

ENT 92993 : 2025 PG 1 of 5
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Nov 26 03:34 PM FEE 42.00 BY LM
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When Recorded Return To:

Edge Mt. Saratoga Condos LLC
13702 S. 200 W. #B12
Draper, UT 84020

**CORRECTED SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM
FOR HIGHRIDGE CONDOMINIUMS, INC.**

(Plat A, Building F)

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

RECITALS

A. This Corrected Supplemental Declaration shall amend and supplement the "Declaration of Condominium for Highridge at Mt. Saratoga Condominiums" recorded in the office of the Utah County Recorder on June 6, 2023, as Entry No. 36284:2023 ("Declaration").

B. The "Amendment to the Declaration of Condominium for Highridge at Mt. Saratoga Condominiums" was recorded in the office of the Utah County Recorder on April 3, 2024, as Entry Number 21631:2024 which amended the title of the Declaration and the condominium association name.

C. The "Second Amendment to the Declaration of Condominium for Highridge Condominiums Inc." was recorded in the office of the Utah County Recorder on June 11, 2024, as Entry Number 38484:2024 which amended the total number of Units in the Project.

D. The Supplement to the Declaration of Condominium for Highridge at Mt. Saratoga Condominiums for Building F was recorded on June 6, 2023, as Entry Number 36294:2023 ("Building F Supplemental Declaration").

E. The Building F Supplemental Declaration contained a scriveners error by not including an Exhibit B that is referenced in its Section 6. This Corrected Supplemental Declaration is being recorded to correct the prior error and to confirm that at the time Building F was annexed into the Project and made subject to the Declaration that there were 60 total units in the Project resulting in an Undivided Interest of 1/60 for each Unit.

F. Edge Mt. Saratoga Condos LLC is the Declarant as identified and defined in the Declaration and retains the right to unilaterally amend the Declaration as well as the right to expand the Project by the addition of all or a portion of the Additional Land.

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 the Declaration and properly annexed into the Project.

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 the **HIGHRIDGE AT MT. SARATOGA PLAT A BUILDING F 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. Membership. The Owner of each Unit within the Subject Property shall be a member of Highridge Condominiums, Inc. ("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 Corrected Supplemental Declaration.

6. Undivided Interests. The Undivided Interests as set forth on Exhibit B of the Declaration shall be amended and restated as set forth in the Exhibit B attached hereto as of the date the original Building F Supplemental Declaration was recorded.

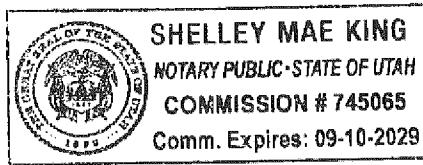
7. Master Association Membership. The Owner of each Unit within the Subject Property shall also be a member of Mt. Saratoga Master Association, Inc. and shall be subject to the *Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Mt. Saratoga* recorded in the Utah County Recorder's Office on July 10, 2018 as Entry No. 64461:2018 and any supplements and amendments thereto.

8. 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.

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

* * * *

IN WITNESS WHEREOF, the Declarant has executed this Corrected Supplemental Declaration this 29 day of November, 2025.



STATE OF UTAH)
) ss.
COUNTY OF Utah)

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

Signature: Steve A. Goldfarb
Name: Steve A. Goldfarb
Title: Manager

On the 24 day of November, 2025, 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: Shelly King

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

All of **HIGHRIDGE AT MT. SARATOGA PLAT A BUILDING F CONDOMINIUM**, according to the official plat recorded in the office of the Utah County Recorder on June 6, 2023, as Entry Number 36293:2023.

Parcel Numbers: 68:093:0101 through 68:093:0305 10 units

EXHIBIT B
UNDIVIDED INTEREST IN COMMON AREAS

Upon the date of recording of the HIGHRIDGE AT MT. SARATOGA PLAT A BUILDING F CONDOMINIUM Plat, the Project consists of 60 Units.

Each Unit in the Project shall have an equal Undivided Interest equivalent to a 1/60th fractional amount.