

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



ENT 113150:2018 PG 1 of 10
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Nov 29 10:36 am FEE 337.00 BY BA
RECORDED FOR LEHI CITY CORPORATION

**SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM
FOR
THE EXCHANGE IN LEHI CONDOMINIUMS
An Expandable Utah Condominium Project
(Phase 12 Plat "EE")**

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 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 12 Plat "EE"**

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

8. 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.

9. 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 6 day of September, 2018.

DECLARANT
Edge Exchange, LLC
A Utah Limited Liability Company

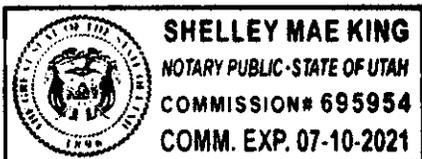
By: Steve Maddox

Name: Steve Maddox

Title: Manager

STATE OF UTAH)
) ss.
COUNTY OF Utah)

On the 6 day of September, 2018, 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.



Shelley King
Notary Public

EXHIBIT A
SUBJECT PROPERTY/ADDITIONAL LAND
(Legal Description)

All of **The Exchange | Lehi Phase 12 Plat "EE" Condominium**, according to the official plat on file in the office of the Utah County Recorder.

More particularly described as:

Beginning at a point being North 89°48'50" East 3,050.26 feet along the section line and South 2,536.75 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°53'38" East ~~198.76~~ feet; **175.72**

thence South 86.54 feet;

thence South 89°53'38" West ~~186.65~~ feet; **165.60**

thence Northwesterly 39.31 feet along the arc of a 25.00 foot radius curve to the right (center bears North 00°06'22" West and the chord bears North 45°03'54" West 35.38 feet with a central angle of 90°04'55");

thence North 00°01'27" West 54.20 feet;

thence Northeasterly 17.25 feet along the arc of a 19.00 foot radius curve to the right (center bears South 52°07'03" East and the chord bears North 63°53'18" East 16.66 feet with a central angle of 52°00'41") to the point of beginning.

Contains 18,154 Square Feet or 0.417 Acres

All of **The Exchange | Lehi Phase 12 Plat "DD" Condominium**, according to the official plat on file in the office of the Utah County Recorder.

More particularly described as:

Beginning at a point being North 89°48'50" East 2,807.30 feet along the section line and South 2,536.41 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°53'38" East 150.96 feet;

thence Southeasterly 17.33 feet along the arc of a 19.00 foot radius curve to the right (center bears South 00°06'22" East and the chord bears South 63°58'31" East 16.74 feet with a central angle of 52°15'41");

thence South 00°01'27" East 54.21 feet;

thence Southwesterly 39.23 feet along the arc of a 25.00 foot radius curve to the right (center bears South 89°58'33" West and the chord bears South 44°56'06" West 35.33 feet with a central angle of 89°55'05");

thence South 89°53'38" West 150.42 feet;

thence North 00°06'22" West 68.04 feet;

thence North 89°53'38" East 9.50 feet;

thence North 00°06'22" West 18.50 feet to the point of beginning.

Contains 14,840 Square Feet or 0.341 Acres

All of **The Exchange** in **Lehi Phase 12 Plat "CC" Condominium**, according to the official plat on file in the office of the Utah County Recorder.

More particularly described as:

Beginning at a point being North 89°48'50" East 2,643.93 feet along the section line and South 2,536.19 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

- thence North 89°53'38" East 144.36 feet;
- thence South 00°06'22" East 18.50 feet;
- thence North 89°53'38" East 9.50 feet;
- thence South 00°06'22" East 68.04 feet;
- thence South 89°53'38" West 163.36 feet;
- thence North 00°06'22" West 68.04 feet;
- thence North 89°53'38" East 9.50 feet;
- thence North 00°06'22" West 18.50 feet to the point of beginning.

Contains 13,786 Square Feet or 0.316 Acres

All of **The Exchange** in **Lehi Phase 12 Plat "BB" Condominium**, according to the official plat on file in the office of the Utah County Recorder.

More particularly described as:

Beginning at a point being North 89°48'50" East 2,461.44 feet along the section line and South 2,535.93 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

- thence North 89°53'38" East 163.49 feet;
- thence South 00°06'22" East 18.50 feet;
- thence North 89°53'38" East 9.50 feet;
- thence South 00°06'22" East 68.04 feet;
- thence South 89°53'38" West 173.03 feet;
- thence North 00°04'47" West 86.54 feet to the point of beginning.

Contains 14,797 Square Feet or 0.340 Acres

All of **The Exchange** in **Lehi Phase 15 Plat "L" Condominium**, according to the official plat on file in the office of the Utah County Recorder.

