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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
01/29/2014 03:28 PM  
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DEP RT REC'D FOR NORTH SALT LAKE C  
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**When Recorded, Mail To:**

W. Scott Kjar, Attorney-at-Law  
C/O SKY Properties, Inc.  
585 West 500 South, #110  
Bountiful, UT 84010

Space above this line for Recorder's use only

*01-468-0001 thru 0012*

Parcel #'s: 01-436-0013 and Part of 01-107-0115

**SUPPLEMENTAL DECLARATION TO <sup>D</sup>  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND  
OF EDGEWOOD ESTATES, A PLANNED UNIT DEVELOPMENT**

This Supplemental Declaration and Amendment to Declaration of Covenants, Conditions, and Restrictions of Edgewood Estates, a Planned Unit Development ("**Supplemental Declaration**") is executed this 5th day of December, 2013, by EDGEWOOD-NSL DEVELOPMENT, INC., a Utah corporation ("Declarant").

**RECITALS**

WHEREAS, on or about July 17, 2003, the original DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF EDGEWOOD ESTATES, a Planned Unit Development (the "**Original Declaration**") was recorded as Entry No. 1889335, in Book 3334 at Pages 426 - 460, in the Official Records of Davis County, State of Utah; and

WHEREAS, on or about February 4, 2008, the AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF EDGEWOOD ESTATES, a Planned Unit Development (the "**Declaration**") was recorded as Entry No. 2338647, in Book 4462 at Pages 111 - 146, in the Official Records of Davis County, State of Utah; and

WHEREAS, Declarant is the owner of a certain tract of land located in Davis County, Utah, which Property is more particularly described at Exhibit "A" to the Declaration, and intended to be known for purposes of development and marketing as "Edgewood Estates"; and

WHEREAS, the term "Property" as used in the Declaration refers to the Property described in Exhibit A thereto, and the development of the Property is referred to as the "Project"; and

WHEREAS, the Declarant desires to supplement and amend certain terms and provisions of the Declaration to include an expansion of the Project according to Article XII of the Declaration to include the property identified as "Edgewood Estates Phase 2 Plat J" as more specifically described below; and

WHEREAS, the Declarant and Members intend by this Supplemental Declaration to impose

upon Edgewood Estates Phase 2 Plat J of the Project all of the conditions, covenants, restrictions and reservations of easements as specified in the Declaration.

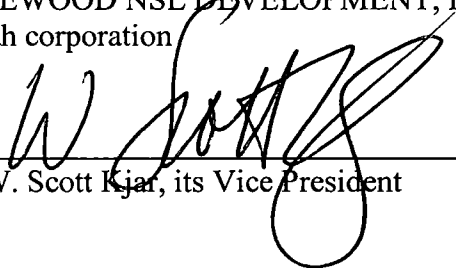
NOW THEREFORE, the Declaration is hereby supplemented and amended as follows:

1. It is hereby declared that the definition of Property in the Declaration is hereby amended to add Edgewood Estates Phase 2 Plat J as legally described on attached Exhibit "A".
2. All parcels contained in Edgewood Estates Phase 2 Plat J and shall be held, sold, conveyed, leased, rented, encumbered and used subject to the Declaration as supplemented and the covenants, restrictions, limitations and conditions contained in the Declaration shall constitute covenants which run with the land and shall be binding on and be for the benefit of the Declarant, its successors and assigns and all owners of all or any part of the Property, together with their grantees, successors, heirs, executors, administrators, devisees and assigns, all as set forth herein.
3. This Supplemental Declaration incorporates by this reference the Declaration as if herein set forth in its entirety.

Except as specifically set forth herein, the terms of the Declaration, as supplemented and amended, shall remain unchanged.

DECLARANT:

EDGEWOOD NSL DEVELOPMENT, INC.,  
a Utah corporation

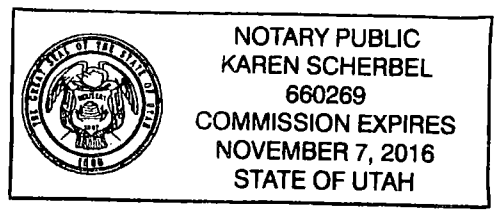
By:   
\_\_\_\_\_  
W. Scott Kjar, its Vice President

STATE OF UTAH            )  
  )  
COUNTY OF DAVIS        )

On the 5th day of December, 2013, before me, the undersigned, a Notary Public in and for the State of Utah, duly commissioned and sworn, personally appeared **W. SCOTT KJAR** to me known to be the Vice President of Edgewood NSL Development, Inc., a Utah corporation, and acknowledged the instrument to be the free and voluntary act and deed of the company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the instrument .

WITNESS my hand and official seal hereto affixed the day and year first above written.

