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When Recorded Return To:  
MREC DAI Edelweiss LLC  
1099 W. South Jordan Parkway  
South Jordan, UT 84095

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12/11/2019 04:52 PM \$78.00  
Book - 10871 Pg - 3541-3545  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
MREC DAI EDELWEISS  
14034 S 145 E STE 202  
DRAPER UT 84020  
BY: DSP, DEPUTY - WI 5 P.

**SUPPLEMENT TO THE AMENDED AND RESTATED DECLARATION OF  
COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR  
SUNCREST  
a Planned Community  
(Edelweiss Phase 7)**

This Supplement to the Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions for SunCrest ("Supplement") is executed and adopted by the SunCrest Owners Association, Inc. ("Association")

**RECITALS**

A. SunCrest is a master planned community located in Salt Lake and Utah Counties and is subject to the restrictions set forth in the Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions for SunCrest, recorded in the Salt Lake County Recorder's Office on June 17, 2019 as Entry No. 13010993 ("Declaration").

B. MREC DAI Edelweiss LLC is the owner of the real property subject to this Supplement as identified in Exhibit A. By signing this Supplement, MREC DAI Edelweiss LLC consents to subjecting this real property to the terms, covenants and restrictions contained herein and those terms, covenants and restrictions contained in the Declaration.

C. Under the terms of the Declaration, the Association, by a majority vote of its Board of Directors, has the unilateral right to expand the SunCrest planned community by the annexation of Additional Land.

D. The Association desires to add a portion of Additional Land to the SunCrest master planned community as hereinafter provided for.

**ANNEXATION**

NOW THEREFORE, in consideration of the recitals set forth above, the Association and its Board of Directors hereby declares and certifies as follows:

1. Annexation of Additional Land. The Association 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. 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. Supplemental Plat 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 **Edelweiss Phase 7** Plat Map on file in the office of the Salt Lake 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 Lot or Parcel within the Subject Property shall be a member of the SunCrest Owners Association, Inc. and shall be entitled to all benefits of such membership.

5. Allocation of Assessments & Voting Rights. Each Lot or Parcel within the Subject Property shall be apportioned a share of the Community Expenses of SunCrest and shall also be entitled to voting rights as set forth in the Declaration. Assessments and voting rights shall commence as of the date this Supplemental Declaration is recorded.

6. Limited Use Driveway Assessment. The Subject Property may contain Lots that are accessed via Limited Use Driveways. Pursuant to the Declaration, all Lot Owners benefited by a Limited Use Driveway shall be subject to an assessment (that is in addition to regular common assessments) for an equal share of the maintenance, repair, replacement, operation, snow removal and service costs associated with the Limited Use Driveway. Limited Use Driveway maintenance, reserves, and administration shall be governed by section 10.4 of the Declaration.

7. Effective Date. This Supplemental Declaration shall take effect upon being recorded with the Salt Lake County Recorder.

\* \* \* \*

**IN WITNESS WHEREOF**, the SunCrest Owners Association, Inc. has executed this Supplemental Declaration on the date set forth below.

DATED this 20 day of November, 2019.

**SUNCREST OWNERS ASSOCIATION, INC.**  
a Utah nonprofit corporation

By: Tod Bean

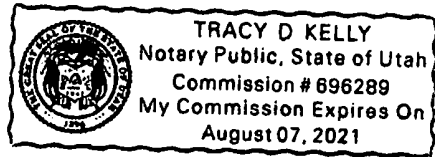
Name: TOD BEAN

Title: Community Manager

STATE OF UTAH )  
COUNTY OF Salt Lake ) ss.

On the 20 day of November, 2019, personally appeared before me Tod Bean who by me being duly sworn, did say that she/he is an authorized representative of SunCrest Owners Association, Inc., and that the foregoing instrument is signed on behalf of said corporation and executed with all necessary authority.

Notary Public: Tracy D Kelly





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

All of **Edelweiss, Phase 7**, according to the official plat on file in the office of the Salt Lake County Recorder.

Including Lots 701 through 730

More particularly described as:

A portion of the SW1/4 of Section 10, Township 4 South, Range 1 East, Salt Lake Base & Meridian, located in Draper City, Utah, more particularly described as follows:

Beginning at a point on the East line of Lands of the Metropolitan Water District of Salt Lake, located N00°07'17"W along the Section line 1,653.87 feet and East 1,786.03 feet from the Southwest Corner of Section 10, T4S, R1E, SLB&M (Basis of Bearing: N89°52'50"E along the Section line from the South 1/4 Corner of Section 9 to the Southwest Corner of Section 10, T4S, R1E, SLB&M); thence N30°20'11"W along said lands 350.00 feet; thence N59°39'49"E 166.00 feet; thence N30°20'11"W 14.63 feet; thence N59°39'49"E 120.00 feet; thence S30°20'11"E 9.34 feet; thence N59°39'49"E 196.00 feet; thence N30°20'11"W 8.53 feet; thence N59°39'49"E 150.00 feet; thence East 188.69 feet to the 1/16<sup>th</sup> (40 acre) line; thence S00°12'20"W along the 1/16<sup>th</sup> (40 acre) line 776.71 feet; thence N89°50'22"W 129.36 feet; thence N60°20'17"W 45.37 feet; thence N30°20'11"W 189.99 feet; thence N41°56'17"W 46.00 feet; thence N47°08'28"E 29.96 feet; thence N30°20'11"W 68.57 feet; thence S59°39'49"W 166.00 feet; thence S30°20'11"E 14.63 feet; thence S59°39'49"W 120.00 feet to the point of beginning.

Contains: 8.00 acres +/-

Parcel Numbers to be assigned

*Parcel # 34-10-300-034*