

ENT 29483 : 2024 PG 1 of 6
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 May 07 10:25 AM FEE 350.00 BY AR
RECORDED FOR Trident Title Insurance Age
ELECTRONICALLY RECORDED

When Recorded Return To:

Edge Mt. Saratoga Condos LLC
13702 S. 200 W. #B12
Draper, UT 84020

CORRECTED SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM FOR HIGHRIDGE CONDOMINIUMS, INC.

(Plat A, Buildings B through E)

This Corrected Supplement to the Declaration of Condominium for Highridge Condominiums, Inc. ("**Corrected Supplemental Declaration**") is executed and adopted by Edge Mt. Saratoga Condos LLC, a Utah limited liability company ("**Declarant**").

RECITALS

A. This Corrected Supplemental Declaration shall amend and supplement the "Declaration of Condominium for Highridge at Mt. Saratoga Condominiums" ("**Declaration**") recorded in the office of the Utah County Recorder on June 6, 2023, as Entry No. 36284:2023.

B. The "Amendment to the Declaration of Condominium for Highridge at Mt. Saratoga Condominiums" was recorded in the office of the Utah County Recorder on April 3, 2024, as Entry Number 21631:2024 which amended the title of the Declaration and the condominium association name.

C. The Supplement to the Declaration of Condominium for Highridge at Mt. Saratoga Condominiums for Building B was recorded on June 6, 2023, as Entry Number 36286:2023.

D. The Supplement to the Declaration of Condominium for Highridge at Mt. Saratoga Condominiums for Building C was recorded on June 6, 2023, as Entry Number 36288:2023.

E. The Supplement to the Declaration of Condominium for Highridge at Mt. Saratoga Condominiums for Building D was recorded on June 6, 2023, as Entry Number 36290:2023.

F. The Supplement to the Declaration of Condominium for Highridge at Mt. Saratoga Condominiums for Building E was recorded on June 6, 2023, as Entry Number 36294:2023.

G. The Supplemental Declarations in recitals B through E contained a scriveners errors and cited the incorrect Declaration in which the condominium units were being annexed into. This Corrected Supplemental Declaration is being recorded to correct the prior error and to confirm that Buildings B through E are properly annexed into the Project and made subject to the Declaration.

H. Edge Mt. Saratoga Condos LLC is the Declarant as identified and defined in

the Declaration and is the owner of the real property subject to this Corrected Supplemental Declaration.

I. Under the terms of the Declaration, Declarant reserved the right to unilaterally amend the Declaration.

J. 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.

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

NOW THEREFORE, in consideration of the recitals set forth above, the Declarant hereby declares and certifies as follows:

ANNEXATION

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.

2. Plats. 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 plats identified in **Exhibit A**, which plat maps are 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 Unit within the Subject Property shall be a member of Highridge Condominiums, Inc. ("**Association**") and shall be entitled to all benefits of such membership and shall be subject to the Declaration. Each Unit Owner is allotted voting rights in proportion to its Allocated Interest.

5. Apportionment of Common Expenses. In accordance with the Declaration, Common Expenses shall be apportioned among Unit Owners according to their Allocated Interest, including the Owners of Units annexed into to the Association through this Corrected Supplemental Declaration.

6. Undivided Interests. The Undivided Interests as set forth on Exhibit B of the Declaration and all Supplements to the Declaration recorded prior to the recording of this Corrected Supplemental Declaration shall be amended and restated as set forth in the Exhibit B attached hereto.

7. **Master Association Membership.** The Owner of each Unit within the Subject Property shall also be a member of Mt. Saratoga Master Association, Inc. and shall be subject to the *Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Mt. Saratoga* recorded in the Utah County Recorder's Office on July 10, 2018 as Entry No. 64461:2018 and any supplements and amendments thereto.

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

9. **Reservation of Declarant's Rights.** 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 same terms, provisions and limitations set forth in the Declaration.

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

* * * *

IN WITNESS WHEREOF, the Declarant has executed this Corrected Supplemental Declaration this 3 day of May, 2024.



DECLARANT
EDGE MT. SARATOGA CONDOS LLC
 a Utah Limited Liability Company

Signature: Steve Madder
 Name: Steve Madder
 Title: Manager

STATE OF UTAH)
) ss.
 COUNTY OF Utah)

On the 3 day of May, 2024, personally appeared before me
Steve Madder who by me being duly sworn, did say that she/he is
 an authorized representative of Edge Mt. Saratoga Condos, LLC, and that the foregoing
 instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: Shelley King

EXHIBIT A

All of **HIGHRIDGE AT MT. SARATOGA PLAT A BUILDING B CONDOMINIUM**, according to the official plat recorded in the office of the Utah County Recorder on June 6, 2023 as Entry Number 36285:2023.

