


When Recorded Return To:
Edge Land 16, LLC
13702 S. 200 W. #B12
Draper, UT 84020



ENT 26723:2018 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Mar 21 4:25 pm FEE 38.00 BY SW
RECORDED FOR DRAPER CITY

**SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
HIDDEN CANYON ESTATES**

(Notice of Annexation of Real Property – Phase 2B)

This SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HIDDEN CANYON ESTATES ("**Supplemental Declaration**") is executed and adopted by Edge Land 16, LLC, a Utah limited liability company ("**Declarant**").

RECITALS

A. This Supplemental Declaration shall modify and supplement the "Declaration of Covenants, Conditions and Restrictions for Hidden Canyon Estates" ("**Declaration**") recorded with the Utah County Recorder's Office on June 28, 2017 as Entry No. 62716:2017.

B. Edge Land 16, LLC is the Declarant as identified and set forth in the Declaration and is the owner of the real property subject to this Supplemental Declaration as identified on Exhibit A attached hereto.

C. 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 including but not limited to Additional Land described in the Declaration.

D. Declarant desires to add a portion of the Additional Land as hereinafter provided for.

E. By filing this Supplemental Declaration, the Declarant does not intent to create a community association, homeowners association, or any non-profit entity of any kind that would create a membership interest for the Lot Owners.

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 annexes in and submits the following described portion of the Additional Land (herein referred to as "**Subject Property**") to the Declaration, including, without limitation, the Declaration's terms, conditions, restrictions, covenants, assessments, and easements:

ALL PROPERTY IDENTIFIED ON EXHIBIT "A" ATTACHED HERETO.

TOGETHER WITH: (i) all buildings, if any, improvements, and structures situated on or comprising a part of the above-described Subject 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 Subject Property; and (iii) all articles of personal property intended for use in connection with said Subject Property.

ALL OF THE FOREGOING IS SUBJECT TO: all liens for current and future taxes, assessments, and charges imposed or levied by governmental or quasi-governmental authorities; all patent reservations and exclusions; any mineral reservations of record and rights incident thereto; all instruments of record which affect the above-described Subject Property or any portion thereof, including, without limitation, any mortgage or deed of trust, The Declaration (as amended, supplemented and/or restated from time to time); all visible easements and rights-of-way; all easements and rights-of-way of record; any easements, rights-of-way, encroachments, or discrepancies shown on or revealed by the Plat or otherwise existing; an easement for each and every pipe, line, cable, wire, utility line, or similar facility which traverses or partially occupies the above-described Subject Property at such times as construction of all improvements is complete; and all easements necessary for ingress to, egress from, maintenance of, and replacement of all such pipes, lines, cables, wires, utility lines, and similar facilities.

RESERVING UNTO DECLARANT, however, such easements and rights of ingress and egress over, across, through, and under the above-described Land and any improvements now or hereafter constructed thereon as may be reasonably necessary for Declarant or for any assignee or successor of Declarant (in a manner which is reasonable and not inconsistent with the provisions of this Declaration): (i) to construct and complete all of the improvements described in this Declaration or in the Plat recorded concurrently herewith, and to do all things reasonably necessary or proper in connection therewith; and (ii) to improve portions of the Subject Property with such other or additional improvements, facilities, or landscaping designed for the use and enjoyment of all Owners, as Declarant or as such assignee or successor may reasonably determine to be appropriate. If, pursuant to the foregoing reservations, the above-described Land or any improvement thereon is traversed or partially occupied by a permanent improvement or utility line, a perpetual easement for improvement or utility line shall exist. With the exception of such perpetual easements, the reservations hereby effected shall, unless sooner terminated in accordance with their terms, expire ten (10) years after the date on which this Supplemental Declaration is filed for record in the Utah County records.

2. Hidden Canyon Estates Phase 2B. The real properties 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 Hidden Canyon

Estates Phase 2B plat map, which plat map shall be recorded with this Supplemental Declaration.

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. Representations of Declarant. Declarant represents that the annexed real property is part of the Additional Land described in the Declaration.

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

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration this 10 day of February, 2018.

DECLARANT
EDGE LAND 16, LLC
A Utah Limited Liability Company

By: Steve Maddox

Name: Steve Maddox

Title: Manager

STATE OF UTAH)
) ss.
COUNTY OF Utah)

On the 10 day of February, 2018, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of EDGE LAND 16, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Shelley King
Notary Public

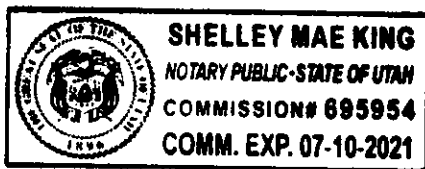


EXHIBIT A
SUBJECT PROPERTY/ADDITIONAL LAND
(Legal Description)

All of Hidden Canyon Estates Phase 2B, according to the official plat thereof, on file in the office of the Utah County Recorder.

