


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



ENT 120767:2020 PG 1 of 4  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2020 Aug 14 12:06 pm FEE 100.00 BY HA  
RECORDED FOR VINEYARD

**SUPPLEMENT TO THE DECLARATION OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
LAKEFRONT AT VINEYARD TOWN CENTER TOWNHOMES  
(Phase 2-E)**

**An Expandable Planned Unit Development**

This SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LAKEFRONT AT VINEYARD TOWN CENTER TOWNHOMES (“**Supplemental Declaration**”) is executed and adopted by Edge Vineyard Shores, LLC, a Utah limited liability company (“**Declarant**”).

**RECITALS**

A. This Supplemental Declaration shall modify and supplement the “Declaration of Covenants, Conditions and Restrictions for Lakefront at Vineyard Town Center Townhomes” (“**Declaration**”) recorded with the Utah County Recorder’s Office on August 6, 2019 as Entry No. 74501:2019.

B. Edge Vineyard Shores, 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 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.

E. Unless otherwise defined herein, all capitalized terms shall have the meaning defined in the Declaration.

**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, if any, 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.

2. Plat 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 **Phase 2-E Lakefront at Vineyard Town Center Subdivision** plat, which plat shall be recorded with the County.

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 Lot or Parcel within the Subject Property shall be a member of the Lakefront at Vineyard Town Center Townhomes Association ("Association") and shall be entitled to all benefits and voting rights of such membership as set forth in the Declaration.

5. Allocation of Assessments. Each Lot or Parcel within the Subject Property shall be apportioned a share of the Common Expenses of the Association and shall be liable for all Assessments levied by the Association as permitted under the Declaration.

6. 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.

7. Master Association Membership. The Owner of each Lot within the Subject Property shall also be a member of the Lakefront at Vineyard Town Center Master Association, and shall be entitled to all benefits of such membership and shall be subject to the terms and conditions of the Master Declaration of Covenants, Conditions, and Restrictions for Lakefront at Vineyard Town Center, recorded with the Utah County Recorder's Office on September 19, 2019 as Entry No. 93094:2019.

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 on the date set forth below.

DATED this 13 day of August, 2020.

**DECLARANT**  
**EDGE VINEYARD SHORES, LLC**  
a Utah limited liability company

By: [Signature]

Name: Gordon Jones

Title: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake ) ss.

On the 13 day of August, 2020, personally appeared before me Gordon Jones 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: [Signature]



**EXHIBIT A**  
**SUBJECT PROPERTY/ADDITIONAL LAND**  
**(Legal Description)**

All of **Phase 2-E Lakefront @ Vineyard Town Center Subdivision**, according to the official plat on file in the office of the Utah County Recorder.

**Including Lots 1401 through 1440**

More particularly described as:

Portions 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 on the Westerly line of THE PRESERVE AT WATERS EDGE TOWNHOMES Subdivision, Plat "B", according to the Official Plat thereof on file in the Office of the Utah County Recorder, located West 1,917.48 feet and North 1,934.08 feet from the Southeast Comer of Section 7, T6S, R2E, SLB&M (Basis of Bearing: S89°25'01" W along the Section line from the South 1/4 Comer of Section 8 to the Southeast Corner of Section 7, T6S, R2E, SLB&M); thence S79°25'15"W 127.00 feet; thence S10°34'45"E 59.91 feet; thence S89°59'59"W 294.01 feet ; thence N00°06 '49"E 390.02 feet; thence N89°59'59"E 117.22 feet; thence N65 °23'07"E 76.97 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 285.00 feet (radius bears: S54°23'56"W) a distance of 72.36 feet through a central angle of 14°32'52" Chord: S28°19'38"E 72.17 feet; thence N68°56'48"E 34.00 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 319.00 feet (radius bears: S68°56'48"W) a distance of 34.55 feet through a central angle of 06°12'17" Chord: S17°57'04"E 34.53 feet; thence N79°25'15"E 93.89 feet to the Westerly line said THE PRESERVE AT WATERS EDGE TOWNHOMES Subdivision, Plat "B"; thence S10°34'4 5"E along said plat 277.67 feet to the point of beginning.

Contains: 3.16 acres +/-