



ENT 51436:2020 PG 1 of 7
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 APR 20 3:49 PM FEE 342.00 BY NA
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 QUAILHILL CONDOMINIUMS

(Plat F-3, Building O)

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

RECITALS

A. This Supplemental Declaration shall amend and supplement the Declaration of Condominium for Quailhill Condominiums ("**Declaration**") recorded with the Utah County Recorder's Office on June 6, 2019 as Entry No. 51008:2019.

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 unilaterally amend 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.

E. 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. The Subject Property shall hereinafter be held, transferred, sold, conveyed, and occupied subject to the terms, covenants, restrictions, easements, charges, assessments, and liens set forth in the Declaration and all supplements and amendments thereto.

2. Plat F-3, Building O. 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 F-3 Building O Condominium**, 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 Unit within the Subject Property shall be a member of the Quailhill Condominiums Owners Association ("**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 Supplemental Declaration.

6. Allocated Interests. The Allocated 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 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 Supplemental Declaration shall take effect upon being recorded with the Utah County Recorder.

* * * *

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration this 29 day of January, 2020.

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

Signature: Steve Maddox

Name: Steve Maddox

Title: Manager

STATE OF UTAH)
) ss.
COUNTY OF Utah)

On the 29 day of January, 2020, 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.

Notary Public: Shelley King

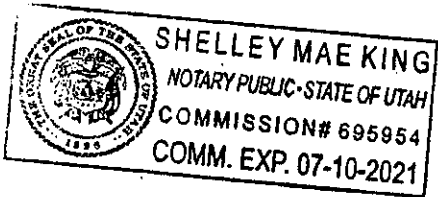


EXHIBIT A
(Legal Description of Subject Property / Additional Land)

All of **Quailhill at Mt. Saratoga Plat F-3 Building O Condominium**, according to the official plat recorded in the office of the Utah County Recorder.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 1952.92 FEET AND WEST 1194.89 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N85°32'48"W 123.07 FEET; THENCE S3°30'34"W 12.00 FEET; THENCE N86°29'26"W 42.50 FEET; THENCE N3°30'33"E 86.18 FEET; THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT 31.29 FEET THROUGH A CENTRAL ANGLE OF 94°21'14" (CHORD: N50°41'10"E 27.87 FEET); THENCE ALONG THE ARC OF A 1520.00 FOOT RADIUS CURVE TO THE LEFT 139.65 FEET THROUGH A CENTRAL ANGLE OF 5°15'50" (CHORD: S84°46'08"E 139.60 FEET); THENCE SOUTH 91.13 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.35 ACRES
 15,257 SQ.FT.
 # OF UNITS: 12

Parcel Numbers Not Assigned

Also to be recorded against the following property:

All of **Quailhill at Mt. Saratoga Plat F-3 Building N Condominium**, according to the official plat recorded in the office of the Utah County Recorder.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 2082.66 FEET AND WEST 1103.79 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE NORTHWESTERLY ALONG THE ARC OF A 1480.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N0°52'47"W) 157.49 FEET THROUGH A CENTRAL ANGLE OF 6°05'50" (CHORD: N87°49'52"W 157.42 FEET); THENCE N5°08'36"E 86.48 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 596.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N5°08'36"E) 31.84 FEET THROUGH A CENTRAL ANGLE OF 3°03'40" (CHORD: S86°23'13"E 31.84 FEET); THENCE S87°55'03"E 87.91 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 596.00 FOOT RADIUS CURVE TO THE LEFT 29.94 FEET THROUGH A CENTRAL ANGLE OF 2°52'41" (CHORD: S89°21'23"E 29.93 FEET); THENCE SOUTH 86.56 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.31 ACRES
 13,387 SQ.FT.
 # OF UNITS: 10

