

When Recorded Return To:  
Edge Mountain Ridge, LLC  
13702 S. 200 W. #B12  
Draper, Utah 84020

14075975 B: 11402 P: 9585 Total Pages: 5  
02/27/2023 10:48 AM By: kkennington Fees: \$100.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: TRIDENT TITLE INSURANCE AGENCY, LLC  
130 W CENTER STOREM, UT 840574798

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

**An Expandable Planned Unit Development in Salt Lake County, Utah  
(Phase 13)**

This Supplement to the Declaration of Covenants, Conditions, and Restrictions for Mountain Ridge Townhomes (“**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 that certain Declaration of Covenants, Conditions, and Restrictions for Mountain Ridge Townhomes recorded with the Salt Lake County Recorder's Office on March 9, 2021, as Entry No. 13590912, as the same may have been amended (the "**Declaration**").
- 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 (defined below) 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 Townhome 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 to the Project as hereinafter provided.
- E. 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.
- F. 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 and made a part of the Project.

2. Plat. The Subject Property described in Paragraph 1 above, 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 **MOUNTAIN RIDGE PHASE 13 SUBDIVISION**, the plat map of which was recorded in the office of the Salt Lake County Recorder on April 7, 2022, as Entry No. 13928069.

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. Association Membership. The Owner of each Lot or parcel within the Subject Property shall be a member of the Mountain Ridge Townhome Association, and shall be entitled to all benefits of such membership and shall be subject to the terms governing said owners association as set forth in the Declaration and Bylaws. Voting in said owners association and assessment allocations shall be apportioned among the Lots within the Subject Property in accordance with 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. Master Association Membership. The Owner of each Lot within the Subject Property shall also be a member of the Mountain Ridge Master Association, and shall be subject to the terms, conditions, covenants and restrictions set forth in the Master Declaration of Covenants, Conditions, and Restrictions for Mountain Ridge, recorded with the Salt Lake Recorder's Office on March 9, 2021, as Entry No. 13590984 (the "**Master CC&Rs**"). Assessments are required to be paid to both the Townhome Association and the Master Association pursuant to the terms, respectively, of the Townhome Declaration and the Master CC&Rs.

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

*(Signature Page Follows)*



**EXHIBIT A**  
**SUBJECT PROPERTY/ADDITIONAL LAND**  
**(Legal Description)**

The Subject Property (i.e., the Townhomes portion of the Mountain Ridge Phase 13 Plat) is described as follows:

**Lots T-1301 through T-1340 of MOUNTAIN RIDGE PHASE 13 SUBDIVISION**, according to the Official Plat there of recorded April 7, 2022, as Entry No. 139280~~19~~ in the Office of the Salt Lake County Recorder, more particularly described as follows:

**BOUNDARY DESCRIPTION**

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 2,937.31 feet along the section line and South 1,206.31 feet from the East Quarter Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 25°19'52" East 249.83 feet;  
thence South 89°59'44" West 1,139.27 feet;  
thence North 00°21'29" West 100.00 feet;  
thence South 89°59'44" West 47.32 feet;  
thence North 00°19'32" West 80.48 feet;  
thence North 89°40'28" East 107.00 feet;  
thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears North 00°19'32" West and the chord bears North 44°40'28" East 21.21 feet with a central angle of 90°00'00");  
thence North 89°40'28" East 53.00 feet;  
thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears North 89°40'28" East and the chord bears South 45°19'32" East 21.21 feet with a central angle of 90°00'00");  
thence North 89°40'28" East 544.58 feet;  
thence Northeasterly 126.42 feet along the arc of a 573.50 foot radius curve to the left (center bears North 00°19'32" West and the chord bears North 83°21'35" East 126.16 feet with a central angle of 12°37'47");  
thence South 12°56'16" East 60.00 feet;  
thence Northeasterly 206.60 feet along the arc of a 633.50 foot radius curve to the left (center bears North 12°57'13" West and the chord bears North 67°42'13" East 205.68 feet with a central angle of 18°41'07");  
thence North 67°32'18" East 18.58 feet to the point of beginning.

Contains 205,115 Square Feet or 4.709 Acres and 40 Units

33063260910000	LOT	1340
33063260920000	LOT	1339
33063260930000	LOT	1338
33063260940000	LOT	1337
33063260950000	LOT	1336
33063260960000	LOT	1335
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33063260980000	LOT	1333
33063260990000	LOT	1332
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33063261120000	LOT	1319
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33063261180000	LOT	1313
33063261190000	LOT	1312
33063261200000	LOT	1311
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33063261290000	LOT	1302
33063261300000	LOT	1301