

When Recorded Return To:

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

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

An Expandable Project in Salt Lake County, Utah (Phase 19 and 20)

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 that certain 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 "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 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:

I. 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 identified in the **MOUNTAIN RIDGE PHASE 19 AND 20 SUBDIVISION**, the plat map of which was recorded in the office of the Salt Lake County Recorder on August 26, 2022, as Entry No. 14006829 in the Office of the Salt Lake County Recorder, State of Utah.

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 Master 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. Neighborhood Association Membership. The Owner of each Lot within the Subject Property shall also be a member of the Mountain Ridge Townhome Association, and shall be subject to the terms, conditions, covenants and restrictions set forth in the Declaration of Covenants, Conditions, and Restrictions for Mountain Ridge Townhomes filed of record. Assessments are required to be paid to both the Master Association and the Townhome Association.

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

(Signature Page Follows)

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration this 10 day of December, 2022.

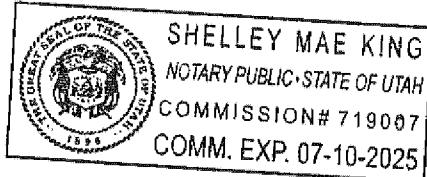
DECLARANT
EDGE MOUNTAIN RIDGE, LLC
a Utah limited liability company

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

By: Steve Noddle
Name: Steve Noddle
Title: Manager

On the 10 day of December, 2022, personally appeared before me Steve Maddox who by me being duly sworn, did say that he is an authorized representative of Edge Mountain Ridge, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

SEAL:



Notary Public: Shelley King

EXHIBIT A
SUBJECT PROPERTY/ADDITIONAL LAND
(Legal Description)

The Subject Property (i.e., the Townhomes portion of the Mountain Ridge Phase 19 and Single-Family Lots in the Mountain Ridge Phase 19 and 20 Plat) is described as follows:

Phase 19

Beginning at a point being South 89°48'47" East 705.41 feet along the section line and South 1293.50 feet from the Northwest Corner of
Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running
thence South 17.12 feet;
thence East 157.21 feet;
thence North 52.50 feet;
thence East 94.58 feet;
thence South 84.88 feet;
thence East 25.00 feet;
thence South 424.23 feet;
thence West 10.00 feet;
thence Southwesterly 31.42 feet along the arc of a 20.00 foot radius curve to the right (center bears West and the chord bears
South 45°00'00" West 28.28 feet with a central angle of 90°00'00");
thence South 60.00 feet;
thence West 182.79 feet;
thence Southwesterly 31.42 feet along the arc of a 20.00 foot radius curve to the left (center bears South and the chord bears
South 45°00'00" West 28.28 feet with a central angle of 90°00'00");
thence South 70.46 feet;
thence West 264.97 feet;
thence North 03°20'26" East 226.63 feet;
thence North 00°19'41" East 416.56 feet;
thence North 89°36'32" East 205.38 feet to the point of beginning.
Contains 289,356 Square Feet or 6.642 Acres 20 Units, and 2 Parcels.

Phase 20

Beginning at a point being South 89°48'47" East 1692.23 feet along the section line and South 985.78 feet from the Northwest Corner of
Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running
thence East 66.74 feet;
thence South 75°57'50" East 12.37 feet;
thence East 37.99 feet;
thence Southeasterly 31.48 feet along the arc of a 20.00 foot radius curve to the right (center bears South and the chord bears
South 44°54'24" East 28.33 feet with a central angle of 90°11'13");
thence South 00°11'13" West 852.43 feet;
thence Northwesterly 25.59 feet along the arc of a 20.00 foot radius curve to the left (center bears South 73°18'58" West and the
chord bears North 53°20'31" West 23.88 feet with a central angle of 73°18'58");
thence West 37.71 feet;
thence North 75°57'50" West 12.37 feet;
thence West 148.90 feet;
thence Southwesterly 31.42 feet along the arc of a 20.00 foot radius curve to the left (center bears South and the chord bears
South 45°00'00" West 28.28 feet with a central angle of 90°00'00");
thence West 54.00 feet;
thence Northwesterly 31.42 feet along the arc of a 20.00 foot radius curve to the left (center bears West and the chord bears

