

**SUPPLEMENT TO THE
DECLARATION OF
CONDOMINIUM
FOR MOUNTAIN RIDGE CONDOMINIUMS**

**An Expandable Utah Condominium
(Phase 22 Plat MM)**

This Supplement to the Declaration of Condominium for Mountain Ridge Condominiums ("Supplemental Declaration") is made and executed by Edge Mountain Ridge, LLC and is effective as of the date it is recorded in the Salt Lake County Recorder's Office.

RECITALS

A. This Supplemental Declaration shall modify and supplement the Declaration of Condominium for Mountain Ridge Condominiums recorded on November 1, 2022 as Entry No. 14037274 in the Salt Lake County Recorder's Office ("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 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,

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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.

2. Plats. The real property described in Paragraph 1, 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 the following plat, which plat map is recorded in the office of the Salt Lake County Recorder:

Mountain Ridge Phase 22 Condominium Plat MM

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. The Subject Property shall be part of the condominium Project, which Project includes the real property situated in Salt Lake County described in Exhibit B, attached hereto, together with all buildings and improvements previously, now, or hereafter constructed, and all easements and rights appurtenant thereto.

4. Membership. The Owner of each Unit within the Subject Property shall be a member of the Mountain Ridge Condominium Association, and shall be entitled to all benefits of such membership and shall be subject to the Declaration. The Undivided Interest allocated to each Unit in the Common Areas, Common Expense Liability, and votes in the Association is set forth on Exhibit C attached hereto.

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

{SIGNATURE ON FOLLOWING PAGE}

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration this
27 day of March, 2024.

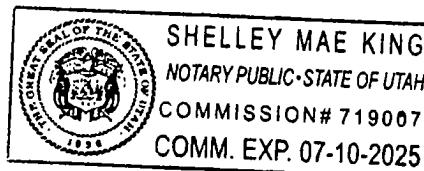
DECLARANT
EDGE MOUNTAIN RIDGE, LLC
a Utah limited liability company

STATE OF UTAH)
) ss.
COUNTY OF Utah)

By: Steve Maddox
Name: Steve Maddox
Title: Manager

On the 27 day of March, 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 Descriptions)**

All of Mountain Ridge Phase 22 Condominium Plat MM, according to the official plat on file in the office of the Salt Lake County Recorder.

Beginning at a point being South 89°48'47" East 695.41 feet along the section line and South 2,130.03 feet from the Northwest Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 84.21 feet; thence West 154.92 feet; thence South 12.00 feet; thence West 65.30 feet; thence North 00°26'26" West 96.21 feet; thence East 220.96 feet to the point of beginning. Contains 19,364 Square Feet or 0.445 Acres.

ALSO TO BE RECORDED AGAINST THE FOLLOWING PARCELS

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 17 PLAT 'A'**, according to the official plat filed in the office of the Salt Lake County Recorder as Entry Number 14031883

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 17 PLAT 'B'**, according to the official plat filed in the office of the Salt Lake County Recorder as Entry Number 14031884

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 17 PLAT 'C'**, according to the official plat filed in the office of the Salt Lake County Recorder as Entry Number 14031885

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 17 PLAT 'D'**, according to the official plat filed in the office of the Salt Lake County Recorder as Entry Number 14031886

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 17 PLAT 'E'**, according to the official plat filed in the office of the Salt Lake County Recorder as Entry Number 14031887

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 17 PLAT 'F'**, according to the official plat filed in the office of the Salt Lake County Recorder as Entry Number 14031888

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 17 PLAT 'G'**,
according to the official plat filed in the office of the Salt Lake County Recorder as Entry
Number 14031889

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 17 PLAT 'H'**,
according to the official plat filed in the office of the Salt Lake County Recorder as Entry
Number 14031890

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 17 PLAT 'J'**,
according to the official plat filed in the office of the Salt Lake County Recorder as Entry
Number 14031891

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 17 PLAT 'K'**,
according to the official plat filed in the office of the Salt Lake County Recorder as Entry
Number 14031892

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 17 PLAT 'L'**,
according to the official plat filed in the office of the Salt Lake County Recorder as Entry
Number 14031893

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 18 PLAT 'M'**,
according to the official plat filed in the office of the Salt Lake County Recorder as Entry
Number 14051762

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 18 PLAT 'N'**,
according to the official plat filed in the office of the Salt Lake County Recorder as Entry
Number 14051761

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 18 PLAT 'O'**,
according to the official plat filed in the office of the Salt Lake County Recorder as Entry
Number 14051760

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 18 PLAT 'P'**,
according to the official plat filed in the office of the Salt Lake County Recorder as Entry
Number 14051759

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 18 PLAT 'Q'**,
according to the official plat filed in the office of the Salt Lake County Recorder as Entry
Number 14051758

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 19 PLAT 'R'**,
according to the official plat filed in the office of the Salt Lake County Recorder as Entry
Number 14141516

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 19 PLAT 'S'**,
according to the official plat filed in the office of the Salt Lake County Recorder as Entry
Number 14142704

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 19 PLAT 'T'**,
according to the official plat filed in the office of the Salt Lake County Recorder as Entry
Number 14142705

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 19 PLAT 'U'**,
according to the official plat filed in the office of the Salt Lake County Recorder as Entry
Number 14142706

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 19 PLAT 'V'**,
according to the official plat filed in the office of the Salt Lake County Recorder as Entry
Number 14142707