Parcel Numbers not assigned

All of **The Exchange** in **Lehi Phase 15 Plat "K" Condominium**, according to the official plat on file in the office of the Utah County Recorder.

All of **The Exchange** in **Lehi Phase 15 Plat "J" Condominium**, according to the official plat on file in the office of the Utah County Recorder.

Parcel Numbers not assigned

All of **The Exchange** in **Lehi Phase 15 Plat "I" Condominium**, according to the official plat on file in the office of the Utah County Recorder.

Parcel Numbers not assigned

All of **The Exchange** in **Lehi Phase 14 Plat "AA"**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 48153:2018. Parcel Numbers:

- 38:580:0101 38:580:0102 38:580:0201 38:580:0202 38:580:0203 38:580:0204
- 38:580:0301 38:580:0302 38:580:0303 38:580:0304 38:580:0305

CONDOS

All of **The Exchange** in **Lehi Phase 14 Plat "Z"**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 48151:2018. Parcel Numbers:

- 38:579:0101 38:579:0102 38:579:0201 38:579:0202 38:579:0203 38:579:0204

CONDOS

38:579:0301 38:579:0302 38:579:0303 38:579:0304 38:579:0305

All of **The Exchange** ~~in~~ ^{Condos} **Lehi Phase 14 Plat "Y"**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 48149:2018. Parcel Numbers:

38:578:0101 38:578:0102 38:578:0201 38:578:0202 38:578:0203 38:578:0204
38:578:0301 38:578:0302 38:578:0303 38:578:0304 38:578:0305

All of **The Exchange** ~~in~~ **Lehi Phase 14 Plat "X" Condominium**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 48147:2018. Parcel Numbers:

38:577:0101 38:577:0102 38:577:0201 38:577:0202 38:577:0203 38:577:0204
38:577:0301 38:577:0302 38:577:0303 38:577:0304 38:577:0305

All of **The Exchange** ~~in~~ **Lehi Phase 13 Plat "T" Condominium**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37358:2018. Parcel Numbers:

38:573:0101 38:573:0102 38:573:0201 38:573:0202 38:573:0203 38:573:0204
38:573:0301 38:573:0302 38:573:0303 38:573:0304 38:573:0305

All of **The Exchange** ~~in~~ **Lehi Phase 13 Plat "S" Condominium**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37356:2018. Parcel Numbers:

38:572:0101 38:572:0102 38:572:0201 38:572:0202 38:572:0203 38:572:0204
38:572:0301 38:572:0302 38:572:0303 38:572:0304 38:572:0305

All of **The Exchange** ~~in~~ **Lehi Phase 13 Plat "R" Condominium**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37354:2018. Parcel Numbers:

38:571:0101 38:571:0102 38:571:0201 38:571:0202 38:571:0203 38:571:0204
38:571:0301 38:571:0302 38:571:0303 38:571:0304 38:571:0305

All of **The Exchange** ~~in~~ **Lehi Phase 13 Plat "Q" Condominium**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37352:2018. Parcel Numbers:

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

All of **The Exchange** ~~in~~ **Lehi Phase 13 Plat "P" Condominium**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37350:2018. Parcel Numbers:

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

All of **The Exchange** ~~in~~ **Lehi Phase 13 Plat "O" Condominium**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37348:2018. Parcel Numbers:

38:568:0101 38:568:0102 38:568:0201 38:568:0202 38:568:0203 38:568:0204
38:568:0301 38:568:0302 38:568:0303 38:568:0304 38:568:0305

All of **The Exchange** ~~in~~ **Lehi Phase 13 Plat "N" Condominium**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37346:2018. Parcel Numbers:

38:567:0101 38:567:0102 38:567:0201 38:567:0202 38:567:0203 38:567:0204
38:567:0301 38:567:0302 38:567:0303 38:567:0304 38:567:0305

All of **The Exchange** ~~in~~ **Lehi Phase 13 Plat "M" Condominium**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37344:2018. Parcel Numbers:

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

All of **The Exchange at Lehi Phase 10 Plat "W" Condominium**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37341:2018. Parcel Numbers:

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

All of **The Exchange at Lehi Phase 10 Plat "V" Condominium**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 37339:2018. Parcel Numbers:

38:563:0101 38:563:0102 38:563:0201 38:563:0202 38:563:0203 38:563:0204
 38:563:0301 38:563:0302 38:563:0303 38:563:0304 38:563:0305

