


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



ENT 21705:2024 PG 1 of 7
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Apr 4 10:21 AM FEE 120.00 BY TM
RECORDED FOR EDGE GARDNER POINT LLC

**SUPPLEMENT TO THE AMENDED AND RESTATED MASTER DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
GARDNER POINT**

A Master Planned Community

(Phases 5 & 6)

This Supplement to the Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions for Gardner Point (“**Supplemental Declaration**”) is executed and adopted by Edge Gardner Point, LLC, a Utah limited liability company (“**Declarant**”).

RECITALS

- A. This Supplemental Declaration shall modify and supplement that certain Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions for Gardner Point (the "**Declaration**") recorded with the Utah County Recorder's Office on May 3, 2022, as Entry No. 55030:2022.
- B. Edge Gardner Point, LLC is the Declarant as identified and set forth in the Declaration.
- C. Edge Gardner Point, LLC is the owner of the real property subject to this Supplemental Declaration and hereby consents to subjecting the Subject Property (defined below) to the terms, covenants and restrictions contained herein and those terms, covenants and restrictions contained in the Declaration.
- D. Under the terms of the Declaration, Declarant reserved the right to expand the Project by the addition of all or a portion of the Additional Land described in the Declaration. Declarant desires to add a portion of the Additional Land as hereinafter provided.
- E. This Supplemental Declaration shall provide notice to the Owners of Lots within the property identified on Exhibit A attached hereto, that all of such Lots and parcels are subject to the Declaration.
- F. Unless otherwise defined herein, capitalized terms shall have the same meaning as 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, 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 property 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

EXHIBIT A
SUBJECT PROPERTY/ADDITIONAL LAND
(Legal Description)

The Subject Property includes all land in the Gardner Point Phase 5 Plat and Gardner Point Phase 6 Plat, including the areas shown on the plat to be developed and improved for single family homes and the area to be developed and improved as townhomes, all of which is described as follows:

Phase 5 Townhomes and Single Family

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°53'54" East 1,139.78 feet and South 1,195.03 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence Southeasterly 18.63 feet along the arc of a 12.00 foot radius curve to the right (center bears South 00°47'29" West and the chord bears South 44°43'21" East 16.82 feet with a central angle of 88°58'21");

thence South 00°13'57" East 73.04 feet;

thence North 89°57'40" East 44.00 feet;

thence South 00°14'11" East 324.52 feet;

thence West 563.06 feet;

thence Southeasterly 64.58 feet along the arc of a 1,007.50 foot radius curve to the right (center bears South 86°20'11" West and the chord bears South 01°50'11" East 64.57 feet with a central angle of 03°39'54");

thence South 67.56 feet;

thence West 339.50 feet;

thence North 07°07'55" West 35.77 feet;

thence North 10°19'44" West 229.92 feet;

thence North 13°21'37" West 144.75 feet;

thence North 61°37'17" East 193.56 feet;

thence Northeasterly 318.99 feet along the arc of a 1,147.00 foot radius curve to the left (center bears North 34°47'40" West and the chord bears North 47°14'18" East 317.97 feet with a central angle of 15°56'04");

thence South 51°30'32" East 104.86 feet;

thence Southeasterly 320.76 feet along the arc of a 477.00 foot radius curve to the left (center bears North 38°29'27" East and the chord bears South 70°46'26" East 314.75 feet with a central angle of 38°31'45");

thence North 89°57'40" East 139.11 feet to the point of beginning.

Contains 451,873 Square Feet or 10.374 Acres 11 Lots, 22 Units, and 4 Parcels

GARDNER POINT PHASE 5 PLAT 'Z' CONDOMINIUM

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°53'54" East 1,139.78 feet and South 1195.03 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence Southeasterly 18.63 feet along the arc of a 12.00 foot radius curve to the right (center bears South 00°47'29" West and the chord bears South 44°43'21" East 16.82 feet with a central angle of 88°58'21");

thence South 00°13'57" East 72.80 feet;

thence Southwesterly 12.63 feet along the arc of a 24.00 foot radius curve to the right (center bears North 30°11'07" West and the chord bears South 74°53'16" West 12.48 feet with a central angle of 30°08'47");

thence South 89°57'40" West 148.41 feet;

thence North 05°59'06" East 88.49 feet;

thence North 89°57'40" East 139.11 feet to the point of beginning.