All of **Quailhill at Mt. Saratoga Plat F-3 Building M Condominium**, according to the official plat recorded in the office of the Utah County Recorder.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 1957.53 FEET AND WEST 1039.23 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S87°42'22"W 142.00 FEET; THENCE N85°32'48"W 13.71 FEET; THENCE NORTH 91.13 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 1520.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N2°35'57"E) 139.65 FEET THROUGH A CENTRAL ANGLE OF 5°15'50" (CHORD: N84°46'08"W 139.60 FEET); THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE LEFT 31.29 FEET THROUGH A CENTRAL ANGLE OF 94°21'14" (CHORD: S50°41'10"W 27.87 FEET); THENCE S3°30'33"W 86.18 FEET; THENCE N83°43'55"W 40.05 FEET; THENCE N86°35'09"W 18.50 FEET; THENCE N3°30'33"E 31.04 FEET; THENCE S86°29'27"E 18.50 FEET; THENCE N3°30'33"E 60.78 FEET; THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE LEFT 27.87 FEET THROUGH A CENTRAL ANGLE OF 84°02'13" (CHORD: N38°30'33"W 25.44 FEET); THENCE N80°31'39"W 160.30 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 27.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S29°06'01"E) 29.23 FEET THROUGH A CENTRAL ANGLE OF 60°53'59" (CHORD: S30°27'00"W 27.87 FEET); SOUTH 74.90 FEET; THENCE WEST 28.53 FEET; THENCE N0°00'38"E 362.38 FEET; THENCE N28°05'24"E 30.00 FEET; THENCE S61°54'36"E 84.57 FEET; THENCE S81°16'07"E 424.42 FEET; THENCE SOUTH 111.83 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 596.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N0°47'44"W) 29.94 FEET THROUGH A CENTRAL ANGLE OF 2°52'41" (CHORD: N89°21'23"W 29.93 FEET); N87°55'03"W 87.91 FEET; THENCE ALONG THE ARC OF A 596.00 FOOT RADIUS CURVE TO RIGHT 62.82 FEET THROUGH A CENTRAL ANGLE OF 6°02'20" (CHORD: N84°53'53"W 62.79 FEET); N81°52'43"W 103.85 FEET; THENCE ALONG THE ARC OF A 596.00 FOOT RADIUS CURVE TO RIGHT 14.05 FEET THROUGH A CENTRAL ANGLE OF 1°21'04" (CHORD: N81°12'11"W 14.05 FEET); THENCE N80°31'39"W 159.06 FEET; THENCE WEST 25.87 FEET; THENCE SOUTH 65.83 FEET; THENCE ALONG THE ARC OF A 27.50 FOOT RADIUS CURVE TO LEFT 20.14 FEET THROUGH A CENTRAL ANGLE OF 41°57'18" (CHORD: S20°58'39"E 19.69 FEET); THENCE S80°31'39"E 209.29 FEET; THENCE ALONG THE ARC OF A 1480.00 FOOT RADIUS CURVE TO LEFT 267.41 FEET THROUGH A CENTRAL ANGLE OF 10°21'08" (CHORD: S85°42'13"E 267.04 FEET); THENCE S3°49'11"E 40.05 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 1520.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N0°57'26"W) 89.31 FEET THROUGH A CENTRAL ANGLE OF 3°22'00" (CHORD: N87°21'34"E 89.30 FEET); THENCE S4°19'26"E 49.32 FEET; THENCE S82°42'32"W 31.95 FEET; THENCE SOUTH 36.04 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±2.59 ACRES
112,717 SQ.FT.
OF UNITS: 12

All of **Quailhill at Mt. Saratoga Plat F-1 Building A Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 51007:2019.

Parcel Numbers: 50:096:0101 through 50:096:0305 10 units

All of **Quailhill at Mt. Saratoga Plat F-1 Building B Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 51009:2019.

Parcel Numbers: 50:097:0101 through 50:097:0305 10 units

All of **Quailhill at Mt. Saratoga Plat F-1 Building C Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 51011:2019.

Parcel Numbers: 50:098:0101 through 50:098:0305 10 units

All of **Quailhill at Mt. Saratoga Plat F-2 Building D Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117915:2019.

Parcel Numbers: 50:101:0101 through 50:098:0306 10 units

All of **Quailhill at Mt. Saratoga Plat F-2 Building E Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117917:2019.

Parcel Numbers: 50:102:0101 through 50:102:0305 10 units

All of **Quailhill at Mt. Saratoga Plat F-2 Building F Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117919:2019.

Parcel Numbers: 50:103:0101 through 50:103:0305 10 units

All of **Quailhill at Mt. Saratoga Plat F-2 Building G Condominium**, according to the official plat

recorded in the office of the Utah County Recorder as Entry Number 117921:2019.

Parcel Numbers: 50:104:0101 through 50:104:0305 10 units

All of **Quailhill at Mt. Saratoga Plat F-2 Building H Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117923:2019.

Parcel Numbers: 50:105:0101 through 50:105:0307 12 units

All of **Quailhill at Mt. Saratoga Plat F-2 Building I Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117925:2019.

Parcel Numbers: 50:106:0101 through 50:106:0305 10 units

All of **Quailhill at Mt. Saratoga Plat F-2 Building J Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117927:2019.

Parcel Numbers: 50:107:0101 through 50:107:0307 12 units

All of **Quailhill at Mt. Saratoga Plat F-2 Building K Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117929:2019.

Parcel Numbers: 50:108:0101 through 50:108:0305 10 units

All of **Quailhill at Mt. Saratoga Plat F-2 Building L Condominium**, according to the official plat recorded in the office of the Utah County Recorder as Entry Number 117931:2019.

Parcel Numbers: 50:109:0101 through 50:109:0305 10 units

**EXHIBIT B
ALLOCATED INTEREST IN COMMON AREAS**

Upon the recording of this Supplemental Declaration, the Project will consist of 158 Units.

Each Unit shall have an equal Allocated Interest equivalent to a 1/158th fractional amount.