

When Recorded Return To:

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

**SUPPLEMENT TO THE DECLARATION
OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
THE EXCHANGE IN LEHI TOWNHOMES
An Expandable Planned Unit Development
(Phase 15)**

This Supplement to the Declaration of Covenants, Conditions, and Restrictions for The Exchange in Lehi Townhomes ("**Supplemental Declaration**") is executed and adopted by Edge Exchange, LLC, a Utah limited liability company ("**Declarant**") on behalf of The Exchange in Lehi Townhomes Owners Association, Inc.

RECITALS

A. This Supplemental Declaration shall modify and supplement the Declaration of Covenants, Conditions and Restrictions for The Exchange in Lehi Townhomes ("**Declaration**") recorded with the Utah County Recorder's Office on June 28, 2017 as Entry No. 62330:2017.

B. Edge Exchange, 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 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, 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. Phase 15 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 Exchange in Lehi Phase 15 P.U.D. Subdivision Plat, which plat map shall be recorded with this Supplemental Declaration.

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 Exchange in Lehi Townhomes Owners Association, Inc., and shall be entitled to all benefits of such membership and shall be subject to the Declaration. Each Owner is allotted one vote in the Association per Lot owned.

5. Master Association Membership. the Owner of each Lot or Parcel within the Subject Property shall also be a member of The Exchange in Lehi Master Association, Inc. and shall be entitled to all benefits of such membership and shall be subject to the Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for The Exchange in Lehi recorded in the Utah County Recorder’s Office on April 12, 2017 as Entry No. 35360:2017.

6. Representations of Declarant. Declarant represents that the annexed real property is part of the Additional Land described in the Declaration.

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 Utah County Recorder.

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration this 6 day of September, 2018.

DECLARANT
Edge Exchange, LLC
A Utah Limited Liability Company

By: *Steve Maddox*

Name: Steve Maddox

Title: Manager

STATE OF UTAH)
) ss.
COUNTY OF Utah)

On the 6 day of September, 2018, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Exchange, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Shelley King
Notary Public

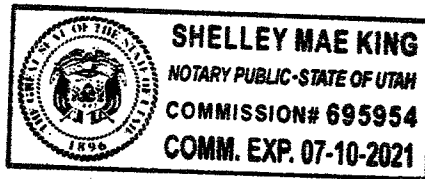


EXHIBIT A
SUBJECT PROPERTY/ADDITIONAL LAND
(Legal Description)

All of **The Exchange at Lehi Phase 15 P.U.D. Subdivision Plat**, according to the official plat thereof, on file in the office of the Utah County Recorder.

Including Lots: T1501 through T1517

More particularly described as:

Beginning at the intersection of the Easterly Right-of-Way Line of Redwood Road and the Southerly Right-of-Way Line of Hardman Way, said point being North 89°48'50" East 1,163.78 feet along the section line and South 1,313.19 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 88°09'29" East 23.50 feet;
 thence North 89°52'02" East 491.53 feet;
 thence Northeasterly 350.69 feet along the arc of a 456.00 foot radius curve to the left (center bears North 00°07'58" West and the chord bears North 67°50'07" East 342.11 feet with a central angle of 44°03'49");
 thence Northeasterly 57.52 feet along the arc of a 394.00 foot radius curve to the right (center bears South 44°11'48" East and the chord bears North 49°59'09" East 57.47 feet with a central angle of 08°21'52");
 thence South 23°02'52" East 79.52 feet;
 thence North 66°57'08" East 124.87 feet;
 thence Northeasterly 60.34 feet along the arc of a 150.00 foot radius curve to the right (center bears South 23°02'52" East and the chord bears North 78°28'34" East 59.93 feet with a central angle of 23°02'52");
 thence East 430.12 feet;
 thence South 00°06'22" East 5.00 feet;
 thence West 36.80 feet;
 thence South 30.00 feet;
 thence Southeasterly 22.39 feet along the arc of a 20.00 foot radius curve to the right (center bears South and the chord bears South 57°55'59" East 21.24 feet with a central angle of 64°08'02");
 thence South 00°01'27" East 120.17 feet;
 thence South 89°52'02" West 1,488.47 feet to the Easterly Right-of-Way Line of Redwood Road;
 thence North 13°53'00" West 14.72 feet along the Easterly Right-of-Way Line of said Redwood Road to the point of beginning.

Contains 129,595 Square Feet or 2.975 Acres