

When Recorded Return To:

Edge Mountain Ridge, LLC
13702 S. 200 W. #B12
Draper, UT 84020

**SUPPLEMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
MOUNTAIN RIDGE TOWNHOMES
(Phase 9)**

An Expandable Planned Unit Development

This SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR MOUNTAIN RIDGE TOWNHOMES ("**Supplemental Declaration**") is executed and adopted by Edge Mountain Ridge, LLC, a Utah limited liability company ("**Declarant**").

RECITALS

A. This Supplemental Declaration shall modify and supplement the "Declaration of Covenants, Conditions and Restrictions for Mountain Ridge Townhomes" ("**Declaration**") recorded with the Salt Lake County Recorder's Office on March 9, 2021 as Entry No. 13590912.

B. Edge Mountain Ridge, 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 **MOUNTAIN RIDGE PHASE 9 SUBDIVISION** plat, which plat is 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 within the Subject Property shall be a member of the Mountain Ridge Townhome 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 Mountain Ridge 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 Mountain Ridge, recorded with the Salt Lake County Recorder's Office on March 9, 2021 as Entry No. 13590984.

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

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EXHIBIT A
SUBJECT PROPERTY (Legal Description)

All of **MOUNTAIN RIDGE PHASE 9 SUBDIVISION**, according to the official plat on file in the office of the Salt Lake County Recorder.

Including Units: 901 through 932

More particularly described as:

A parcel of land situate in the Southwest Quarter of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°50'58" West 2,588.13 feet along the section line and South 252.45 feet from the East Quarter Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears East and the chord bears South 45°00'00" East 21.21 feet with a central angle of 90°00'00");

thence South 60.00 feet;

thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears South and the chord bears South 45°00'00" West 21.21 feet with a central angle of 90°00'00");

thence South 96.19 feet to the Northerly and Westerly Boundary Line of Mountain Ridge Phase 4 Subdivision Recorded June 4, 2021 as Entry No. 13681989 in Book 2021P at Page 150 of Official Records;

thence along said Northerly and Westerly Boundary Line the following two (2) courses:

(1) West 53.00 feet;

(2) South 89.40 feet to the Northerly and Easterly Boundary Line of Mountain Ridge Phase 3 Subdivision Recorded June 4, 2021 as Entry No. 13681988 in Book 2021P at Page 149 of Official Records;

thence along said Northerly and Easterly Boundary Line the following five (5) courses:

(1) Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears West and the chord bears South 45°00'00" West 21.21 feet with a central angle of 90°00'00");

(2) West 196.43 feet;

(3) Southwesterly 117.06 feet along the arc of a 326.50 foot radius curve to the left (center bears South and the chord bears South 79°43'44" West 116.43 feet with a central angle of 20°32'32");

(4) North 45°39'55" West 84.52 feet;

(5) Northwesterly 212.58 feet along the arc of a 677.40 foot radius curve to the right (center bears North 44°20'20" East and the chord bears North 36°40'16" West 211.71 feet with a central angle of 17°58'50");

thence Northeasterly 3.33 feet along the arc of a 273.50 foot radius curve to the right (center bears South 13°25'11" East and the chord bears North 76°55'43" East 3.33 feet with a central angle of 00°41'48");

thence North 12°43'23" West 60.00 feet;

thence Northeasterly 74.06 feet along the arc of a 333.50 foot radius curve to the right (center bears South 12°43'23" East and the chord bears North 83°38'19" East 73.90 feet with a central angle of 12°43'23");

thence East 434.42 feet;

thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears North and the chord bears North 45°00'00" East 21.21 feet with a central angle of 90°00'00");

thence East 53.00 feet to the point of beginning.

Contains 138,137 Square Feet or 3.171 Acres and 32 Units|

33-06-400-033