

When Recorded Return To:

DCP Saratoga, LLC
13702 S. 200 W. #B12
Draper, UT 84020

**SUPPLEMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND
RESTRICTIONS AND RESERVATION OF EASEMENTS FOR
MT. SARATOGA**

A Master Planned Community

(The Ridge Plat C)

This Supplement to the Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Mt. Saratoga ("Supplemental Declaration") is executed and adopted by DCP Saratoga, LLC, a Utah limited liability company ("Declarant").

RECITALS

A. This Supplemental Declaration shall modify and supplement the Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Mt. Saratoga ("Declaration") recorded with the Utah County Recorder's Office on July 10, 2018 as Entry No. 64461:2018.

B. DCP Saratoga, 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.

C. Edge Homes Utah, 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 Mt. Saratoga Project by the addition of all or a portion of the Additional Land described in the Declaration.

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

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. The Subject Property shall hereinafter be held, transferred, sold, conveyed, and occupied subject to the terms, covenants, restrictions, easements, charges, assessments, and liens set forth in the Declaration and all supplements and amendments thereto.

2. The Ridge Plat C. 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 Ridge at Mt. Saratoga Plat C**, which plat map shall be recorded in the office of the Utah County Recorder.

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. Membership. The Owner of each Lot or parcel within the Subject Property shall be a member of the Mt. Saratoga Master Association, Inc., and shall be entitled to all benefits of such membership and shall be subject to the Declaration.

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

6. 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.

7. 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 7 day of November, 2019.

DECLARANT

Edge Homes Utah, LLC
A Utah Limited Liability Company

By: Steve Maddox

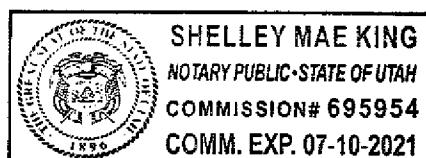
Name: Steve Maddox

STATE OF UTAH) Title: Manager

) ss.

COUNTY OF Utah)

On the 7 day of November, 2019, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Homes Utah, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.



Shelley King
Notary Public

IN WITNESS WHEREOF, Edge Homes Utah, LLC, hereby consents to the submission of the Subject Property to the terms of the Declaration.

SUBJECT PROPERTY OWNER
EDGE HOMES UTAH, LLC
A Utah Limited Liability Company

By: Steve Maddox
Name: Steve Maddox
Title: Manager

STATE OF UTAH)
)
) ss.
COUNTY OF Utah)

On the 7 day of _____, 2019, personally appeared before me _____ who by me being duly sworn, did say that she/he is an authorized representative of Edge Homes Utah, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Shelley King
Notary Public

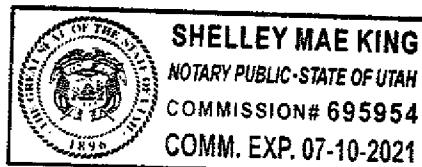


EXHIBIT A
SUBJECT PROPERTY/ADDITIONAL LAND
(Legal Description)

All of **The Ridge at Mt. Saratoga Plat C**, according to the official plat on file in the office of the Utah County Recorder.

Including Lots: 301 through 319

More particularly described as:

A PORTION OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N88°57'29"W ALONG THE SECTION LINE 1476.49 FEET AND SOUTH 41.08 FEET FROM THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S59°53'19"E 100.01 FEET; THENCE S63°56'10"E 56.10 FEET; THENCE S59°17'48"E 127.62 FEET; THENCE S30°42'12"W 80.00 FEET; THENCE S60°50'16"E 131.29 FEET; THENCE S36°39'50"E 205.10 FEET; THENCE S50°51'55"E 80.15 FEET; THENCE S59°53'19"E 80.00 FEET; THENCE S30°06'41"W 275.34 FEET; THENCE N59°53'19"W 112.72 FEET; THENCE ALONG THE ARC OF A 1538.50 FOOT RADIUS CURVE TO THE LEFT 186.30 FEET THROUGH A CENTRAL ANGLE OF 6°56'17" (CHORD: N63°21'28"W 186.19 FEET); THENCE ALONG THE ARC OF A 461.50 FOOT RADIUS CURVE TO THE RIGHT 170.81 FEET THROUGH A CENTRAL ANGLE OF 21°10'54" (CHORD: N56°14'09"W 169.64 FEET); THENCE N45°38'43"W 184.67 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 24.70 FEET THROUGH A CENTRAL ANGLE OF 94°20'56" (CHORD: N1°31'46"E 22.00 FEET); THENCE N47°57'28"W 56.38 FEET; THENCE N48°42'14"E 70.34 FEET; THENCE ALONG THE ARC OF A 572.00 FOOT RADIUS CURVE TO THE LEFT 123.56 FEET THROUGH A CENTRAL ANGLE OF 12°22'38" (CHORD: N42°30'55"E 123.32 FEET); THENCE N53°01'32"W 96.70 FEET; THENCE N29°26'00"E 169.35 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±5.87 ACRES
OF LOTS: 19

Parcel Numbers not yet assigned