- All of **The Exchange at Lehi Condominiums Phase 1, Plat A**, Entry No. 35361:2017
- All of **The Exchange at Lehi Condominiums Phase 2, Plat B**, Entry No. 35363:2017
- All of **The Exchange at Lehi Condominiums Phase 2, Plat C**, Entry No. 35365:2017
- All of **The Exchange at Lehi Condominiums Phase 2, Plat D**, Entry No. 35367:2017
- All of **The Exchange at Lehi Condominiums Phase 2, Plat E**, Entry No. 35369:2017
- All of **The Exchange at Lehi Condominiums Phase 2, Plat F**, Entry No. 35371:2017
- All of **The Exchange at Lehi Condominiums Phase 5, Plat U**, Entry No. 97960:2017
- All of **The Exchange at Lehi Condominiums Phase 8, Plat G**, Entry No. 5687:2018
- All of **The Exchange at Lehi Condominiums Phase 8, Plat H**, Entry No. 5689:2018

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

**EXHIBIT B
ALLOCATED INTEREST IN COMMON AREAS**

Upon recording of this Supplemental Declaration, the Project will consist of 310 Units.

Each Unit shall have an equal Allocated Interest equivalent to a 1/310th fractional amount.

WHEN RECORDED RETURN TO:

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

NOTICE OF REINVESTMENT FEE COVENANT

(The Exchange in Lehi Condominiums Phase 12 Plat 'EE')

Pursuant to Utah Code Ann. § 57-1-46(6), the Exchange in Lehi Condominium Owners Association, Inc. ("**Association**") hereby provides this Notice of Reinvestment Fee Covenant which burdens all of the real property described in Exhibit A (the "**Burdened Property**"), attached hereto, which is subject to the Declaration of Condominium for The Exchange in Lehi Condominiums recorded with the Utah County Recorder on April 12, 2017 as Entry No. 35362:2017, and any amendments or supplements thereto (the "**Declaration**").

The Reinvestment Fee Covenant requires, among other things, that upon the transfer of any of the Burdened Property subject to the Declaration, the transferee, other than the Declarant, is required to pay a reinvestment fee as established by the Association's Board of Directors in accordance with Section 6.14 of the Declaration, unless the transfer falls within an exclusion listed in Utah Code § 57-1-46(8). In no event shall the reinvestment fee exceed the maximum rate permitted by applicable law.

BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES owning, purchasing, or assisting with the closing of a Burdened Property conveyance within **The Exchange in Lehi Condominium Phase 12, Plat "EE"** that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:
The Exchange in Lehi Condominium Owners Association, Inc.
13702 S. 200 W. #B12
Draper, UT 84020
2. The burden of the Reinvestment Fee Covenant is intended to run with the Burdened Property and to bind successors in interest and assigns.
3. The existence of this Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenant on the Burdened Property.
4. The duration of the Reinvestment Fee Covenant is perpetual. The Association's members, by and through a vote as provided for in the amendment provisions of the Declaration, may amend or terminate the Reinvestment Fee Covenant.
5. The purpose of the Reinvestment Fee is to assist the Association in covering the costs of: (a) common planning, facilities and infrastructure; (b) obligations arising from an environmental covenant; (c) community programming; (d) resort facilities; (e) open space; (f) recreation amenities; (g) common expenses of the Association; or (h) funding Association reserves.

6. The fee required under the Reinvestment Fee Covenant is required to benefit the Burdened Property.

IN WITNESS WHEREOF, the Declarant has executed this Notice of Reinvestment Fee Covenant on behalf of the Association on the date set forth below, to be effective upon recording with the Utah County Recorder.

DATED this 6 day of September, 2018.

Edge Exchange, LLC
a Utah limited liability company,

By: Steve Madden
Its: manager

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On the 6 day of September, 2018, personally appeared before me Steve Madden 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.

Shelley King
Notary Public

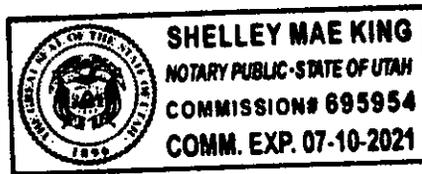


EXHIBIT A
[Legal Description]

All of **The Exchange in Lehi Phase 12 Plat "EE" Condominium**, according to the official plat on file in the office of the Utah County Recorder.

More particularly described as:

Beginning at a point being North 89°48'50" East 3,050.26 feet along the section line and South 2,536.75 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°53'38" East 196.76 feet;

thence South 86.54 feet;

thence South 89°53'38" West 186.65 feet;

thence Northwesterly 39.31 feet along the arc of a 25.00 foot radius curve to the right (center bears North 00°06'22" West and the chord bears North 45°03'54" West 35.38 feet with a central angle of 90°04'55");

thence North 00°01'27" West 54.20 feet;

thence Northeasterly 17.25 feet along the arc of a 19.00 foot radius curve to the right (center bears South 52°07'03" East and the chord bears North 63°53'18" East 16.66 feet with a central angle of 52°00'41") to the point of beginning.

Contains 18,154 Square Feet or 0.417 Acres