

8

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

13360376
08/13/2020 04:14 PM \$40.00
Book - 10998 Pg - 3947 - 3954
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
TRIDENT TITLE INSURANCE AGENCY
BY: TCA, DEPUTY - WI 8 P.

**SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM
FOR
PARKSIDE AT HERRIMAN TOWN CENTER CONDOMINIUMS**
An Expandable Utah Condominium Project
(Phase 3 Plat 'L')

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

RECITALS

- A. This Supplemental Declaration shall modify and supplement the Declaration of Condominium for Parkside at Herriman Town Center Condominiums recorded with the Salt Lake County Recorder's Office on May 14, 2020 as Entry No. 13269987 ("**Declaration**").
- B. Edge Parkside at HTC, 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.
- 2. Phase 3 Plat 'L' 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 **Parkside at Herriman Town Center Phase 3 Plat 'L' Condominium** plat map, which plat map shall be recorded with this Supplemental Declaration.

22

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 Parkside at Herriman Town Center Condominium Association.

5. Master Association Membership. the Owner of each Unit within the Subject Property shall also be a member of the Parkside at Herriman Town Center Common Association and shall be entitled to all benefits of such membership and shall be subject to the Declaration of Covenants, Conditions, and Restrictions for Parkside at Herriman Town Center recorded in the Salt Lake County Recorder's Office.

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 Salt Lake County Recorder.

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration this 24 day of June, 2020.

DECLARANT
EDGE PARKSIDE AT HTC, LLC
A Utah limited liability company

By: Steve Maddox

Name: Steve Maddox

Title: Manager

STATE OF UTAH)
) ss.
COUNTY OF Utah)

On the 24 day of June, 2020, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Parkside at HTC, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: Shelley King

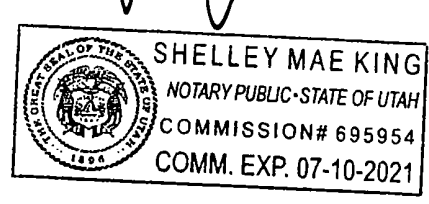
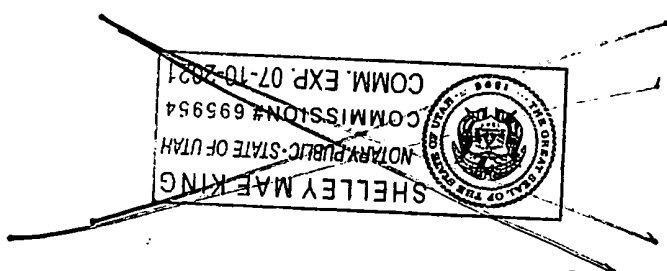


EXHIBIT A
SUBJECT PROPERTY/ADDITIONAL LAND
(Legal Description)

All of **Parkside at Herriman Town Center Phase 3 Plat 'L' Condominium**,
according to the official plat recorded in the office of the Salt Lake County Recorder.
Including Building L containing 10 total condominium units

More particularly described as:

Beginning at a point on the Easterly Right-of-Way Line of Fort Herriman Parkway, said point being North 00°20'40" East 2,189.78 feet along the section line and East 269.08 from the South Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 52°47'41" East 85.82 feet;
thence South 37°12'19" East 155.32 feet;

thence Southeasterly 9.44 feet along the arc of a 20.00 foot radius curve to the right (center bears South 52°47'41" West and the chord bears South 23°41'04" East 9.35 feet with a central angle of 27°02'30") to the Northerly Right-of-Way Line of Summerdale Drive;

thence Southwesterly 68.89 feet along the arc of a 670.15 foot radius curve to the right (center bears North 42°27'51" West and the chord bears South 50°28'50" West 68.86 feet with a central angle of 05°53'23") along said Northerly Right-of-Way Line of Summerdale Drive;

thence Northwesterly 23.39 feet along the arc of a 15.00 foot radius curve to the right (center bears North 36°34'28" West and the chord bears North 81°53'54" West 21.09 feet with a central angle of 89°21'09") along said Northerly Right-of-Way Line of Summerdale Drive to said Easterly Right-of-Way Line of Fort Herriman Parkway;

thence North 37°12'19" West 152.20 feet along said Easterly Right-of-Way Line of Fort Herriman Parkway to the point of beginning.

