

When Recorded Return To:

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



ENT 189752:2020 PG 1 of 4  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2020 Nov 30 4:35 pm FEE 100.00 BY MA  
RECORDED FOR LEHI CITY CORPORATION

**SUPPLEMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS,  
AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR  
THE EXCHANGE IN LEHI**

(Condominiums Phase 20)

This SUPPLEMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR THE EXCHANGE IN LEHI ("**Supplemental Declaration**") is executed and adopted by Edge Exchange, LLC, a Utah limited liability company ("**Declarant**") on behalf of The Exchange in Lehi Master Association, Inc.

**RECITALS**

A. This Supplemental Declaration shall modify and supplement the Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for The Exchange in Lehi ("**Declaration**") recorded with the Utah County Recorder's Office on April 12, 2017 as Entry No. 35360:2017.

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 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 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.

2. Phase 20 Condominium Plat Maps. 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 20 PLAT "MM" CONDOMINIUM, THE EXCHANGE IN LEHI PHASE 20 PLAT "NN" CONDOMINIUM, THE EXCHANGE IN LEHI PHASE 20 PLAT "OO" CONDOMINIUM, and THE EXCHANGE IN LEHI PHASE 20 PLAT "PP" CONDOMINIUM**, plat maps, which are 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 or Parcel within the Subject Property shall 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 Declaration. Each Lot Owner is allotted one vote in such Master Association per Lot owned.

5. 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.

6. 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 24 day of November, 2020.

**DECLARANT**  
**EDGE EXCHANGE, LLC**  
a Utah limited liability company

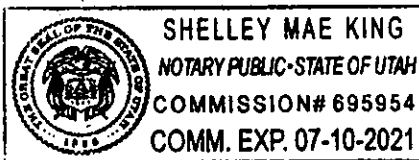
By: Steve Maddox

Name: Steve Maddox

Title: Manager

STATE OF UTAH )  
 ) ss.  
COUNTY OF Utah )

On the 24 day of November, 2020, 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.



Notary Public: Shelley King

**EXHIBIT A**  
**SUBJECT PROPERTY/ADDITIONAL LAND**  
**(Legal Description)**

All of **THE EXCHANGE IN LEHI PHASE 20 PLAT "MM" CONDOMINIUM**, according to the official plat recorded in the office of the Utah County Recorder.

More particularly described as:

Beginning at a point located North 00°07'24" West 38.57 feet along the section line and West 1,315.03 feet 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 151.15 feet;  
thence North 00°06'22" West 81.54 feet;  
thence North 89°53'38" East 151.10 feet;  
thence South 00°08'23" East 81.54 feet to the point of beginning.

Contains 12,323 Square Feet or 0.283 Acres

All of **THE EXCHANGE IN LEHI PHASE 20 PLAT "NN" CONDOMINIUM**, according to the official plat recorded in the office of the Utah County Recorder.

More particularly described as:

Beginning at a point located North 00°07'24" West 38.29 feet along the section line and West 1,466.17 feet 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 133.40 feet;  
thence Northwesterly 39.31 feet along the arc of a 25.00 foot radius curve to the right (center bears North 00°06'22" West and the chord bears North 45°03'54" West 35.38 feet with a central angle of 90°04'55");  
thence North 00°01'27" West 60.26 feet;  
thence Northeasterly 6.15 feet along the arc of a 15.00 foot radius curve to the right (center bears South 23°36'08" East and the chord bears North 78°08'45" East 6.11 feet with a central angle of 23°29'46");  
thence North 89°53'38" East 20.10 feet;  
thence Southeasterly 37.33 feet along the arc of a 285.00 foot radius curve to the right (center bears South 00°12'53" East and the chord bears South 86°27'44" East 37.30 feet with a central angle of 07°30'18");  
thence Southeasterly 40.79 feet along the arc of a 316.00 foot radius curve to the left (center bears North 07°17'25" East and the chord bears South 86°24'28" East 40.76 feet with a central angle of 07°23'46");  
thence North 89°53'38" East 54.33 feet;  
thence South 00°06'22" East 81.54 feet to the point of beginning.

Contains 13,101 Square Feet or 0.301 Acres

All of **THE EXCHANGE IN LEHI PHASE 20 PLAT "OO" CONDOMINIUM**, according to

the official plat recorded in the office of the Utah County Recorder.

More particularly described as:

Beginning at a point located North 00°07'24" West 37.86 feet along the section line and West 1,697.57 feet 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 169.86 feet;

thence North 00°06'22" West 81.54 feet;

thence North 89°53'38" East 189.94 feet;

thence Southeasterly 7.86 feet along the arc of a 5.00 foot radius curve to the right (center bears South 00°06'22" East and the chord bears South 45°03'54" East 7.08 feet with a central angle of 90°04'55");

thence South 00°01'27" East 51.57 feet;

thence Southwesterly 39.23 feet along the arc of a 25.00 foot radius curve to the right (center bears South 89°58'33" West and the chord bears South 44°56'06" West 35.33 feet with a central angle of 89°55'05") to the point of beginning.

Contains 15,753 Square Feet or 0.362 Acres

All of **THE EXCHANGE IN LEHI PHASE 20 PLAT "PP" CONDOMINIUM**, according to the official plat recorded in the office of the Utah County Recorder.

More particularly described as:

Beginning at a point located North 00°07'24" West 37.54 feet along the section line and West 1,867.44 feet 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 72.66 feet;

thence Southwesterly 64.69 feet along the arc of a 660.00 foot radius curve to the left (center bears South 00°06'22" East and the chord bears South 87°05'09" West 64.67 feet with a central angle of 05°36'58");

thence Southwesterly 57.83 feet along the arc of a 590.00 foot radius curve to the right (center bears North 05°43'19" West and the chord bears South 87°05'09" West 57.81 feet with a central angle of 05°36'58");

thence South 89°53'38" West 21.05 feet;

thence North 68.15 feet;

thence Northeasterly 11.10 feet along the arc of a 338.50 foot radius curve to the left (center bears North 01°32'08" West and the chord bears North 87°31'30" East 11.10 feet with a central angle of 01°52'44");

thence Northeasterly 15.10 feet along the arc of a 261.50 foot radius curve to the right (center bears South 03°24'52" East and the chord bears North 88°14'23" East 15.10 feet with a central angle of 03°18'30");

thence North 89°53'38" East 9.50 feet;

thence North 00°06'22" West 18.50 feet;

thence North 89°53'38" East 180.23 feet;

thence South 00°06'22" East 81.54 feet to the point of beginning.

Contains 17,426 Square Feet or 0.400 Acres