



ENT 98470:2018 PG 1 of 7  
 JEFFERY SMITH  
 UTAH COUNTY RECORDER  
 2018 Oct 12 3:59 pm FEE 72.00 BY DA  
 RECORDED FOR LEHI CITY CORPORATION

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

**SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM  
 FOR NORTH POINTE CONDOMINIUMS**

(Phase 3, ~~Building~~ 'E')  
 Plat

Supplement to the Declaration of Condominium for North Pointe Condominiums ("Supplemental Declaration") is executed and adopted by Edge Gateway, LLC, a Utah limited liability company ("Declarant").

**RECITALS**

A. This Supplemental Declaration shall amend and supplement the Declaration of Condominium for North Pointe Condominiums ("Declaration") recorded with the Utah County Recorder's Office on October 12, 2018 as Entry No. 98462:2018.

B. Edge Gateway, 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. Phase 3, Building 'E'. 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 **North Pointe Village Phase 3 Plat 'E' P.U.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 Unit within the Subject Property shall be a member of the North Pointe Condominium 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 in Common Areas 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 the North Pointe Master Association and shall be subject to the *Master Declaration of Covenants, Conditions, and Restrictions for North Pointe Village* recorded in the Utah County Recorder's Office on September 17, 2018 as Entry No. 89045:2018 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 9 day of October, 2018.

**DECLARANT**  
**Edge Gateway, LLC**  
A Utah Limited Liability Company

Signature: *Steve Maddox*  
Name: *Steve Maddox*

Title: *Manager*

STATE OF UTAH )  
 ) ss.  
COUNTY OF *Utah* )

On the 9 day of October, 2018, personally appeared before me *Steve Maddox* who by me being duly sworn, did say that she/he is an authorized representative of Edge Gateway, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

*Shelley King*  
Notary Public



# EXHIBIT A

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CONDO J

## North Pointe Village Phase 3 Plat 'A'

Beginning at a point being North 89°48'50" East 4,419.31 feet along the section line and North 665.85 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 00°06'58" West 65.95 feet;

thence Northwesterly 37.65 feet along the arc of a 200.00 foot radius curve to the left (center bears South 89°53'02" West and the chord bears North 05°30'32" West 37.59 feet with a central angle of 10°47'08");

thence Northeasterly 26.39 feet along the arc of a 15.00 foot radius curve to the right (center bears North 79°05'54" East and the chord bears North 39°29'46" East 23.11 feet with a central angle of 100°47'45");

thence North 89°53'38" East 151.43 feet;

thence Southeasterly 24.46 feet along the arc of a 1,000.00 foot radius curve to the right (center bears South 00°06'22" East and the chord bears South 89°24'19" East 24.46 feet with a central angle of 01°24'05");

thence South 00°06'22" East 101.98 feet;

thence South 81°42'26" West 101.59 feet;

thence Southwesterly 45.55 feet along the arc of a 496.10 foot radius curve to the right (center bears North 08°17'32" West and the chord bears South 84°20'18" West 45.54 feet with a central angle of 05°15'40");

thence South 89°51'07" West 41.18 feet to the point of beginning.

Contains 21,472 Square Feet or 0.493 Acres

CONDO J

## North Pointe Village Phase 3 Plat 'B'

Beginning at a point being North 89°48'50" East 4,606.34 feet along the section line and North 684.50 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 00°06'22" West 101.98 feet;

thence Southeasterly 25.66 feet along the arc of a 1,000.00 foot radius curve to the right (center bears South 01°17'43" West and the chord bears South 87°58'11" East 25.65 feet with a central angle of 01°28'12");

thence South 87°14'05" East 98.16 feet;

thence Southeasterly 23.67 feet along the arc of a 1,000.00 foot radius curve to the left (center bears North 02°45'55" East and the chord bears South 87°54'47" East 23.67 feet with a central angle of 01°21'23");

thence South 00°06'22" East 85.87 feet;

thence South 89°51'07" West 25.63 feet;

thence Southwesterly 114.29 feet along the arc of a 804.00 foot radius curve to the left (center bears South 00°08'53" East and the chord bears South 85°46'46" West 114.19 feet with a central angle of 08°08'41");

thence South 81°42'26" West 7.89 feet to the point of beginning.

Contains 13,537 Square Feet or 0.311 Acres

*CONDOJ*

**North Pointe Village Phase 3 Plat 'C'**

Beginning at a point being North 89°48'50" East 4,753.66 feet along the section line and North 693.63 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 00°06'22" West 85.87 feet;

thence Southeasterly 26.44 feet along the arc of a 1,000.00 foot radius curve to the left (center bears North 01°24'32" East and the chord bears South 89°20'55" East 26.44 feet with a central angle of 01°30'53");

thence North 89°53'38" East 98.69 feet;

thence Northeasterly 21.81 feet along the arc of a 1,000.00 foot radius curve to the left (center bears North 00°06'22" West and the chord bears North 89°16'09" East 21.81 feet with a central angle of 01°14'59");

thence South 00°06'22" East 85.65 feet;

thence South 89°51'07" West 146.94 feet to the point of beginning.

Contains 12,564 Square Feet or 0.288 Acres

*CONDOJ*

**North Pointe Village Phase 3 Plat 'D'**

Beginning at a point being North 89°48'50" East 4,900.60 feet along the section line and North 693.53 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 00°06'22" West 85.65 feet;

thence Northeasterly 28.31 feet along the arc of a 1,000.00 foot radius curve to the left (center bears North 01°21'21" West and the chord bears North 87°50'00" East 28.31 feet with a central angle of 01°37'19");

thence North 87°01'20" East 98.14 feet;

thence Northeasterly 25.44 feet along the arc of a 1,000.00 foot radius curve to the right (center bears South 02°58'40" East and the chord bears North 87°45'04" East 25.44 feet with a central angle of 01°27'28");

thence South 00°06'22" East 87.35 feet;

thence South 84°59'06" West 59.80 feet;

thence South 89°51'07" West 92.14 feet to the point of beginning.

Contains 13,353 Square Feet or 0.307 Acres

**North Pointe Village Phase 3 Plat 'E'**

Beginning at a point being North 89°48'50", East 5,052.31 feet along the section line and North 698.50 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 00°06'22" West 87.35 feet;

thence Northeasterly 24.68 feet along the arc of a 1,000.00 foot radius curve to the right (center bears South 01°31'12" East and the chord bears North 89°11'13" East 24.68 feet with a central angle of 01°24'50");

thence North 89°53'38" East 174.09 feet;

thence South 00°08'15" East 26.93 feet;

thence Southwesterly 117.90 feet along the arc of a 107.01 foot radius curve to the right (center bears North 63°17'09" West and the chord bears South 58°16'35" West 112.03 feet with a central angle of 63°07'27");

thence South 89°51'30" West 80.75 feet;

thence South 84°59'06" West 22.71 feet to the point of beginning.

Contains 15,449 Square Feet or 0.355 Acres

**EXHIBIT B  
ALLOCATED INTEREST IN COMMON AREAS**

Upon the recording of this Supplemental Declaration, the Project will consist of 50 Units.

**Each Unit shall have an equal Allocated Interest equivalent to a 1/50<sup>th</sup> fractional amount.**