Parcel Numbers: 68:089:0101 through 68:089:0305 10 units

All of **HIGHRIDGE AT MT. SARATOGA PLAT A BUILDING C CONDOMINIUM**, according to the official plat recorded in the office of the Utah County Recorder on June 6, 2023 as Entry Number 36287:2023.

Parcel Numbers: 68:090:0101 through 68:090:0305 **10 units**

All of **HIGHRIDGE AT MT. SARATOGA PLAT A BUILDING D CONDOMINIUM**, according to the official plat recorded in the office of the Utah County Recorder on June 6, 2023 as Entry Number 36289:2023.

Parcel Numbers: 68:091:0101 through 68:091:0305 10 units

All of **HIGHRIDGE AT MT. SARATOGA PLAT A BUILDING E CONDOMINIUM**, according to the official plat recorded in the office of the Utah County Recorder on June 6, 2023 as Entry Number 36291:2023.

Parcel Numbers: 68:092:0101 through 68:092:0305 10 units

Also to be recorded against the following property:

All of **HIGHRIDGE AT MT. SARATOGA PLAT A BUILDING A CONDOMINIUM**, according to the official plat recorded in the office of the Utah County Recorder on June 6, 2023 as Entry Number 36283:2023.

Parcel Numbers: 68:088:0101 through 68:088:0305 10 units

All of **HIGHRIDGE AT MT. SARATOGA PLAT A BUILDING F CONDOMINIUM**, according to the official plat recorded in the office of the Utah County Recorder on June 6, 2023 as Entry Number 36293:2023.

Parcel Numbers: 68:093:0101 through 68:093:0305 10 units

All of **HIGHRIDGE AT MT. SARATOGA PLAT A BUILDING G CONDOMINIUM**, according to the official plat recorded in the office of the Utah County Recorder on June 6, 2023 as Entry Number 36295:2023.

Parcel Numbers: 68:094:0101 through 68:094:0305 **10 units**

All of **HIGHRIDGE AT MT. SARATOGA PLAT A BUILDING H CONDOMINIUM**, according to the official plat recorded in the office of the Utah County Recorder on June 6, 2023 as Entry Number 36297:2023.

Parcel Numbers: 68:095:0101 through 68:095:0305 10 units

All of **HIGHRIDGE AT MT. SARATOGA PLAT A BUILDING I CONDOMINIUM**, according to the official plat recorded in the office of the Utah County Recorder on June 6, 2023 as Entry Number 36299:2023.

Parcel Numbers: 68:096:0101 through 68:096:0305 10 units

All of **HIGHRIDGE AT MT. SARATOGA PLAT D BUILDING S CONDOMINIUM**, according to the official plat recorded in the office of the Utah County Recorder on June 6, 2023 as Entry Number 36301:2023.

Parcel Numbers: 68:097:0101 through 68:097:0305 10 units

All of **HIGHRIDGE AT MT. SARATOGA PLAT D BUILDING T CONDOMINIUM**, according to the official plat recorded in the office of the Utah County Recorder on June 6, 2023 as Entry Number 36303:2023.

Parcel Numbers: 68:098:0101 through 68:098:0305 10 units

All of **HIGHRIDGE AT MT. SARATOGA PLAT D BUILDING U CONDOMINIUM**, according to the official plat recorded in the office of the Utah County Recorder on June 6, 2023 as Entry Number 36305:2023.

Parcel Numbers: 68:099:0101 through 68:099:0305 10 units

All of **HIGHRIDGE AT MT. SARATOGA PLAT D BUILDING V CONDOMINIUM**, according to the official plat recorded in the office of the Utah County Recorder on June 6, 2023 as Entry Number 36307:2023.

Parcel Numbers: 68:100:0101 through 68:100:0305 10 units

All of **HIGHRIDGE AT MT. SARATOGA PLAT D BUILDING W CONDOMINIUM**, according to the official plat recorded in the office of the Utah County Recorder on June 6, 2023 as Entry Number 36309:2023.

Parcel Numbers: 68:101:0101 through 68:101:0305 10 units

All of **HIGHRIDGE AT MT. SARATOGA PLAT D BUILDING X CONDOMINIUM**, according to the official plat recorded in the office of the Utah County Recorder on June 6, 2023 as Entry Number 36311:2023.

Parcel Numbers: 68:102:0101 through 68:102:0305 10 units

EXHIBIT B
UNDIVIDED INTEREST IN COMMON AREAS

Upon the recording of this Corrected Supplemental Declaration, the Project will consist of 150 Units.

Each Unit shall have an equal Undivided Interest equivalent to a 1/150th fractional amount.