Contains 14,233 Square Feet or 0.327 Acres

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

All of **Parkside at Herriman Town Center Phase 1 Plat 'A' Condominium**,
according to the official plat recorded in the office of the Salt Lake County Recorder.
Including Building A containing 10 total condominium units

More particularly described as:

Beginning at a point being North 00°20'40" East 2,301.25 feet along the section line and West 389.36 feet from the South Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 31°15'03" West 89.26 feet;

thence Northwesterly 90.81 feet along the arc of a 518.79 foot radius curve to the right (center bears North 31°15'02" East and the chord bears North 53°44'06" West 90.69 feet with a central angle of 10°01'45");

thence North 48°43'10" West 50.60 feet;

thence Northwesterly 5.35 feet along the arc of a 198.00 foot radius curve to the right (center bears North 41°16'50" East and the chord bears North 47°56'44" West 5.35 feet with a central angle of 01°32'52");

thence Northeasterly 43.67 feet along the arc of a 25.00 foot radius curve to the right (center bears North 42°49'42" East and the chord bears North 02°52'34" East 38.33 feet with a central angle of 100°05'43");

thence North 52°55'25" East 65.68 feet;

thence Southeasterly 141.96 feet along the arc of a 429.50 foot radius curve to the left (center bears North 50°11'16" East and the chord bears South 49°16'51" East 141.31 feet with a central angle of 18°56'14") to the point of beginning.

Contains 14,163 Square Feet or 0.325 Acres

All of Parkside at Herriman Town Center Phase 1 Plat 'B' Condominium,
according to the official plat recorded in the office of the Salt Lake County Recorder.
Including Building B containing 10 total condominium units

More particularly described as:

Beginning at a point being North 00°20'40" East 2,250.54 feet along the section line and West 265.42 feet from the South Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 13°21'07" West 89.26 feet;
thence Northwesterly 162.06 feet along the arc of a 518.79 foot radius curve to the right (center bears North 13°21'10" East and the chord bears North 67°41'54" West 161.40 feet with a central angle of 17°53'52");
thence North 31°15'03" East 89.26 feet;
thence Southeasterly 134.17 feet along the arc of a 429.50 foot radius curve to the left (center bears North 31°15'03" East and the chord bears South 67°41'55" East 133.63 feet with a central angle of 17°53'56") to the point of beginning.

Contains 13,220 Square Feet or 0.303 Acres

All of Parkside at Herriman Town Center Phase 1 Plat 'C' Condominium,
according to the official plat recorded in the office of the Salt Lake County Recorder.
Including Building C containing 10 total condominium units

More particularly described as:

Beginning at a point being North 00°20'40" East 2,240.28 feet along the section line and West 132.17 feet from the South Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 04°32'28" East 89.26 feet;
thence Northwesterly 162.00 feet along the arc of a 518.79 foot radius curve to the right (center bears North 04°32'20" West and the chord bears North 85°35'35" West 161.35 feet with a central angle of 17°53'31");
thence North 13°21'07" East 89.26 feet;
thence Southeasterly 134.13 feet along the arc of a 429.50 foot radius curve to the left (center bears North 13°21'07" East and the chord bears South 85°35'41" East 133.58 feet with a central angle of 17°53'34") to the point of beginning.

Contains 13,216 Square Feet or 0.303 Acres

All of Parkside at Herriman Town Center Phase 1 Plat 'D' Condominium,
according to the official plat recorded in the office of the Salt Lake County Recorder.
Including Building D containing 10 total condominium units

More particularly described as:

Beginning at a point being North 00°20'40" East 2,288.80 feet along the section line and East 34.40 feet from the South Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence Southeasterly 21.12 feet along the arc of a 15.00 foot radius curve to the right (center bears South 27°53'01" East and the chord bears South 77°32'40" East 19.42 feet with a central angle of 80°40'41");
thence South 37°12'19" East 57.94 feet;
thence South 52°47'41" West 93.11 feet;
thence Southwesterly 143.46 feet along the arc of a 518.79 foot radius curve to the right (center bears North 20°22'57" West and the chord bears South 77°32'21" West 143.00 feet with a central angle of 15°50'37");
thence North 04°32'28" West 89.26 feet;
thence Northeasterly 174.98 feet along the arc of a 429.50 foot radius curve to the left (center bears North 04°32'28" West and the chord bears North 73°47'16" East 173.77 feet with a central angle of 23°20'33") to the point of beginning.

