAIN RIDGE PHASE 9 SUBDIVISION**, according to the official plat on file in the office of the Salt Lake County Recorder.

Including Units: 901 through 932

More particularly described as:

A parcel of land situate in the Southwest Quarter of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°50'58" West 2,588.13 feet along the section line and South 252.45 feet from the East Quarter Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears East and the chord bears South 45°00'00" East 21.21 feet with a central angle of 90°00'00");

thence South 60.00 feet;

thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears South and the chord bears South 45°00'00" West 21.21 feet with a central angle of 90°00'00");

thence South 96.19 feet to the Northerly and Westerly Boundary Line of Mountain Ridge Phase 4 Subdivision Recorded June 4, 2021 as Entry No. 13681989 in Book 2021P at Page 150 of Official Records;

thence along said Northerly and Westerly Boundary Line the following two (2) courses:

(1) West 53.00 feet;

(2) South 89.40 feet to the Northerly and Easterly Boundary Line of Mountain Ridge Phase 3 Subdivision Recorded June 4, 2021 as Entry No. 13681988 in Book 2021P at Page 149 of Official Records;

thence along said Northerly and Easterly Boundary Line the following five (5) courses:

(1) Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears West and the chord bears South 45°00'00" West 21.21 feet with a central angle of 90°00'00");

(2) West 196.43 feet;

(3) Southwesterly 117.06 feet along the arc of a 326.50 foot radius curve to the left (center bears South and the chord bears South 79°43'44" West 116.43 feet with a central angle of 20°32'32");

(4) North 45°39'55" West 84.52 feet;

(5) Northwesterly 212.58 feet along the arc of a 677.40 foot radius curve to the right (center bears North 44°20'20" East and the chord bears North 36°40'16" West 211.71 feet with a central angle of 17°58'50");

thence Northeasterly 3.33 feet along the arc of a 273.50 foot radius curve to the right (center bears South 13°25'11" East and the chord bears North 76°55'43" East 3.33 feet with a central angle of 00°41'48");

thence North 12°43'23" West 60.00 feet;

thence Northeasterly 74.06 feet along the arc of a 333.50 foot radius curve to the right (center bears South 12°43'23" East and the chord bears North 83°38'19" East 73.90 feet with a central angle of 12°43'23");

thence East 434.42 feet;

thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears North and the chord bears North 45°00'00" East 21.21 feet with a central angle of 90°00'00");

thence East 53.00 feet to the point of beginning.

Contains 138,137 Square Feet or 3.171 Acres and 32 Units|

33-66-400-033