

660/6



ENT 111987:2019 PG 1 of 6  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2019 Oct 29 3:19 pm FEE 660.00 BY NA  
RECORDED FOR LEHI CITY CORPORATION

When Recorded Return To:

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

**SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM  
FOR  
THE EXCHANGE IN LEHI CONDOMINIUMS  
An Expandable Utah Condominium Project  
(Phase 16 Plat "FF")**

This Supplement to the Declaration of Condominium for The Exchange in Lehi Condominiums ("**Supplemental Declaration**") is executed and adopted by Edge Exchange, LLC, a Utah limited liability company ("**Declarant**") on behalf of The Exchange in Lehi Condominium Owners Association, Inc.

**RECITALS**

- A. This Supplemental Declaration shall modify and supplement the Declaration of Condominium for The Exchange in Lehi Condominiums ("**Declaration**") recorded with the Utah County Recorder's Office on April 12, 2017 as Entry No. 35362:2017.
- B. Edge Exchange, 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. Under the terms of the Declaration, Declarant reserved the right to expand the Property 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 described in the Declaration 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. Phase 12 Plat "EE" Map. 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 Exchange in Lehi Phase 16 Plat "FF"**

**Condominium**, 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. Membership. The Owner of each Unit within the Subject Property shall be a member of The Exchange in Lehi Condominium Owners Association, Inc.

5. Master Association Membership. the Owner of each Unit within the Subject Property shall also be a member of The Exchange in Lehi Master Association, Inc. and shall be entitled to all benefits of such membership and shall be subject to the Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for The Exchange in Lehi recorded in the Utah County Recorder's Office on April 12, 2017 as Entry No. 35360:2017.

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 Exhibit B attached hereto.

7. 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.

8. 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 26 day of August, 2019.

**DECLARANT**  
**EDGE EXCHANGE, LLC**  
A Utah Limited Liability Company

By: Steve Maddox

Name: Steve Maddox

Title: Manager

STATE OF UTAH )  
 ) ss.  
COUNTY OF Utah )

On the 26 day of August, 2019, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Exchange, 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 **The Exchange in Lehi Phase 16 Plat "FF" Condominium**, according to the official plat recorded in the office of the Utah County Recorder.

More particularly described as:

Beginning at a point located North 00°07'24" West 33.77 feet along the section line and West 663.95 feet from the Southeast Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 89°53'38" West 132.04 feet;

thence North 00°05'37" West 81.54 feet;

thence North 89°53'38" East 150.93 feet;

thence Southeasterly 6.14 feet along the arc of a 15.00 foot radius curve to the right (center bears South 00°06'22" East and the chord bears South 78°22'51" East 6.10 feet with a central angle of 23°27'02");

thence South 00°14'01" East 55.25 feet;

thence Southwesterly 39.33 feet along the arc of a 25.00 foot radius curve to the right (center bears South 89°45'59" West and the chord bears South 44°49'49" West 35.39 feet with a central angle of 90°07'39") to the point of beginning.

Contains 12,664 Square Feet or 0.291 Acres

**Parcel Numbers not yet assigned**

**Also to be recorded against all units in the following plats:**

All of **The Exchange in Lehi Condominiums Phase 1, Plat A**, Entry No. 35361:2017

All of **The Exchange in Lehi Condominiums Phase 2, Plat B**, Entry No. 35363:2017

All of **The Exchange in Lehi Condominiums Phase 2, Plat C**, Entry No. 35365:2017

All of **The Exchange in Lehi Condominiums Phase 2, Plat D**, Entry No. 35367:2017

All of **The Exchange in Lehi Condominiums Phase 2, Plat E**, Entry No. 35369:2017

All of **The Exchange in Lehi Condominiums Phase 2, Plat F**, Entry No. 35371:2017

All of **The Exchange in Lehi Condominiums Phase 5, Plat U**, Entry No. 97960:2017

All of **The Exchange in Lehi Condominiums Phase 8, Plat G**, Entry No. 5687:2018

All of **The Exchange in Lehi Condominiums Phase 8, Plat H**, Entry No. 5689:2018

All of **The Exchange in Lehi Phase 10 Plat "V" Condominium**, Entry No. 37339:2018

All of **The Exchange in Lehi Phase 10 Plat "W" Condominium**, Entry No. 37341:2018

All of **The Exchange in Lehi Phase 13 Plat "M" Condominium**, Entry No. 37344:2018

All of **The Exchange in Lehi Phase 13 Plat "N" Condominium**, Entry No. 37346:2018

All of **The Exchange in Lehi Phase 13 Plat "O" Condominium**, Entry No. 37348:2018

All of **The Exchange in Lehi Phase 13 Plat "P" Condominium**, Entry No. 37350:2018

All of **The Exchange in Lehi Phase 13 Plat "Q" Condominium**, Entry No. 37352:2018

