

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

ENT 3031:2022 PG 1 of 3
Andrea Allen
Utah County Recorder
2022 Jan 07 02:24 PM FEE 40.00 BY MC
RECORDED FOR Trident Title Insurance Agency, LLC
ELECTRONICALLY RECORDED

**SUPPLEMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR
MT. SARATOGA
A Master Planned Community
(Quailhill Plat Q)**

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 Edge Homes Utah, 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. Edge Homes Utah, LLC is the Declarant as designated in a transfer of Declarant rights from DCP Saratoga, LLC.

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.

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 **QUAILHILL AT MT. SARATOGA PLAT Q** which plat map is 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. 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

**EXHIBIT A
SUBJECT PROPERTY/ADDITIONAL LAND
(Legal Description)**

All of **QUAILHILL AT MT. SARATOGA PLAT Q**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 113370:2021.

Including Lots 1701 through 1769

Parcel Numbers: 50:129:1701 through 50:129:1769

More particularly described as:

A PORTION OF THE SOUTHEAST QUARTER 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 N0°17'59"E ALONG THE QUARTER SECTION LINE 324.06 FEET AND EAST 1153.62 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE NORTH 507.44 FEET; THENCE N9°00'01"W 56.00 FEET; THENCE S80°59'59"W 20.50 FEET; THENCE N9°00'01"W 100.00 FEET; THENCE N80°59'59"E 966.32 FEET TO THE WESTERLY LINE OF THE UTAH POWER & LIGHT COMPANY PROPERTY AS DEFINED BY SURVEY; THENCE S5°03'00"W ALONG SAID WESTERLY LINE 263.89 FEET; THENCE S80°59'59"W 395.91 FEET; THENCE SOUTH 74.12 FEET; THENCE S0°55'19"E 47.50 FEET; THENCE S8°37'24"E 95.06 FEET; THENCE S19°32'00"E 95.06 FEET; THENCE S27°50'10"E 111.37 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 18.65 FEET WITH A RADIUS OF 742.50 FEET THROUGH A CENTRAL ANGLE OF 1°26'22" CHORD: N53°17'35"E 18.65 FEET; THENCE N52°34'24"E 321.21 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 33.67 FEET WITH A RADIUS OF 357.50 FEET THROUGH A CENTRAL ANGLE OF 5°23'49" CHORD: N55°16'19"E 33.66 FEET; THENCE S0°00'18"E 33.96 FEET TO THE CENTERLINE OF FAIRFIELD ROAD; THENCE S52°38'12"W ALONG SAID CENTERLINE 667.30 FEET; THENCE N37°21'48"W 97.05 FEET; THENCE N9°40'20"W 49.46 FEET; THENCE WEST 143.93 FEET; THENCE NORTH 6.51 FEET; THENCE WEST 150.50 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±11.56 ACRES