Contains 13,657 Square Feet or 0.314 Acres.

GARDNER POINT PHASE 5 PLAT 'AA' CONDOMINIUM

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°53'54" East 845.74 feet and South 1168.85 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence Southeasterly 145.71 feet along the arc of a 477.00 feet radius curve to the left (center bears North 17°27'48" East and the chord bears South 81°17'15" East 145.14 feet with a central angle of 17°30'07");

thence South 05°58'58" West 88.49 feet;

thence Northwesterly 170.89 feet along the arc of a 569.00 feet radius curve to the right (center bears North 00°02'20" West and the chord bears North 81°26'06" West 170.25 feet with a central angle of 17°12'27");

thence Northwesterly 22.49 feet along the arc of a 24.00 feet radius curve to the right (center bears North 17°10'07" East and the chord bears North 45°59'09" West 21.68 feet with a central angle of 53°41'29");

thence Northeasterly 36.90 feet along the arc of a 1,433.84 feet radius curve to the left (center bears North 48°43'32" West and the chord bears North 40°32'13" East 36.90 feet with a central angle of 01°28'29");

thence Northeasterly 49.00 feet along the arc of a 175.00 feet radius curve to the left (center bears North 50°13'12" West and the chord bears North 31°45'30" East 48.84 feet with a central angle of 16°02'36") to the point of beginning.

Contains 14,919 square feet or 0.342 acres.

GARDNER POINT PHASE 5 PLAT 'BB' CONDOMINIUM,

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°53'54" East 962.35 feet and South 1308.12 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence Southeasterly 29.12 feet along the arc of a 595.00 foot radius curve to the left (center bears North 02°45'55" East and the chord bears South 88°38'13" East 29.12 feet with a central angle of 02°48'15");
 thence North 89°57'40" East 148.92 feet;
 thence Southeasterly 12.21 feet along the arc of a 24.00 foot radius curve to the right (center bears South 00°32'54" West and the chord bears South 74°52'21" East 12.08 feet with a central angle of 29°09'31");
 thence South 00°13'57" East 80.95 feet;
 thence North 89°59'57" West 160.85 feet;
 thence Northwesterly 29.00 feet along the arc of a 679.00 foot radius curve to the right (center bears North 00°02'20" West and the chord bears North 88°48'56" West 28.99 feet with a central angle of 02°26'49");
 thence North 00°07'16" West 84.09 feet to the point of beginning.

Contains 15,937 Square Feet or 0.366 Acres.

GARDNER POINT PHASE 5 PLAT 'CC' CONDOMINIUM

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°53'54" East 962.35 feet and South 1308.12 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°07'16" East 84.09 feet;
 thence Northwesterly 245.37 feet along the arc of a 679.00 foot radius curve to the right (center bears North 02°24'29" East and the chord bears North 77°14'23" West 244.03 feet with a central angle of 20°42'17");
 thence Northeasterly 61.74 feet along the arc of a 1,440.33 foot radius curve to the left (center bears North 43°40'26" West and the chord bears North 45°05'53" East 61.73 feet with a central angle of 02°27'21");
 thence North 46°06'36" West 15.50 feet;
 thence Northwesterly 3.20 feet along the arc of a 3.00 foot radius curve to the right (center bears North 43°53'24" East and the chord bears North 15°34'09" West 3.05 feet with a central angle of 61°04'55");
 thence Northeasterly 32.12 feet along the arc of a 24.00 foot radius curve to the right (center bears South 56°22'03" East and the chord bears North 71°58'09" East 29.77 feet with a central angle of 76°40'26");
 thence Southeasterly 182.16 feet along the arc of a 595.00 foot radius curve to the left (center bears North 20°18'22" East and the chord bears South 78°27'51" East 181.45 feet with a central angle of 17°32'27") to the point of beginning.

