

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



ENT 17888:2020 PG 1 of 3
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Feb 12 11:43 am FEE 92.00 BY SS
RECORDED FOR LEHI CITY CORPORATION

**SUPPLEMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
THE EXCHANGE IN LEHI TOWNHOMES**

**An Expandable Planned Unit Development
(Phase 18)**

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 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. 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.

Exchange in Lehi Phase 18

Beginning at a point located South 89°53'38" West 796.01 feet along the section line from the Southeast Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 89°53'38" West 519.07 feet;
 thence North 00°03'08" West 41.00 feet;
 thence North 89°53'38" East 134.58 feet;
 thence Northeasterly 39.27 feet along the arc of a 25.00 foot radius curve to the left (center bears North 00°06'22" West and the chord bears North 44°53'38" East 35.36 feet with a central angle of 90°00'00");
 thence North 00°06'22" West 55.29 feet;
 thence Northwesterly 6.17 feet along the arc of a 15.00 foot radius curve to the left (center bears South 23°28'20" West and the chord bears North 78°19'01" West 6.13 feet with a central angle of 23°34'41");
 thence South 89°53'38" West 184.80 feet;
 thence North 00°05'59" West 229.66 feet;
 thence North 89°51'00" East 614.86 feet;
 thence South 00°07'32" West 188.14 feet;
 thence South 89°53'38" West 63.83 feet;
 thence South 00°05'37" East 42.00 feet;
 thence South 89°53'38" West 305.48 feet;
 thence Southwesterly 6.17 feet along the arc of a 15.00 foot radius curve to the left (center bears South 00°06'22" East and the chord bears South 78°06'18" West 6.13 feet with a central angle of 23°34'41");
 thence South 00°06'22" East 55.29 feet;
 thence Southeasterly 39.27 feet along the arc of a 25.00 foot radius curve to the left (center bears North 89°53'38" East and the chord bears South 45°06'22" East 35.36 feet with a central angle of 90°00'00");
 thence North 89°53'38" East 286.46 feet;
 thence South 00°05'37" East 41.00 feet to the point of beginning.