

When Recorded Return To:

Edge Homes Utah, LLC
13702 S. 200 W. #B12
Draper, UT 84020

**SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
BRANDON PARK
(Phase A, Plat 2)**

This SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BRANDON PARK ("**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 Brandon Park" ("**Declaration**") recorded with the Utah County Recorder's Office on February 11, 2019 as Entry No. 11366:2019.

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. By filing this Supplemental Declaration, the Declarant does not intent to create a community association, homeowners association, or any non-profit entity of any kind that would create a membership interest for the Lot Owners.

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. Brandon Park Phase A, Plat 2. 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 **Brandon Park Phase A, Plat 2 Subdivision** map, which plat map shall be recorded with this Supplemental Declaration.

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. Representations of Declarant. Declarant represents that the annexed real property is part of the Additional Land described in 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.

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration this 22 day of May, 2019.

DECLARANT
EDGE HOMES UTAH, LLC
a Utah limited liability company

By: Steve Maddox

Name: Steve Maddox

Title: Manager

STATE OF UTAH)
) ss.
COUNTY OF Utah)

On the 22 day of May, 2019, 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: Shelley King



EXHIBIT A
SUBJECT PROPERTY/ADDITIONAL LAND
(Legal Description)

All of **Brandon Park Phase A, Plat 2 Subdivision**, according to the official plat thereof, on file in the office of the Utah County Recorder.

More particularly described as:

Located in the NW1/4 & NE1/4 of Section 11, Township 6 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain City, Utah more particularly described as follows:

Beginning at a point located S02°17'12"W along the Section line 1,064.94 feet and West 1,960.83 feet from the Northeast Corner of Section 11, T6S, R2W, SLB&M; thence S36°58'38"W 487.50 feet; thence N53°01'22"W 81.00 feet; thence S55°46'14"W 55.98 feet; thence S36°58'38"W 100.00 feet; thence S53°01'22"E 402.10 feet to the Easterly line of that Real Property described in Deed Entry No. 4669:2002 of the Official Records of Utah County; thence S36°58'28"W along said deed 1,318.47 feet to the 1/4 Section line; thence N85°59'56"W along said 1/4 Section line 138.27 feet; thence N03°59'42"E 191.55 feet; thence S86°00'18"E 10.15 feet; thence along the arc of a curve to the left with a radius of 19.00 feet a distance of 18.91 feet through a central angle of 57°01'14" Chord: N65°29'05"E 18.14 feet; thence N36°58'28"E 80.76 feet; thence N53°01'33"W 100.00 feet; thence N36°58'28"E 725.00 feet; thence N21°10'19"E 55.08 feet; thence N36°58'28"E 100.00 feet; thence N53°01'33"W 338.00 feet; thence N53°01'34"W 53.00 feet; thence N53°01'33"W 110.00 feet; thence N36°58'28"E 352.86 feet; thence N47°39'34"E 53.93 feet; thence N36°58'28"E 90.15 feet; thence S53°01'33"E 100.00 feet; thence S52°51'19"E 53.00 feet; thence S53°01'32"E 100.04 feet; thence N36°58'38"E 409.00 feet; thence S53°01'22"E 153.00 feet; thence S36°58'38"W 11.50 feet; thence S53°01'22"E 100.00 feet to the point of beginning.

Contains: 16.77 acres+/-