More particularly described as:

BEGINNING AT A POINT SOUTH 89°49'39" WEST, ALONG THE SECTION LINE, 1623.81 FEET AND NORTH 00°10'21" WEST 1363.65 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°12'08" EAST, ALONG THE EAST LINE OF THE MREC DAI EDELWEISS LLC PROPERTY, 148.21 FEET; THENCE SOUTH 89°50'22" EAST 103.90 FEET; THENCE NORTH 88°06'42" EAST 50.03 FEET; THENCE SOUTH 89°50'22" EAST 112.50 FEET; THENCE EAST 53.03 FEET; THENCE NORTH 77°13'05" EAST 74.18 FEET; THENCE NORTH 35°06'17" EAST 68.62 FEET; THENCE NORTH 77°42'52" EAST 65.51 FEET; THENCE NORTH 09°03'47" EAST 97.34 FEET; THENCE NORTH 14°42'13" EAST 90.50 FEET; THENCE NORTH 39°33'15" EAST 201.39 FEET; THENCE NORTH 54°46'11" EAST 83.49 FEET; THENCE NORTH 76°58'51" EAST 105.00 FEET; THENCE NORTH 88°17'21" EAST 74.30 FEET; THENCE SOUTH 04°13'34" EAST 41.68 FEET; THENCE NORTH 84°05'07" EAST 90.00 FEET; THENCE NORTH 37°07'34" EAST 80.77 FEET; THENCE NORTH 89°55'29" EAST 117.08 FEET; THENCE NORTH 00°08'40" EAST 49.83 FEET; THENCE SOUTH 89°51'20" EAST 111.56 FEET; THENCE NORTH 89°58'10" EAST 56.00 FEET TO THE CENTER SECTION LINE OF SAID SECTION 10; THENCE SOUTH 00°08'40" WEST, ALONG SAID SECTION LINE, 194.44 FEET; THENCE 109.09 FEET ALONG THE ARC OF A 528.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS SOUTH 06°03'48" WEST 108.90 FEET) AND THE CENTER BEARS NORTH 89°51'20" WEST; THENCE SOUTH 11°58'56" WEST 4.62 FEET; THENCE WEST 131.67 FEET; THENCE SOUTH 67°24'08" WEST 150.28 FEET; THENCE SOUTH 73°59'53" WEST 106.20 FEET; THENCE NORTH 87°05'36" WEST 117.19 FEET; THENCE NORTH 69°31'39" WEST 126.46 FEET; THENCE NORTH 54°52'11" WEST 6.39 FEET; THENCE 25.13 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT (CORD BEARS SOUTH 31°31'49" WEST 25.12 FEET) AND THE CENTER BEARS SOUTH 54°52'11" EAST; THENCE SOUTH 27°55'50" WEST 231.80 FEET; THENCE 37.81 FEET ALONG THE ARC OF A 310.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 31°25'30" WEST 37.79 FEET) AND THE CENTER BEARS NORTH 62°04'10" WEST; THENCE NORTH 55°04'50" WEST 4.00 FEET; THENCE SOUTH 28°05'55" WEST 25.18 FEET; THENCE 273.85 FEET ALONG THE ARC OF A 310.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS SOUTH 64°51'10" WEST 265.04 FEET) AND THE CENTER BEARS NORTH 50°27'17" WEST; THENCE NORTH 89°50'22" WEST 144.56 FEET; THENCE 21.29 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 49°30'04" WEST 19.55 FEET) AND THE CENTER BEARS SOUTH 00°09'38" WEST; THENCE 36.57 FEET ALONG THE ARC OF A 250.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT (CHORD BEARS SOUTH 13°01'57" WEST 36.54 FEET) AND THE CENTER BEARS NORTH 81°09'29" WEST; THENCE NORTH 89°57'44" WEST 52.98 FEET; THENCE 31.64 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 17°10'47" EAST 31.61 FEET) AND THE CENTER BEARS NORTH 68°17'17" WEST; THENCE 26.83 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT (CHORD BEARS NORTH 38°35'46" WEST 23.39 FEET) AND THE CENTER BEARS NORTH 77°21'10" WEST; THENCE NORTH 89°50'22" WEST 84.63 FEET TO THE POINT OF BEGINNING.

CONTAINS 7.373 ACRES MORE OR LESS