

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

**SUPPLEMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS,  
AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR  
MT. SARATOGA**

**A Master Planned Community  
(Quailhill Plat C)**

This Supplement to the Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Mt. Saratoga ("**Supplemental Declaration**") is executed and adopted by DCP Saratoga, LLC, a Utah limited liability company ("**Declarant**").

**RECITALS**

A. This Supplemental Declaration shall modify and supplement the Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Mt. Saratoga ("**Declaration**") recorded with the Utah County Recorder's Office on July 10, 2018 as Entry No. 64461:2018.

B. DCP Saratoga, 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. Edge Homes Utah, LLC is the owner of the real property subject to this Supplemental Declaration and hereby consents to subjecting the Subject Property to the terms, covenants and restrictions contained herein and those terms, covenants and restrictions contained in the Declaration.

D. Under the terms of the Declaration, Declarant reserved the right to expand the Mt. Saratoga Project by the addition of all or a portion of the Additional Land described in the Declaration.

E. 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. Quailhill Plat C. 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 **Quailhill at Mt. Saratoga Plat C**, which plat map is recorded in the office of the Utah 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 Mt. Saratoga Master Association, Inc., and shall be entitled to all benefits of such membership and shall be subject to the Declaration.

5. Representations of Declarant. Declarant represents that the annexed real property is part of the Additional Land described in 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 Utah County Recorder.

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration this 5 day of March, 2019.

**DECLARANT**  
**DCP SARATOGA, LLC**  
A Utah Limited Liability Company

By: Joseph B. Pierce

Name: Joseph B. Pierce

Title: Manager Representative

STATE OF UTAH )  
 ) ss.  
COUNTY OF Utah )

she On the 5 day of March, 2019, personally appeared before me Joseph Pierce who by me being duly sworn, did say that she/he is an authorized representative of DCP Saratoga, 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 **Quailhill at Mt. Saratoga Plat C**, according to the official plat on file in the office of the Utah County Recorder at Entry Number 15520:2019.

Including Lots: 301 through 334

More particularly described as:

A PORTION OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E ALONG THE QUARTER SECTION LINE 1189.59 FEET AND WEST 140.83 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE NORTHWESTERLY ALONG THE ARC OF A 228.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S21°50'28"W) 46.20 FEET THROUGH A CENTRAL ANGLE OF 11°36'31" (CHORD: N73°57'48"W 46.12 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 22.64 FEET THROUGH A CENTRAL ANGLE OF 86°28'48" (CHORD: N36°31'40"W 20.55 FEET); THENCE N68°37'33"W 57.78 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1030.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S82°28'28"E) 93.06 FEET THROUGH A CENTRAL ANGLE OF 5°10'27" (CHORD: S4°56'18"W 93.03 FEET); THENCE N87°38'55"W 94.02 FEET; THENCE N3°38'42"E 50.77 FEET; THENCE N5°41'23"E 50.78 FEET; THENCE N82°28'28"W 94.50 FEET; THENCE N62°14'26"W 59.51 FEET; THENCE N81°33'00"W 100.32 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 1376.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S81°32'19"E) 229.34 FEET THROUGH A CENTRAL ANGLE OF 9°32'59" (CHORD: N13°14'10"E 229.08 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 24.04 FEET THROUGH A CENTRAL ANGLE OF 91°48'38" (CHORD: N63°54'59"E 21.55 FEET); THENCE N19°49'18"E 56.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS: N19°49'18"E) 24.04 FEET THROUGH A CENTRAL ANGLE OF 91°48'38" (CHORD: N24°16'23"W 21.55 FEET); THENCE ALONG THE ARC OF A 1376.00 FOOT RADIUS CURVE TO THE RIGHT 84.70 FEET THROUGH A CENTRAL ANGLE OF 3°31'37" (CHORD: N23°23'44"E 84.68 FEET); THENCE S70°10'42"E 321.90 FEET; THENCE S19°49'18"W 100.00 FEET; THENCE S70°10'42"E 80.01 FEET; THENCE N19°49'18"E 100.00 FEET; THENCE S70°10'42"E 47.41 FEET; THENCE S68°16'50"E 50.82 FEET; THENCE S65°43'36"E 50.81 FEET; THENCE S63°28'08"E 50.81 FEET; THENCE S60°59'31"E 50.81 FEET; THENCE S58°28'42"E 52.66 FEET; THENCE S33°47'13"W 99.75 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 1076.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S32°43'19"W) 20.00 FEET THROUGH A CENTRAL ANGLE OF 1°03'54" (CHORD: S56°44'44"E 20.00 FEET); THENCE N33°47'13"E 100.00 FEET; THENCE S55°20'26"E 50.52 FEET; THENCE S36°05'20"W 100.31 FEET; THENCE S4°41'51"W 64.98 FEET; THENCE S31°02'01"W 98.35 FEET; THENCE N58°57'59"W 192.67 FEET; THENCE N62°41'59"W 65.26 FEET; THENCE S21°50'28"W 99.96 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±5.71 ACRES  
248,614 S.F.  
# OF LOTS: 34

Parcel numbers have not been assigned