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5/10/2021 3:42:00 PM \$80.00  
Book - 11171 Pg - 9395-9397  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
TRIDENT TITLE INSURANCE AGENCY  
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED RETURN TO:

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

**SUPPLEMENT TO THE MASTER DECLARATION OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR BRINGHURST STATION**

(Phase 1, Plat 2 Townhomes)

This SUPPLEMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BRINGHURST STATION ("**Supplemental Declaration**") is executed and adopted by Edge Homes Utah, LLC, a Utah limited liability company ("**Declarant**").

**RECITALS**

A. This Supplemental Declaration shall supplement the Master Declaration of Covenants, Conditions and Restrictions for Bringhurst Station ("**Declaration**") recorded with the Salt Lake County Recorder's Office on September 14, 2020 as Entry No. 13992009, and any supplements or amendments thereto.

B. Edge Homes Utah, 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 Project by the addition of all or a portion of the Additional Land. Declarant now desires to add a portion of the Additional Land as hereinafter provided.

D. This Supplemental Declaration shall provide notice to the Owners of Lots within the property identified on Exhibit A attached hereto, that all of such Lots and parcels are subject to the Declaration.

E. Unless otherwise defined herein, capitalized terms shall have the meanings set forth in the Declaration.

**NOTICE OF SUBMISSION**

**NOW THEREFORE**, in consideration of the recitals set forth above, the Declarant hereby declares and certifies as follows:

1. Submission. 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 **Bringhurst Station Phase1 Plat 2** subdivision map, which plat map is recorded 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. Master Association Membership. The Owner of each Lot or Parcel within the Subject Property shall be a member of the Bringhurst Station Master Association, and shall be entitled to all benefits of such membership and shall be subject to the terms governing the Master Association as set forth in the Declaration and Bylaws. Voting in the Master Association is set forth in the Declaration.

5. Apportionment of Common Expenses. The Master Association Common Expenses shall be apportioned among the Lots within the Subject Property in accordance with 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. 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 21 day of September, 2020.

**DECLARANT**  
**EDGE HOMES UTAH, LLC**  
a Utah limited liability company

By: Steve Maddox

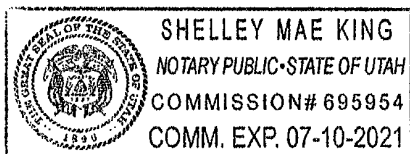
Name: Steve Maddox

Title: Manager

STATE OF UTAH )  
 ) ss.  
COUNTY OF Utah )

On the 21 day of September, 2020, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Homes Utah, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: Shelley Mae King



**EXHIBIT A**  
**SUBJECT PROPERTY**  
**(Legal Description)**

All of **BRINGHURST STATION PHASE 1 PLAT 2**, according to the official plat on file in the office of the Salt Lake County Recorder.

Including Lots **T-201 through T-231**

More particularly described as:

Beginning at point being North 1,671.97 feet along the section line and East 738.30 feet from the South Quarter Corner of said Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 58°24'06" East 101.09 feet;  
thence South 89°13'57" East 60.27 feet;  
thence North 36°19'33" East 148.61 feet;  
thence North 19°19'20" West 65.24 feet;  
thence North 74°19'46" East 122.27 feet;  
thence North 15°40'14" West 2.69 feet;  
thence North 74°19'46" East 156.49 feet;  
thence South 20°30'47" East 3.88 feet;  
thence South 18°33'55" East 48.08 feet;  
thence South 68°13'03" West 25.77 feet;  
thence South 15°45'13" East 128.79 feet;  
thence South 74°14'40" West 220.43 feet;  
thence South 15°41'59" East 412.67 feet;  
thence Northwesterly 107.09 feet along the arc of a 490.00 foot radius curve to the left (center bears South 13°16'54" West and the chord bears North 82°58'45" West 106.88 feet with a central angle of 12°31'19");  
thence Northwesterly 18.50 feet along the arc of a 25.00 foot radius curve to the right (center bears North 47°22'03" East and the chord bears North 21°26'16" West 18.08 feet with a central angle of 42°23'23");  
thence North 00°14'34" West 3.20 feet;  
thence South 89°45'26" West 40.00 feet;  
thence Southwesterly 21.86 feet along the arc of a 25.00 foot radius curve to the right (center bears South 89°45'26" West and the chord bears South 24°48'30" West 21.17 feet with a central angle of 50°06'09");  
thence Northwesterly 58.13 feet along the arc of a 400.00 foot radius curve to the right (center bears North 03°55'32" East and the chord bears North 81°54'41" West 58.08 feet with a central angle of 08°19'34");  
thence North 31°35'54" West 360.02 feet to the point of beginning.

Contains 151,135 Square Feet or 3.470 Acres and 31 Units

Parcel Numbers Not Yet Assigned