

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 3)**

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 3. 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 3 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 9 day of September, 2019.

DECLARANT
EDGE HOMES UTAH, LLC
a Utah limited liability company

By: Steve Maddex

Name: Steve Maddex

Title: Manager

STATE OF UTAH)
) ss.
COUNTY OF Utah)

On the 9 day of September, 2019, personally appeared before me Steve Maddex 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 3 Subdivision**, according to the official plat thereof, on file in the office of the Utah County Recorder.

Lots 301 through 342

More particularly described as:

Located in the NE1/4 & NW1/4 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 the Northwest Corner of BRANDON PARK, PHASE A, PLAT 1 SUBDIVISION according to the Official Plat thereof recorded December 18, 2018 as Entry No. 119103:2018 in the Office of the Utah County Recorder, located S89°56'07"W along the Section line 1,822.60 feet from the Northeast Corner of Section 11, T6S, R2W, SLB&M (Basis of Bearing: N02°17'12"E along the Section line between the East 1/4 Corner and the Northeast Corner of Section 11, T6S, R2W, SLB&M); thence along said plat the following (3)three courses: (1)S00°09'56"W 194.89 feet; thence (2)S89°50'04"E 14.00 feet; thence (3)S00°09'56"W 100.00 feet; thence N89°50'04"W 1,740.32 feet; thence S00°04'16"W 33.91 feet; thence N89°50'15"W 100.05 feet; thence S00°09'45"W 15.00 feet; thence N89°50'15"W 160.00 feet; thence N00°09'45"E 340.37 feet to the section line; thence S89°49'57"E along the section line 1,120.13 feet to the N1/4 corner of Section 11; thence N89°56'07"E along the section line 866.21 feet to the point of beginning.

Contains: 13.61 acres+/-