



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

ENT 44094:2021 PG 1 of 3  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2021 Mar 09 9:14 am FEE 42.00 BY MA  
RECORDED FOR VINEYARD CITY

## **SUPPLEMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LAKEFRONT AT VINEYARD TOWN CENTER**

**A Master Planned Community  
(Phase 1F, Building M)**

This Supplement to the Master Declaration of Covenants, Conditions, and Restrictions for Lakefront at Vineyard Town Center ("Supplemental Declaration") is executed and adopted by Edge Vineyard Shores, LLC, a Utah limited liability company ("Declarant").

### **RECITALS**

A. This Supplemental Declaration shall modify and supplement the Master Declaration of Covenants, Conditions, and Restrictions for Lakefront at Vineyard Town Center ("Declaration") recorded with the Utah County Recorder's Office on September 19, 2019 as Entry No. 93094:2019.

B. Edge Vineyard Shores, LLC is the Declarant as identified and set forth in the Declaration.

C. Edge Vineyard Shores, 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 Project by the addition of all or a portion of the Additional Land described in the Declaration. Declarant desires to add a portion of the Additional Land as hereinafter provided for.

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 and properly annexed into the Declaration.

2. Plat. 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 **LAKEFRONT @ VINEYARD TOWN CENTER PHASE 1F, PLAT M CONDOMINIUMS**, 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.

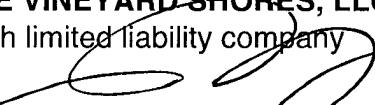
4. Membership. The Owner of each Lot or parcel within the Subject Property shall be a member of the Lakefront at Vineyard Town Center Master Association, and shall be entitled to all benefits of such membership and shall be subject to the Declaration. Each Unit Owner is allotted one vote in such Association per Unit owned. The Association's Common Expenses shall be apportioned among the Units within the Subject Property in accordance with 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 set forth in the Declaration.

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

8 IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration this 8 day of March, 2021.

**DECLARANT**  
**EDGE VINEYARD SHORES, LLC**  
 a Utah limited liability company

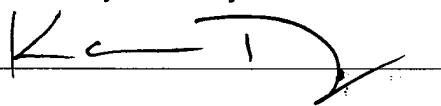
By: 

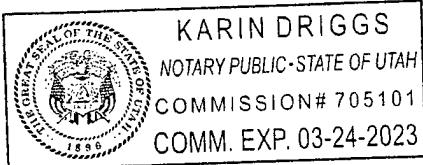
Name: Gordon Jones

Title: Manager

STATE OF UTAH )  
 COUNTY OF Utah ) ss.

On the 8 day of March, 2021, personally appeared before me  
Gordon Jones who by me being duly sworn, did say that she/he is an  
 authorized representative of Edge Vineyard Shores, LLC, and that the foregoing instrument is  
 signed on behalf of said company and executed with all necessary authority.

Notary Public: 



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

All of **LAKEFRONT @ VINEYARD TOWN CENTER PHASE 1F, PLAT M CONDOMINIUMS**, according to the official plat on file in the office of the Utah County Recorder.

More particularly described as:

A portion of Lot 4, GENEVA PARK WEST, according to the Official Plat thereof recorded March 14, 2013 as Entry No. 24721:2013 in the Office of the Utah County Recorder, located in the South Half of Section 7, Township 6 South, Range 2 East, Salt Lake Base & Meridian, in Vineyard, Utah, more particularly described as follows:

Beginning at a point located West 2,195.80 feet and North 439.13 feet from the Southeast Corner of Section 7, T6S, R2E, SLB&M (Basis of Bearing: S89°25'01"W along the Section line from the South 1/4 Corner of Section 8 to the Southeast Corner of Section 7, T6S, R2E, SLB&M); thence Westerly along the arc of a 485.00 feet radius non-tangent curve to the right (radius bears: N01°36'16"W) 20.41 feet through a central angle of 02°24'40" Chord: S89°36'03"W 20.41 feet; thence N89°11'37"W 147.17 feet; thence along the arc of a curve to the left with a radius of 219.00 feet a distance of 27.84 feet through a central angle of 07°16'57" Chord: S87°09'54"W 27.82 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 13.00 feet a distance of 19.83 feet through a central angle of 87°22'34" Chord: N52°47'17"W 17.96 feet; thence N09°06'00"W 59.33 feet; thence N80°54'00"E 168.81 feet; thence S28°25'50"E 109.96 feet to the point of beginning.

Contains: 0.37 acres+/-

**Parcel Numbers Not Yet Assigned**