

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

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02/15/2024 12:03 PM By: aallen Fees: \$134.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: TRIDENT TITLE INSURANCE AGENCY, LLC
130 W CENTER STOREM, UT 840574798

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

**An Expandable Project in Salt Lake County, Utah
(Phase 15)**

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:

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 identified in the **MOUNTAIN RIDGE PHASE 15 SUBDIVISION**, the plat map of which was recorded in the office of the Salt Lake County Recorder on January 1, 2023 as Entry No14061430 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 2 day of January, 2023.

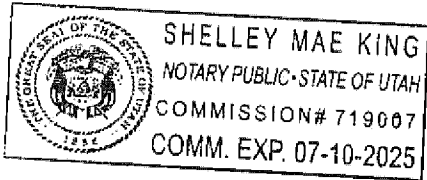
DECLARANT
EDGE MOUNTAIN RIDGE, LLC
a Utah limited liability company

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

By: Steve Maddox
Name: Steve Maddox
Title: Manager

On the 2 day of January, 2024, 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 (Mountain Ridge Phase 15 Plat) is described as follows:

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 3,707.18 feet along the section line and South 400.05 feet from the East Quarter Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°19'32" East 60.00 feet;
thence Southeasterly 23.21 feet along the arc of a 15.00 foot radius curve to the right (center bears South 00°19'32" East and the chord bears South 46°00'23" East 20.96 feet with a central angle of 88°38'17");
thence Southeasterly 193.36 feet along the arc of a 326.50 foot radius curve to the left (center bears North 88°18'46" East and the chord bears South 18°39'12" East 190.55 feet with a central angle of 33°55'53");
thence South 35°37'09" East 113.55 feet;
thence Southeasterly 34.35 feet along the arc of a 1,243.36 foot radius curve to the left (center bears North 54°22'51" East and the chord bears South 36°24'37" East 34.35 feet with a central angle of 01°34'58");
thence South 00°45'19" West 20.96 feet;
thence Southeasterly 123.76 feet along the arc of a 1,256.36 foot radius curve to the left (center bears North 52°02'40" East and the chord bears South 40°46'39" East 123.71 feet with a central angle of 05°38'38");
thence South 82°18'37" East 20.96 feet;
thence Southeasterly 28.40 feet along the arc of a 1,243.36 foot radius curve to the left (center bears North 45°38'49" East and the chord bears South 45°00'27" East 28.40 feet with a central angle of 01°18'31");
thence South 45°39'42" East 28.37 feet;
thence Southwesterly 28.23 feet along the arc of a 15.00 foot radius curve to the right (center bears South 44°20'18" West and the chord bears South 08°15'17" West 24.24 feet with a central angle of 107°49'58");
thence Southwesterly 107.29 feet along the arc of a 223.50 foot radius curve to the right (center bears North 27°49'44" West and the chord bears South 75°55'22" West 106.26 feet with a central angle of 27°30'13");
thence South 89°40'28" West 320.44 feet;
thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 00°19'32" West and the chord bears North 45°19'32" West 21.21 feet with a central angle of 90°00'00");
thence South 89°40'28" West 53.00 feet;
thence South 00°19'32" East 72.50 feet;
thence South 89°40'28" West 122.00 feet;
thence North 00°19'32" West 640.84 feet;
thence North 89°40'28" East 315.76 feet to the point of beginning.

Contains 259,115 Square Feet or 5.948 Acres and 57 Units.

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