

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

ENT 76423:2023 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Nov 22 12:50 PM FEE 264.00 BY AC
RECORDED FOR Trident Title Insurance Age
ELECTRONICALLY RECORDED

**SUPPLEMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR WILLOW POINT TOWNHOMES
(Phase 4)**

An Expandable Planned Unit Development

This SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WILLOW POINT TOWNHOMES ("**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 "Declaration of Covenants, Conditions and Restrictions for Willow Point Townhomes" ("**Declaration**") recorded

with the Utah County Recorder's Office on July 29, 2021 as Entry No. 132703:2021.

B. Edge Homes Utah, LLC is the Declarant as identified and set forth in the Declaration and is the owner of the real property subject to this Supplemental Declaration as

identified on Exhibit A attached hereto.

C. 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 including but not limited to Additional Land described in the Declaration.

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

E. Unless otherwise defined herein, all capitalized terms shall have the meaning 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, if any, 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 the **WILLOW POINT SUBDIVISION PHASE 4** plat, which plat is recorded with the County.

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 within the Subject Property shall be a member of the Willow Point Townhome Association ("Association") and shall be entitled to all benefits and voting rights of such membership as set forth in the Declaration.

5. Allocation of Assessments. Each Lot or Parcel within the Subject Property shall be apportioned a share of the Common Expenses of the Association and shall be liable for all Assessments levied by the Association as permitted under the Declaration.

6. 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.

7. 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 22 day of January, 2023.

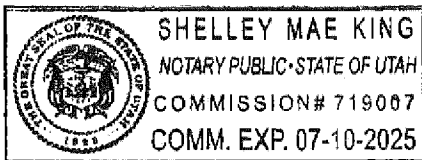
DECLARANT
EDGE HOMES UTAH, LLC
a Utah limited liability company

By: [Signature]
Name: Steve Maddox
Title: Manager

STATE OF UTAH)
) ss.

COUNTY OF Utah)

On the 22 day of January, 2023, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Homes Utah, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.



Notary Public: [Signature]

EXHIBIT A
SUBJECT PROPERTY/ADDITIONAL LAND
(Legal Description)

All of **WILLOW POINT SUBDIVISION PHASE 4**, according to the official plat filed in the office of the Utah County Recorder.
Including Lots 412 through 529.

Parcel Numbers: 55:983:412-55:983:529

(East Parcel)

A part of Lot 2, VIEW 21 PLAT 'A', according to the Official Plat thereof recorded June 11, 2018 as Entry No. 54281:2018 of the Official Records of Utah County located in the South Half of Section 2, Township 5 South, Range 1

West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located along the 1/4 Section line S89°48'50"W 1,967.02 feet and South 243.34 feet from the

East 1/4 Corner of Section 2, T5S, R1W, SLB&M (Basis of Bearing: N89°53'46"E between the Northwest Corner and

Northeast Corner of said Section 2; thence S00°07'25"E 30.16 feet; thence Southeasterly along the arc of a non-tangent

curve to the right having a radius of 28.00 feet (radius bears: S00°07'25"E) a distance of 43.98 feet through a central

angle of 90°00'00" Chord: S45°07'25"E 39.60 feet; thence S00°07'25"E 467.92 feet; thence S89°58'02"W 312.16 feet;

thence along the arc of a curve to the right with a radius of 16.00 feet a distance of 25.14 feet through a central angle of

90°01'58" Chord: N45°00'59"W 22.63 feet; thence North 1.57 feet; thence West 3.00 feet to the easterly Right of Way

of 4100 West as determined by said VIEW 21 PLAT 'A'; thence along said Right of Way North 488.85 feet; thence

East 10.00 feet; thence N32°40'43"E 28.52; thence Easterly along the arc of a non-tangent curve to the right having a

radius of 14,811.50 feet (radius bears: S00°57'53"W) a distance of 195.88 feet through a central angle of 00°45'28"

Chord: S88°39'24"E 195.88 feet; thence N89°44'22"E 80.82 feet to the point of beginning.

Contains: 172,904 square feet or 3.97 acres+/-

(West Parcel)

A part of Lot 1, VIEW 21 PLAT 'A', according to the Official Plat thereof recorded June 11, 2018 as Entry No. 54281:2018 of the Official Records of Utah County located in the South Half of Section 2, Township 5 South, Range 1

West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located along the 1/4 Section line S89°48'50"W 2,355.81 feet and South 236.39 feet from the

East 1/4 Corner of Section 2, T5S, R1W, SLB&M (Basis of Bearing: N89°53'46"E between the Northwest Corner and

Northeast Corner of said Section 2; thence S30°05'03"E 29.43 feet; thence East 10.00 feet to the westerly Right of Way

line of 4100 West as determined by said VIEW 21 PLAT 'A'; thence South 245.14 feet; thence West 86.93 feet; thence

North 22.43 feet; thence West 503.10 feet; thence South 36.42 feet; thence West 87.33 feet to the easterly line of that

Boundary Line Agreement, recorded March 14, 2019 as Entry No. 20706:2019 in the Office of the Utah County Recorder; thence along said Boundary Line Agreement North 284.23 feet; thence N86°38'01"E 33.97 feet; thence S89°07'19"E 326.18 feet; thence N87°30'05"E 91.73 feet; thence East 63.72 feet; thence along the arc of a curve to the right with a radius of 14,811.50 feet a distance of 137.20 feet through a central angle of 00°31'51" Chord: S89°44'05"E 137.20 feet to the point of beginning.
Contains: 172,506 square feet or 3.96 acres+/-
108 Units