  
\_\_\_\_\_  
Notary Public



**Exhibit "A"**  
to  
**Supplemental Declaration**

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**Legal Description of the Expansion Area**

Edgewood Estates Phase 2 Plat J:

Beginning at the Southwest Corner of Edgewood Estates Phase 2 Plat H in North Salt Lake City, Davis County, Utah which point is N0°04'00"E 247.65 ft. along the Quarter Section Line and West 1,288.19 ft. from the South Quarter Corner of Section 12, T.1N., R.1W., S.L.B.& M. running thence along the boundary of Eaglepointe Estates Phase 13 in the following two courses: (i) S73°00'00"W 51.89 ft., (ii) S63°00'00"W 184.64 ft. to the North Corner of Lot 1323 of said Phase 13; thence N27°00'00"W 43.69 ft.; thence N83°10'47"W 186.17 ft.; thence N24°17'31"W 285.82 ft.; thence along the boundary of Edgewood Estates Phase 2, Plat I in the following five courses: (i) S77°45'37"E 141.63 ft., (ii) S58°55'E 6.75 ft., (iii) N83°23'48"E 13.50 ft., (iv) S58°55'E 6.75 ft., (v) S77°45'37"E 54.89 ft.; thence along the boundary of the Dedication Plat of Eagle Pass and Edgewood Drive in the following three courses: (i) Southeasterly 171.18 ft. along the arc of a 50.00 ft. radius curve to the left through a central angle of 196°09'29" (chord bears S70°23'45"E 99.01 ft.), (ii) Northeasterly 52.36 ft. along the arc of a 50.00 ft. radius curve to the right through a central angle of 60°00'00" (chord bears N41°31'31"E 50.00 ft.), (iii) N71°31'31"E 126.08 ft.; thence S18°28'29"E 231.59 ft. along the boundary of said Edgewood Estates Phase 2, Plat H to the point of beginning.  
Containing 2.3057 Acres.

Also known as:

All of Edgewood Estates Phase 2, Plat J less and excepting Parcel #1, comprising the following units situated thereon:

UNITS 34A, 34B, 35A, 35B, 36A, 36B, 37A, 37B, 38A, and 38B, of Edgewood Estates Phase 2, Plat J, according to the official plat thereof, on file and of record with the Davis County Recorder's Office.

**Exhibit "B"**  
**to**  
**Supplemental Declaration**

**List of Units, Votes, and Assessment Percentages**

<u>Unit</u>	<u>Votes</u>	<u>Ownership &amp; Assessment Percentages</u>	<u>Unit</u>	<u>Votes</u>	<u>Ownership &amp; Assessment Percentages</u>	<u>Unit</u>	<u>Votes</u>	<u>Ownership &amp; Assessment Percentages</u>
1A	1	1/104	20A	1	1/104	40A	1	1/104
1B	1	1/104	20B	1	1/104	40B	1	1/104
2A	1	1/104	21A	1	1/104	41A	1	1/104
2B	1	1/104	21B	1	1/104	41B	1	1/104
3A	1	1/104	22A	1	1/104	42A	1	1/104
3B	1	1/104	22B	1	1/104	42B	1	1/104
4A	1	1/104	23A	1	1/104	43A	1	1/104
4B	1	1/104	23B	1	1/104	43B	1	1/104
5A	1	1/104	24A	1	1/104	44A	1	1/104
5B	1	1/104	24B	1	1/104	44B	1	1/104
6A	1	1/104	25A	1	1/104	45A	1	1/104
6B	1	1/104	25B	1	1/104	45B	1	1/104
7A	1	1/104	26A	1	1/104	46A	1	1/104
7B	1	1/104	26B	1	1/104	46B	1	1/104
8A	1	1/104	27A	1	1/104	47A	1	1/104
8B	1	1/104	27B	1	1/104	47B	1	1/104
9A	1	1/104	28A	1	1/104	48A	1	1/104
9B	1	1/104	28B	1	1/104	48B	1	1/104
10A	1	1/104	29A	1	1/104	49A	1	1/104
10B	1	1/104	29B	1	1/104	49B	1	1/104
11A	1	1/104	30A	1	1/104	50A	1	1/104
11B	1	1/104	30B	1	1/104	50B	1	1/104
12A	1	1/104	31A	1	1/104	51A	1	1/104
12B	1	1/104	31B	1	1/104	51B	1	1/104
13A	1	1/104	32A	1	1/104	52A	1	1/104
13B	1	1/104	32B	1	1/104	52B	1	1/104
14A	1	1/104	33A	1	1/104			
14B	1	1/104	33B	1	1/104			
15A	1	1/104	34A	1	1/104	Total	104	100%
15B	1	1/104	34B	1	1/104			
16A	1	1/104	35A	1	1/104			
16B	1	1/104	35B	1	1/104			
17A	1	1/104	36A	1	1/104			
17B	1	1/104	36B	1	1/104			
18A	1	1/104	37A	1	1/104			
18B	1	1/104	37B	1	1/104			
19A	1	1/104	38A	1	1/104			
19B	1	1/104	39B	1	1/104			