North 45°00'00" West 28.28 feet with a central angle of 90°00'00");
thence West 182.48 feet;
thence Southwesterly 31.42 feet along the arc of a 20.00 foot radius curve to the left (center bears South and the chord bears
South 45°00'00" West 28.28 feet with a central angle of 90°00'00");
thence West 60.00 feet;
thence Northwesterly 31.42 feet along the arc of a 20.00 foot radius curve to the left (center bears West and the chord bears
North 45°00'00" West 28.28 feet with a central angle of 90°00'00");
thence West 185.73 feet;
thence Southwesterly 31.42 feet along the arc of a 20.00 foot radius curve to the left (center bears South and the chord bears
South 45°00'00" West 28.28 feet with a central angle of 90°00'00");
thence West 54.00 feet;
thence Northwesterly 31.42 feet along the arc of a 20.00 foot radius curve to the left (center bears West and the chord bears
North 45°00'00" West 28.28 feet with a central angle of 90°00'00");
thence North 60.00 feet;
thence Northeastery 31.42 feet along the arc of a 20.00 foot radius curve to the left (center bears North and the chord bears
North 45°00'00" East 28.28 feet with a central angle of 90°00'00");
thence East 10.00 feet;
thence North 424.23 feet;
thence East 606.21 feet;
thence North 16.52 feet;
thence East 103.81 feet;
thence North 337.48 feet to the point of beginning.
Contains 481,884 Square Feet or 11.063 Acres, 24 Lots and 50 Units

Phase 19

33061510160000	LOT	T-1901	
33061510170000	LOT	T-1902	
33061510180000	LOT	T-1903	
33061510190000	LOT	T-1904	
33061510200000	LOT	T-1905	
33061510210000	LOT	T-1906	
33061510220000	LOT	T-1907	
33061510230000	LOT	T-1908	
33061510240000	LOT	T-1909	
33061510250000	LOT	T-1910	
33061510260000	LOT	T-1911	
33061510270000	LOT	T-1912	
33061510280000	LOT	T-1913	
33061510290000	LOT	T-1914	
33061510300000	LOT	T-1915	
33061510310000	LOT	T-1916	
33061510320000	LOT	T-1917	
33061510330000	LOT	T-1918	
33061510340000	LOT	T-1919	
33061510350000	LOT	T-1920	

Phase 20

33061340010000	LOT	2001	
33061340020000	LOT	2002	
33061340030000	LOT	2003	
33061340040000	LOT	2004	
33061340050000	LOT	2005	
33061540020000	LOT	T-2074	
33061540030000	LOT	T-2073	
33061540040000	LOT	T-2072	
33061540050000	LOT	T-2071	
33061540060000	LOT	T-2070	
33061540070000	LOT	T-2069	
33061540080000	LOT	T-2068	

33061540090000	LOT	T-2067	
33061540100000	LOT	T-2066	
33061540110000	LOT	T-2065	
33061540120000	LOT	T-2043	
33061540130000	LOT	T-2042	
33061540140000	LOT	T-2041	
33061540150000	LOT	T-2040	
33061540160000	LOT	T-2039	
33061540170000	LOT	T-2038	
33061540180000	LOT	T-2037	
33061540190000	LOT	T-2036	
33061540200000	LOT	T-2044	
33061540210000	LOT	T-2045	
33061540220000	LOT	T-2046	
33061540230000	LOT	T-2047	
33061540240000	LOT	T-2048	
33061540250000	LOT	T-2049	
33061540260000	LOT	T-2050	
33061540270000	LOT	T-2051	
33061540280000	LOT	T-2035	
33061540290000	LOT	T-2034	
33061540300000	LOT	T-2033	
33061540310000	LOT	T-2032	
33061540320000	LOT	T-2031	
33061540330000	LOT	T-2030	
33061540340000	LOT	T-2056	
33061540350000	LOT	T-2052	
33061540360000	LOT	T-2029	
33061540370000	LOT	T-2028	
33061770010000	LOT	2019	
33061770020000	LOT	2006	
33061770030000	LOT	2018	
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33061770110000	LOT	2014	
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33061770130000	LOT	2013	
33061770140000	LOT	2012	
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33061780030000	LOT	T-2062	
33061780040000	LOT	T-2061	
33061780050000	LOT	T-2060	
33061780060000	LOT	T-2057	
33061780070000	LOT	T-2058	
33061780080000	LOT	T-2059	
33061780090000	LOT	T-2053	
33061780100000	LOT	T-2054	
33061780110000	LOT	T-2055	
33061780120000	LOT	T-2027	
33061780130000	LOT	T-2026	
33061780140000	LOT	T-2025	
33061780150000	LOT	2020	
33061780160000	LOT	2021	
33061780170000	LOT	2022	
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33061780190000	LOT	2024	