All of The Exchange in Lehi Phase 13 Plat "R" Condominium, Entry No. 37354:2018  
 All of The Exchange in Lehi Phase 13 Plat "S" Condominium, Entry No. 37356:2018  
 All of The Exchange in Lehi Phase 13 Plat "T" Condominium, Entry No. 37358:2018  
 All of The Exchange in Lehi Phase 14 Plat "X" Condominium, Entry No. 48147:2018  
 All of The Exchange in Lehi Phase 14 Plat "Y" Condominium, Entry No. 48149:2018  
 All of The Exchange in Lehi Phase 14 Plat "Z" Condominium, Entry No. 48151:2018  
 All of The Exchange in Lehi Phase 14 Plat "AA" Condominium, Entry No. 48153:2018  
 All of The Exchange in Lehi Phase 15 Plat "I" Condominium, Entry No. 106268:2018  
 All of The Exchange in Lehi Phase 15 Plat "J" Condominium, Entry No. 106270:2018  
 All of The Exchange in Lehi Phase 15 Plat "K" Condominium, Entry No. 106272:2018  
 All of The Exchange in Lehi Phase 15 Plat "L" Condominium, Entry No. 106274:2018  
 All of The Exchange in Lehi Phase 12 Plat "BB" Condominium, Entry No. 113143:2018  
 All of The Exchange in Lehi Phase 12 Plat "CC" Condominium, Entry No. 113145:2018  
 All of The Exchange in Lehi Phase 12 Plat "DD" Condominium, Entry No. 113147:2018  
 All of The Exchange in Lehi Phase 12 Plat "EE" Condominium, Entry No. 113149:2018

**Parcel Numbers:**

38:521:0101	38:522:0101	38:523:0101	38:524:0101	38:525:0101	
38:521:0102	38:522:0102	38:523:0102	38:524:0102	38:525:0102	
38:521:0201	38:522:0201	38:523:0201	38:524:0201	38:525:0201	
38:521:0202	38:522:0202	38:523:0202	38:524:0202	38:525:0202	
38:521:0203	38:522:0203	38:523:0203	38:524:0203	38:525:0203	
38:521:0204	38:522:0204	38:523:0204	38:524:0204	38:525:0204	
38:521:0301	38:522:0301	38:523:0301	38:524:0301	38:525:0301	
38:521:0302	38:522:0302	38:523:0302	38:524:0302	38:525:0302	
38:521:0303	38:522:0303	38:523:0303	38:524:0303	38:525:0303	
38:521:0304	38:522:0304	38:523:0304	38:524:0304	38:525:0304	
38:526:0101	38:526:0203	38:526:0303	38:547:0201	38:547:0301	
38:526:0102	38:526:0204	38:526:0304	38:547:0202	38:547:0302	
38:526:0201	38:526:0301	38:547:0101	38:547:0203	38:547:0303	
38:526:0202	38:526:0302	38:547:0102	38:547:0204	38:547:0304	
38:557:0101	38:557:0102	38:557:0201	38:557:0202	38:557:0203	
38:557:0204	38:557:0301	38:557:0302	38:557:0303	38:557:0304	
38:558:0101	38:558:0102	38:558:0201	38:558:0202	38:558:0203	
38:558:0204	38:558:0301	38:558:0302	38:558:0303	38:558:0304	
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38:563:0301	38:563:0302	38:563:0303	38:563:0304	38:563:0305	
38:564:0101	38:564:0102	38:564:0201	38:564:0202	38:564:0203	38:564:0204
38:564:0301	38:564:0302	38:564:0303	38:564:0304	38:564:0305	
38:566:0101	38:566:0102	38:566:0201	38:566:0202	38:566:0203	38:566:0204
38:566:0301	38:566:0302	38:566:0303	38:566:0304	38:566:0305	

38:569:0101	38:569:0102	38:569:0201	38:569:0202	38:569:0203	38:569:0204
38:569:0301	38:569:0302	38:569:0303	38:569:0304	38:569:0305	
38:570:0101	38:570:0102	38:570:0201	38:570:0202	38:570:0203	38:570:0204
38:570:0301	38:570:0302	38:570:0303	38:570:0304	38:570:0305	
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38:598:0101	38:598:0102	38:598:0201	38:598:0202	38:598:0203	38:598:0204
38:598:0301	38:598:0302	38:598:0303	38:598:0304	38:598:0305	
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38:599:0301	38:599:0302	38:599:0303	38:599:0304	38:599:0305	
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38:600:0301	38:600:0302	38:600:0303	38:600:0304	38:600:030	
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38:601:0301	38:601:0302	38:601:0303	38:601:0304	38:601:0305	

**EXHIBIT B  
ALLOCATED INTEREST IN COMMON AREAS**

Upon recording of this Supplemental Declaration, the Project will consist of 320 Units.

**Each Unit shall have an equal Allocated Interest equivalent to a 1/320<sup>th</sup> fractional amount.**