Contains 17,969 Square Feet or 0.413 Acres

All of **Parkside at Herriman Town Center Phase 1 Plat 'E' Condominium**, according to the official plat recorded in the office of the Salt Lake County Recorder. Including Building E containing 10 total condominium units

More particularly described as:

Beginning at a point being North 00°20'40" East 2,182.15 feet along the section line and East 14.88 feet from the South Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 52°47'41" East 93.11 feet;
thence South 37°12'19" East 143.32 feet;
thence South 52°47'41" West 85.82 feet;
thence North 37°12'19" West 132.87 feet;
thence North 72°06'13" West 12.74 feet to the point of beginning.

Contains 12,338 Square Feet or 0.283 Acres

All of **Parkside at Herriman Town Center Phase 1 Plat 'F' Condominium**, according to the official plat recorded in the office of the Salt Lake County Recorder. Including Building F containing 10 total condominium units

More particularly described as:

Beginning at a point being North 00°20'40" East 2,072.41 feet along the section line and East 108.01 feet from the South Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 52°47'41" East 85.82 feet;
thence South 37°12'19" East 156.47 feet;
thence Southwesterly 23.57 feet along the arc of a 15.00 foot radius curve to the right (center bears South 52°47'41" West and the chord bears South 07°48'30" West 21.22 feet with a central angle of 90°01'38");
thence South 52°49'19" West 3.48 feet;
thence Southwesterly 65.86 feet along the arc of a 420.00 foot radius curve to the right (center bears North 37°10'41" West and the chord bears South 57°18'50" West 65.79 feet with a central angle of 08°59'02");
thence Northwesterly 8.44 feet along the arc of a 20.00 foot radius curve to the right (center bears North 28°36'47" East and the chord bears North 49°17'46" West 8.38 feet with a central angle of 24°10'54");
thence North 37°12'19" West 158.09 feet to the point of beginning.

Contains 14,540 Square Feet or 0.334 Acres

All of **Parkside at Herriman Town Center Phase 3 Plat 'G' Condominium**, according to the official plat recorded in the office of the Salt Lake County Recorder. Including Building G containing 10 total condominium units

More particularly described as:

Beginning at a point on the Easterly Right-of-Way Line of Fort Herriman Parkway, said point being North 00°20'40" East 2,910.69 feet along the section line and East 184.26 feet from the South Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 52°55'25" East 30.76 feet;
thence Northeasterly 12.50 feet along the arc of a 50.50 feet radius curve to the left (center bears North 37°04'35" West and the chord bears North 45°49'58" East 12.47 feet with a central angle of 14°10'54");
thence North 38°44'31" East 13.97 feet;
thence Northeasterly 12.50 feet along the arc of a 50.50 feet radius curve to the right (center bears South 51°15'29" East and the chord bears North 45°49'58" East 12.47 feet with a central angle of 14°10'54");
thence Southeasterly 32.78 feet along the arc of a 20.00 feet radius curve to the right (center bears South 37°04'35" East and the chord bears South 80°07'39" East 29.23 feet with a central angle of 93°53'52");
thence Southeasterly 167.43 feet along the arc of a 519.60 feet radius curve to the right (center bears South 56°51'50" West and the chord bears South 23°54'18" East 166.71 feet with a central angle of 18°27'45");
thence South 75°17'56" West 89.61 feet to said Easterly Right-of-Way Line of Fort Herriman Parkway;
thence Northwesterly 147.29 feet along the arc of a 429.50 feet radius curve to the left (center bears South 75°17'56" West and the chord bears North 24°31'33" West 146.57 feet with a central angle of 19°38'57") along said Easterly Right-of-Way Line of Fort Herriman Parkway to the point of beginning.

