

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



ENT 109933:2019 PG 1 of 5
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Oct 24 1:08 pm FEE 248.00 BY SM
RECORDED FOR PROVO LAND TITLE COMPANY

SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM FOR LAKEFRONT AT VINEYARD TOWN CENTER CONDOMINIUMS

(Phase 1D, Buildings F, G, H, I, J & K)

Supplement to the Declaration of Condominium for Lakefront at Vineyard Town Center Condominiums ("**Supplemental Declaration**") is executed and adopted by Edge Vineyard Shores, LLC, a Utah limited liability company ("**Declarant**").

RECITALS

A. This Supplemental Declaration shall amend and supplement the Declaration of Condominium for Lakefront at Vineyard Town Center Condominiums ("**Declaration**") recorded with the Utah County Recorder's Office on August 29, 2019 as Entry No. 84264:2019.

B. Edge Vineyard Shores, 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. Lakefront @ Vineyard Town Center Phase 1D. 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 **Lakefront at Vineyard Town Center Phase 1D**, 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 Lakefront 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 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 Vineyard Town Center Master Association and shall be subject to the *Master Declaration of Covenants, Conditions and Restrictions for Lakefront at Vineyard Town Center* recorded in the Utah County Recorder's Office on September 19, 2019 as Entry No. 93094:2019 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 4 day of October, 2019.

DECLARANT
EDGE VINEYARD SHORES, LLC
a Utah Limited Liability Company

Signature: *Steve Maddox*

Name: *Steve Maddox*

Title: *Manager*

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

On the 4 day of October, 2019, personally appeared before me *Steve Maddox* who by me being duly sworn, did say that she/he is an authorized representative of Edge Vineyard Shores, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: *Shelley King*

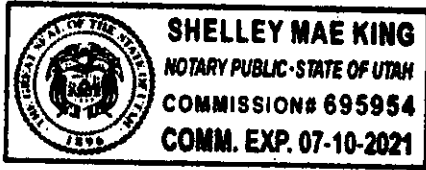


EXHIBIT A
(Legal Description of Subject Property / Additional Land)

All of **Lakefront @ Vineyard Town Center Phase 1D**, according to the official plat on file in the office of the Utah County Recorder.

Including Condominium Units 101 through 304 in Buildings F, G, H, I, J, & K

More particularly described as:

Portions of the SE1/4 of Section 7, Township 6 South, Range 2 East, Salt Lake Base & Meridian, located in Vineyard, Utah, more particularly described as follows:

Beginning at a point located West 2,138.09 feet and North 644.45 feet from the Southeast corner of Section 7, Township 6 South, Range 2 East, Salt Lake Base & Meridian; thence S68°12'40"W 129.01 feet; thence S09°06'00"E 61.51 feet; thence S80°54'00"W 168.81 feet; thence N09°06'00"W 76.75 feet; thence S87°44'12"W 35.25 feet; thence S80°54'00"W 83.78 feet; thence N05°24'11"W 357.05 feet; thence N84°35'49"E 75.25 feet; thence S05°24'11"E 62.47 feet; thence N84°35'49"E 34.00 feet; thence N86°14'25"E 79.16 feet; thence S21°24'52"E 72.73 feet; thence N68°35'08"E 142.60 feet; thence S21°47'20"E 235.77 feet to the point of beginning.

Contains: 2.69 acres+/-

Parcel Numbers Not Assigned

ALSO TO BE RECORDED AGAINST THE FOLLOWING PROPERTY:

All of **Lakefront @ Vineyard Town Center Phase 1B**, according to the official plat on file in the office of the Utah County Recorder.

Including Condominium Units 101 through 304 in Buildings A, B, C, D, & E

More particularly described as:

Portions of the SE1/4 of Section 7, Township 6 South, Range 2 East, Salt Lake Base & Meridian, located in Vineyard, Utah, more particularly described as follows:

Beginning at a point located West 2,225.61 feet and North 863.38 feet from the Southeast corner of Section 7, Township 6 South, Range 2 East, Salt Lake Base & Meridian; thence S68°35'08"W 142.60 feet; thence N21°24'52"W 72.73 feet; thence S86°14'25"W 79.16 feet; thence S84°35'49"W 34.00 feet; thence N05°24'11"W 62.47 feet; thence S84°35'49"W 75.25 feet; thence N05°24'11"W 308.34 feet; thence N82°36'30"E 224.66 feet; thence S21°47'20"E 428.86 feet to the point of beginning.

Contains: 2.49 acres+/-

Parcel Numbers Not Assigned

**EXHIBIT B
ALLOCATED INTEREST IN COMMON AREAS**

Upon the recording of this Supplemental Declaration, the Project will consist of 110 Units.

Each Unit in the Project shall have an equal Allocated Interest equivalent to a 1/110th fractional amount.