



ENT 195554:2020 PG 1 of 3  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2020 Dec 09 8:35 am FEE 144.00 BY MA  
RECORDED FOR LEHI CITY CORPORATION

When Recorded Return To:

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

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

(Phase 21)

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. 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 21 P.U.D. SUBDIVISION PLAT**, which 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 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 21 day of November, 2020.

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

By: [Signature]

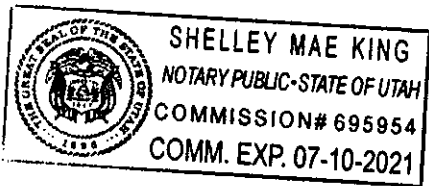
Name: Steve Maddox

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: [Signature]



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

All of **THE EXCHANGE IN LEHI PHASE 21 P.U.D. SUBDIVISION PLAT**, according to the official plat on file in the office of the Utah County Recorder.

Including Lots: T-2101 through T-2162

More particularly described as:

Beginning at a point located North 00°07'24" West 349.71 feet along the section line and West 1,346.13 feet from the Southeast Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 89°51'00" West 340.44 feet;  
thence North 00°01'27" West 83.90 feet;  
thence South 89°53'34" West 205.47 feet;  
thence South 00°00'46" East 87.05 feet;  
thence North 89°31'21" West 190.70 feet;  
thence North 186.38 feet;  
thence South 89°58'33" West 27.20 feet;  
thence North 00°01'27" West 35.00 feet;  
thence North 89°52'33" East 9.71 feet;  
thence North 87.85 feet;  
thence North 89°53'39" East 424.10 feet;  
thence North 00°01'27" West 67.48 feet;  
thence Northwesterly 23.58 feet along the arc of a 15.00 foot radius curve to the left (center bears South 89°58'33" West and the chord bears North 45°03'54" West 21.23 feet with a central angle of 90°04'55");  
thence North 89°53'38" East 86.00 feet;  
thence Southwesterly 23.54 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 44°56'06" West 21.20 feet with a central angle of 89°55'05");  
thence South 00°01'27" East 67.52 feet;  
thence North 89°53'39" East 292.36 feet;  
thence South 00°06'22" East 87.84 feet;  
thence South 89°53'38" West 18.99 feet;  
thence South 00°08'23" East 219.95 feet to the point of beginning.

Contains 218,826 Square Feet or 5.024 Acres