Contains 14,939 Square Feet or 0.343 Acres

All of Parkside at Herriman Town Center Phase 3 Plat 'H' Condominium,
according to the official plat recorded in the office of the Salt Lake County Recorder.
Including Building H containing 10 total condominium units

More particularly described as:

Beginning at a point on the Easterly Right-of-Way Line of Fort Herriman Parkway, said point being North 00°20'40" East 2,777.34 feet along the section line and East 245.91 feet from the South Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 75°17'56" East 89.61 feet;
thence Southeasterly 161.58 feet along the arc of a 519.60 foot radius curve to the right (center bears South 75°19'35" West and the chord bears South 05°45'54" East 160.93 feet with a central angle of 17°49'02");
thence North 86°51'58" West 89.55 feet to said Easterly Right-of-Way Line of Fort Herriman Parkway;
thence Northwesterly 133.70 feet along the arc of a 429.50 foot radius curve to the left (center bears North 86°51'58" West and the chord bears North 05°47'01" West 133.16 feet with a central angle of 17°50'07") along said Easterly Right-of-Way Line of Fort Herriman Parkway to the point of beginning.

Contains 13,225 Square Feet or 0.304 Acres

All of Parkside at Herriman Town Center Phase 3 Plat 'I' Condominium,
according to the official plat recorded in the office of the Salt Lake County Recorder.
Including Building I containing 10 total condominium units

More particularly described as:

Beginning at a point on the Easterly Right-of-Way Line of Fort Herriman Parkway, said point being North 00°20'40" East 2,644.86 feet along the section line and East 260.12 feet from the South Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 86°51'58" East 89.55 feet;
thence Southwesterly 157.69 feet along the arc of a 519.60 foot radius curve to the right (center bears North 86°51'23" West and the chord bears South 11°50'15" West 157.08 feet with a central angle of 17°23'17");
thence North 72°23'17" West 89.69 feet to said Easterly Right-of-Way Line of Fort Herriman Parkway;
thence Northeasterly 135.06 feet along the arc of a 429.50 foot radius curve to the left (center bears North 68°50'54" West and the chord bears North 12°08'34" East 134.51 feet with a central angle of 18°01'03") along said Easterly Right-of-Way Line of Fort Herriman Parkway to the point of beginning.

Contains 13,108 Square Feet or 0.301 Acres

All of Parkside at Herriman Town Center Phase 3 Plat 'J' Condominium,
according to the official plat recorded in the office of the Salt Lake County Recorder.

Including Building J containing 10 total condominium units

More particularly described as:

Beginning at a point on the Easterly Right-of-Way Line of Fort Herriman Parkway, said point being North 00°20'40" East 2,513.36 feet along the section line and East 232.62 feet from the South Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 72°23'17" East 89.69 feet;

thence Southwesterly 147.36 feet along the arc of a 519.60 foot radius curve to the right (center bears North 69°28'07" West and the chord bears South 28°39'22" West 146.87 feet with a central angle of 16°14'57");

thence South 37°12'19" East 5.72 feet;

thence North 89°35'59" West 108.33 feet to said Easterly Right-of-Way Line of Fort Herriman Parkway;

thence Northeasterly 20.99 feet along the arc of a 15.00 foot radius curve to the right (center bears North 52°41'26" East and the chord bears North 02°46'15" East 19.32 feet with a central angle of 80°09'37") along said Easterly Right-of-Way Line of Fort Herriman Parkway;

thence Northeasterly 167.32 feet along the arc of a 429.50 foot radius curve to the left (center bears North 46°31'38" West and the chord bears North 32°18'44" East 166.27 feet with a central angle of 22°19'17") along said Easterly Right-of-Way Line of Fort Herriman Parkway to the point of beginning.

Contains 15,367 Square Feet or 0.353 Acres

All of Parkside at Herriman Town Center Phase 3 Plat 'K' Condominium,
according to the official plat recorded in the office of the Salt Lake County Recorder.

Including Building K containing 10 total condominium units

More particularly described as:

Beginning at a point on the Easterly Right-of-Way Line of Fort Herriman Parkway, said point being North 00°20'40" East 2,353.54 feet along the section line and East 143.77 feet from the South Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 89°35'59" East 108.33 feet;

thence South 37°12'19" East 139.50 feet;

thence South 52°47'41" West 85.82 feet to said Easterly Right-of-Way Line of Fort Herriman Parkway;

thence North 37°12'19" West 205.60 feet along said Easterly Right-of-Way Line of Fort Herriman Parkway to the point of beginning.

Contains 14,809 Square Feet or 0.340 Acres

EXHIBIT B
ALLOCATED INTEREST IN COMMON AREAS

Upon recording of this Supplemental Declaration, the Project will consist of 120 Units.

Each Unit shall have an equal Allocated Interest equivalent to a 1/120th fractional amount.