



ENT 36286:2023 PG 1 of 4  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2023 Jun 06 9:13 am FEE 64.00 BY JG  
RECORDED FOR SARATOGA SPRINGS CITY

When Recorded Return To:  
Edge Mt Saratoga Condos, LLC  
13702 S. 200 W. #B12  
Draper, UT 84020

## **SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM FOR HIGHRIDGE AT MT. SARATOGA CONDOMINIUMS**

An Expandable Condominium Project in Utah County, Utah

**(Highridge at Mt Saratoga Plat A Building B Condominium)**

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

### **RECITALS**

A. This Supplemental Declaration shall modify and supplement that certain Declaration of Condominium for Gardner Point Condominiums (the “**Declaration**”) recorded with the Utah County Recorder’s Office on JUNE 6TH, 2023, as Entry No. 36284 : 2023.

B. 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 Supplemental Declaration.

C. Under the terms of the Declaration, Declarant reserved the right to expand the Project by adding all or a portion of the Additional Land described in the Declaration. Declarant now desires to add a portion of the Additional Land to the Project as hereinafter provided.

D. Declarant hereby subjects the Subject Property (defined below) to the terms, covenants, and restrictions contained herein and those terms, covenants and restrictions contained in the Declaration, thereby expanding the Highridge at Mt. Saratoga Condominium Project to include the Subject Property (defined below).

E. Unless otherwise defined herein, capitalized terms shall have the same meaning as defined in the Declaration.

### **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 the Declaration and properly annexed into the Project.

2. **Plat.** The real property described in Paragraph 1 above, 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 **Highridge at Mt Saratoga Plat A Building B Condominium Plat**,

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. Association Membership. The Owner of each Unit within the Subject Property shall be a member of the Highridge at Mt. Saratoga Condominium Association, and shall be entitled to all benefits of such membership and shall be subject to the terms governing said owners association as set forth in the Declaration and Bylaws. Voting in said owners association and assessment allocations shall be apportioned among the Units within the Subject Property in accordance with the Declaration.

5. Apportionment of Common Expenses. In accordance with the Declaration, Common Expenses shall be apportioned among Unit Owners according to their Undivided Interest, including the Owners of Units annexed into the Project through this 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 Supplemental Declaration shall be amended and restated as set forth in Exhibit B attached hereto.

7. 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.

8. 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 2 day of May, 2023.

**DECLARANT**  
**EDGE MT SARATOGA CONDOS, LLC**  
A Utah limited liability company

By: Steve Maddox

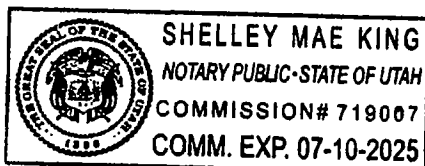
Name: Steve Maddox

Title: Manager

STATE OF UTAH )  
 ) ss.  
COUNTY OF Utah )

On the 2 day of May, 2023, personally appeared before me Steve Maddox 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.

SEAL:



Notary Public: Shelley King

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

This Supplemental Declaration shall be recorded against the following real property located in Utah County, Utah, comprising Highridge at Mt Saratoga Plat A Building B Condominium:

**HIGHRIDGE AT MT SARATOGA PLAT A BUILDING B CONDOMINIUM**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°57'29"E ALONG THE SECTION LINE 346.63 FEET AND NORTH 457.70 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N60°34'02"W 95.50 FEET; THENCE N29°43'21"E 144.67 FEET; THENCE S60°34'06"E 94.77 FEET; THENCE S29°25'59"W 144.67 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.32 ACRES  
13,762 SQ. FT.

(One Condominium Building; 10 Condominium Units)

**Also to be Recorded Against the Following Parcel(s) Already Included in the Project:**

✓ ✓ Highridge at Mt Saratoga Plat A Building A

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°57'29"E ALONG THE SECTION LINE 272.76 FEET AND NORTH 325.46 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N60°34'01"W 6.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 30.23 FEET WITH A RADIUS OF 19.00 FEET THROUGH A CENTRAL ANGLE OF 91°10'20", CHORD: S75°01'09"W 27.14 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 132.44 FEET WITH A RADIUS OF 2958.00 FEET THROUGH A CENTRAL ANGLE OF 02°33'55", CHORD: N58°06'43"W 132.43 FEET; THENCE N33°02'41"E 16.50 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 60.49 FEET WITH A RADIUS OF 2941.50 FEET THROUGH A CENTRAL ANGLE OF 01°10'42", CHORD: S57°25'04"E 60.49 FEET; THENCE N29°43'21"E 150.47 FEET; THENCE S60°34'02"E 95.50 FEET; THENCE S29°25'59"W 150.29 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.39 ACRES  
16,982 SQ. FT.

(One Condominium Building; 10 condominium Units)

**EXHIBIT B**  
**UNDIVIDED INTEREST IN COMMON AREAS**

Upon the recording the recording of this Supplemental Declaration, the Project will consist of twenty (20) condominium Units

**Each Unit in the Project shall have an equal Undivided Interest equal to a 1/20<sup>th</sup> fractional amount.**

**\*Note** - The Undivided Interest appurtenant to each Unit will change if and when Additional Land is added to and made part of the Highridge at Mt. Saratoga Condominiums Project and additional condominium Units are added to the Project via recorded instrument.

As required by the Declaration, Each Unit shall have an equal Undivided Interest equivalent to the number one (1) divided by the total number of condominium Units included in the condominium Project.