Including Units 101 through 304 in Building V

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 19 PLAT 'W'**,
according to the official plat filed in the office of the Salt Lake County Recorder as Entry
Number 14142708

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 19 PLAT 'Y'**,
according to the official plat filed in the office of the Salt Lake County Recorder as Entry
Number 14142710

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 19 PLAT 'X'**,
according to the official plat filed in the office of the Salt Lake County Recorder as Entry
Number 14142709

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 19 PLAT 'Z'**,
according to the official plat filed in the office of the Salt Lake County Recorder as Entry
Number 14142711

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 21 PLAT 'AA'**,
according to the official plat filed in the office of the Salt Lake County Recorder as Entry
Number 14219198

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 21 PLAT 'BB'**,
according to the official plat filed in the office of the Salt Lake County Recorder as Entry
Number 14219199

All of **MOUNTAIN RIDGE CONDOMINIUMS PHASE 21 PLAT 'CC'**,
according to the official plat filed in the office of the Salt Lake County Recorder as Entry
Number 14219200

All of **Mountain Ridge Phase 22 Condominium Plat DD**, according to the official plat
on file of the office of the Salt Lake County Recorder.
More particularly described as:

Beginning at a point being South 89°48'47" East 866.62 feet along the section line and South 1,846.70 feet from the Northwest
Corner of
Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running
thence East 85.58 feet;
thence Southeasterly 4.03 feet along the arc of a 20.00 foot radius curve to the right (center bears South and the chord bears
South 84°13'53" East 4.02 feet with a central angle of 11°32'13");
thence South 163.35 feet;
thence West 89.58 feet;
thence North 163.76 feet to the point of beginning.

All of Mountain Ridge Phase 22 Condominium Plat EE, according to the official plat on file of the office of the Salt Lake County Recorder.

Beginning at a point being South 89°48'47" East 866.62 feet along the section line and South 1,846.70 feet from the Northwest Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running
thence East 89.58 feet;
thence South 154.67 feet;
thence West 89.58 feet;
thence North 154.67 feet to the point of beginning.
Contains 13,855 Square Feet or 0.318 Acres

All of Mountain Ridge Phase 22 Condominium Plat FF, according to the official plat on file of the office of the Salt Lake County Recorder.

Beginning at a point being South 89°48'47" East 866.62 feet along the section line and South 2,165.13 feet from the Northwest Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running
thence East 89.58 feet;
thence South 161.35 feet;
thence Southwesterly 4.03 feet along the arc of a 20.00 foot radius curve to the right (center bears North 11°32'13" West and the chord bears South 84°13'53" West 4.02 feet with a central angle of 11°32'13");
thence West 85.58 feet;
thence North 161.76 feet to the point of beginning.
Contains 14,490 Square Feet or 0.333 Acres

All of Mountain Ridge Phase 22 Condominium Plat GG, according to the official plat on file of the office of the Salt Lake County Recorder.

Beginning at a point being South 89°48'47" East 836.62 feet along the section line and South 2,163.22 feet from the Northwest Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running
thence South 163.76 feet;
thence West 67.21 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 143.76 feet;
thence East 87.21 feet to the point of beginning.
Contains 14,196 Square Feet or 0.326 Acres thence West 85.58 feet;
thence North 161.76 feet to the point of beginning.
Contains 14,490 Square Feet or 0.333 Acres

All of Mountain Ridge Phase 22 Condominium Plat HH, according to the official plat on file of the office of the Salt Lake County Recorder.

Beginning at a point being South 89°48'47" East 836.62 feet along the section line and South 2,008.56 feet from the Northwest Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 154.66 feet; thence West 87.21 feet; thence North 154.66 feet; thence East 87.21 feet to the point of beginning.

All of Mountain Ridge Phase 22 Condominium Plat JJ, according to the official plat on file of the office of the Salt Lake County Recorder.

Beginning at a point being South 89°48'47" East 836.62 feet along the section line and South 2,008.56 feet from the Northwest Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 154.66 feet; thence West 87.21 feet; thence North 154.66 feet; thence East 87.21 feet to the point of beginning. Contains 13,488 Square Feet or 0.310 Acres.

All of Mountain Ridge Phase 22 Condominium Plat LL, according to the official plat on file of the office of the Salt Lake County Recorder.

Beginning at a point being South 89°48'47" East 695.41 feet along the section line and South 2,045.82 feet from the Northwest Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 84.21 feet; thence West 220.96 feet; thence North 00°26'26" West 18.72 feet; thence North 03°20'26" East 77.63 feet; thence East 61.66 feet; thence South 12.00 feet; thence East 154.92 feet to the point of beginning. Contains 19,236 Square Feet or 0.442 Acres.

All of Mountain Ridge Phase 22 Condominium Plat KK, according to the official plat on file of the office of the Salt Lake County Recorder.

Beginning at a point being South 89°48'47" East 695.41 feet along the section line and South 1,937.73 feet from the Northwest Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 84.09 feet; thence West 154.92 feet; thence South 12.00 feet; thence West 61.66 feet; thence North 03°20'26" East 96.26 feet; thence East 210.97 feet to the point of beginning.

Contains 18,683 Square Feet or 0.429 Acres.

EXHIBIT B

UNDIVIDED INTEREST IN COMMON AREAS

Upon the recording of this Supplemental Declaration, the Project will consist of 370 Units. Each Unit shall have an equal Undivided Interest equivalent to a 1/370th fractional amount.