

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

ENT 140111:2020 PG 1 of 4
Jeffery Smith
Utah County Recorder
2020 Sep 15 01:53 PM FEE 98.00 BY MA
RECORDED FOR Trident Title Insurance Agency, LLC
ELECTRONICALLY RECORDED

**SUPPLEMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR
MT. SARATOGA**

**A Master Planned Community
(Quailhill Plat D)**

This Supplement to the Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Mt. Saratoga ("**Supplemental Declaration**") is executed and adopted by DCP Saratoga, LLC, a Utah limited liability company ("**Declarant**").

RECITALS

A. This Supplemental Declaration shall modify and supplement the Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Mt. Saratoga ("**Declaration**") recorded with the Utah County Recorder's Office on July 10, 2018 as Entry No. 64461:2018.

B. DCP Saratoga, 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.

C. Edge Homes Utah, 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 Mt. Saratoga 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.

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. 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. Quailhill Plat D. 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 D**, 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 Mt. Saratoga Master Association, Inc., and shall be entitled to all benefits of such membership and shall be subject to the Declaration.

5. Representations of Declarant. Declarant represents that the annexed real property is part of the Additional Land described in 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 5 day of March, 2019.

DECLARANT
DCP SARATOGA, LLC
A Utah Limited Liability Company

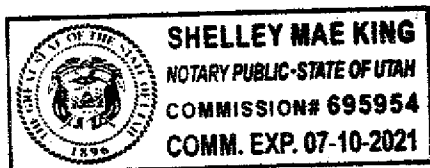
By: Joseph B. Pierce

Name: Joseph B. Pierce

Title: Manager Rep

STATE OF UTAH)
) ss.
COUNTY OF Utah)

~~she~~ On the 5 day of March, 2019, personally appeared before me ~~she~~ Joseph Pierce who by me being duly sworn, did say that she/he is an authorized representative of DCP Saratoga, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.



Shelley Mae King
Notary Public

IN WITNESS WHEREOF, Edge Homes Utah, LLC, hereby consents to the submission the Subject Property to the terms of the Declaration.

SUBJECT PROPERTY OWNER
EDGE HOMES UTAH, LLC
A Utah Limited Liability Company

By: Steve Maddox

Name: Steve Maddox

Title: Manager

STATE OF UTAH)
) ss.
COUNTY OF _____)

On the 15 day of September, 2019, personally appeared before me Patricia Logan 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.

Patricia Logan
Notary Public



EXHIBIT A
SUBJECT PROPERTY/ADDITIONAL LAND
(Legal Description)

All of **Quailhill at Mt. Saratoga Plat D**, according to the official plat on file in the office of the Utah County Recorder.

Including Lots: 401 through 439

More particularly described as:

A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 21 , TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E 804.10 FEET AND WEST 655.12 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S78°06'45"W 81.00 FEET; THENCE S53°15'38"W 61.48 FEET; THENCE S72°49'07"W 103.96 FEET; THENCE N5°23'54"W 169.91 FEET; THENCE N1°36'28"W 216.42 FEET; THENCE NORTH 115.00 FEET; THENCE EAST 22.31 FEET; THENCE NORTH 82.50 FEET; THENCE WEST 375.31 FEET; THENCE NORTH 17.00 FEET; THENCE WEST 82.54 FEET; THENCE N0°00'38"E 204.00 FEET; THENCE EAST 470.49 FEET; THENCE S84°36'47"E 239.67 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1459.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S74°13'09"E) 704.56 FEET THROUGH A CENTRAL ANGLE OF 27°40'06" (CHORD: S1°56'48"W 697.73 FEET) TO THE POINT OF BEGINNING.

CONTAINS: ±6.14 ACRES
267,308 S.F.
OF LOTS: 39

Parcel numbers have not been assigned