

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

14219206 B: 11479 P: 4733 Total Pages: 5
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Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: EDGE MOUNTAIN RIDGE, LLC
13702 S 200 W #B12DRAPER, UT 84020



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

An Expandable Project in Salt Lake County, Utah (Phase 21)

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 21 SUBDIVISION**, the plat map of which was recorded in the office of the Salt Lake County Recorder on _____ as Entry No. _____ 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 24 day of January, 2024.

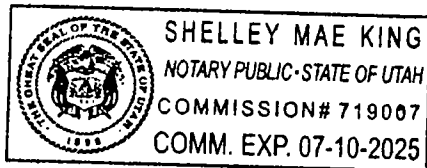
DECLARANT
EDGE MOUNTAIN RIDGE, LLC
a Utah limited liability company

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

By: Steve Maddox
Name: Steve Maddox
Title: Manager

On the 24 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 (i.e., the Townhomes portion of the Mountain Ridge Phase 19 and Single-Family Lots in the Mountain Ridge Phase 21 Plats) is described as follows:

Phase 21 Single-Family and Townhomes

Beginning at a point being South 89°48'47" East 956.20 feet along the section line and South 1,866.41 feet from the Northwest Corner of
Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running
thence East 70.00 feet;
thence Northeasterly 31.42 feet along the arc of a 20.00 foot radius curve to the right (center bears East and the chord bears
North 45°00'00" East 28.28 feet with a central angle of 90°00'00");
thence East 185.73 feet;
thence Southeasterly 31.42 feet along the arc of a 20.00 foot radius curve to the right (center bears South and the chord bears
South 45°00'00" East 28.28 feet with a central angle of 90°00'00");
thence East 60.00 feet;
thence Northeasterly 31.42 feet along the arc of a 20.00 foot radius curve to the right (center bears East and the chord bears
North 45°00'00" East 28.28 feet with a central angle of 90°00'00");
thence East 91.24 feet;
thence South 483.18 feet;
thence West 91.24 feet;
thence South 54.00 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 7.00 feet;
thence West 60.00 feet;
thence South 87.09 feet;
thence West 320.25 feet;
thence North 171.09 feet;
thence East 20.52 feet;
thence Northeasterly 4.03 feet along the arc of a 20.00 foot radius curve to the left (center bears North and the chord
bears North
84°13'53" East 4.02 feet with a central angle of 11°32'13");
thence North 459.78 feet to the point of beginning.
Contains 282,704 Square Feet or 6.490 Acres, 14 Lots and 18 Unitsthence 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 21 Condominium Plat 'AA'

Beginning at a point being South 89°48'47" East 1046.20 feet along the section line and South 1,846.12 feet from the Northwest Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running
thence East 78.36 feet;
thence South 171.73 feet;
thence West 98.36 feet;
thence North 151.73 feet;
thence Northeasterly 31.42 feet along the arc of a 20.00 foot radius curve to the right (center bears East and the chord bears
North 45°00'00" East 28.28 feet with a central angle of 90°00'00") to the point of beginning.

Contains 16,807 Square Feet or 0.386 Acres.

Phase 21 Condominium Plat 'BB'

Beginning at a point being South 89°48'47" East 1026.20 feet along the section line and South 2,017.92 feet from the Northwest Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running
thence East 98.36 feet;
thence South 148.67 feet;
thence West 98.36 feet;
thence North 148.67 feet to the point of beginning.

Contains 14,624 Square Feet or 0.336 Acres.

Phase 21 Condominium Plat 'CC'

Beginning at a point being South 89°48'47" East 1026.20 feet along the section line and South 2,166.58 feet from the Northwest Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running
thence East 98.36 feet;
thence South 159.78 feet;
thence West 78.36 feet;
thence Northwesterly 31.42 feet along the arc of a 20.00 foot radius curve to the right (center bears North and the chord bears
North 45°00'00" West 28.28 feet with a central angle of 90°00'00");
thence North 139.78 feet to the point of beginning.

Contains 15,631 Square Feet or 0.359 Acres.