Contains 18,168 Square Feet or 0.417 Acres.

GARDNER POINT PHASE 5 PLAT 'DD' CONDOMINIUM

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°53'54" East 641.39 feet and South 1231.05 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence Northeasterly 151.55 feet along the arc of a 1,305.85 foot radius curve to the left (center bears North 44°16'07" West and the chord bears North 42°24'24" East 151.47 feet with a central angle of 06°38'58");

thence Southeasterly 87.67 feet along the arc of a 477.00 foot radius curve to the left (center bears North 32°34'26" East and the chord bears South 62°41'30" East 87.55 feet with a central angle of 10°31'50");

thence Southwesterly 35.77 feet along the arc of a 137.00 foot radius curve to the right (center bears North 65°09'21" West and the chord bears South 32°19'24" West 35.67 feet with a central angle of 14°57'30");

thence Southwesterly 144.46 feet along the arc of a 1,395.85 foot radius curve to the right (center bears North 50°11'51" West and the chord bears South 42°46'02" West 144.39 feet with a central angle of 05°55'46");

thence North 44°15'39" West 90.01 feet to the point of beginning.

Contains 14,787 Square Feet or 0.339 Acres.

All of GARDNER POINT PHASE 5 PLAT 'EE' CONDOMINIUM, according to the official plat filed in the office of the Utah County Recorder.

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°53'54" East 641.39 feet and South 1231.05 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 44°15'39" East 90.01 feet;

thence Southwesterly 160.75 feet along the arc of a 1,395.85 feet radius curve to the right (center bears North 44°16'05" West and the chord bears South 49°01'52" West 160.66 feet with a central angle of 06°35'54");

thence North 35°37'01" West 90.07 feet;

thence Northeasterly 147.17 feet along the arc of a 1,305.85 feet radius curve to the left (center bears North 37°48'41" West and the chord bears North 48°57'36" East 147.09 feet with a central angle of 06°27'26") to the point of beginning.

Contains 13,858 square feet or 0.318 acres.

Phase 6

A parcel of land situate in the Northeast and Northwest Quarters of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°53'54" East 471.39 feet along the section line and South 276.86 feet the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°06'22" East 20.76 feet;
 thence Southwesterly 347.51 feet along the arc of a 738.00 foot radius curve to the right (center bears South 89°53'38" West and the chord bears South 13°23'01" West 344.31 feet with a central angle of 26°58'46");
 thence South 65°52'58" East 241.70 feet;
 thence South 67°38'13" East 68.65 feet;
 thence South 63°36'44" East 99.00 feet;
 thence Southwesterly 585.04 feet along the arc of a 1,147.00 foot radius curve to the right (center bears North 64°01'08" West and the chord bears South 40°35'36" West 578.72 feet with a central angle of 29°13'28");
 thence South 61°37'17" West 193.56 feet to a point on the Easterly Line of the Utah Lake Canal;
 thence along the Easterly Line of said Utah Lake Canal the following nine (9) courses:
 (1) North 38°45'41" West 53.40 feet;
 (2) North 47°38'31" West 154.70 feet;
 (3) North 30°12'56" West 41.80 feet;
 (4) North 17°09'04" West 362.70 feet;
 (5) North 23°30'23" West 112.48 feet;
 (6) North 37°49'03" West 59.46 feet;
 (7) North 43°40'05" West 151.05 feet;
 (8) North 26°40'51" West 211.53 feet;
 (9) North 23°59'15" West 24.44 feet;
 thence North 79°10'15" East 185.37 feet;
 thence North 89°53'38" East 185.99 feet;
 thence North 00°06'22" West 20.76 feet;
 thence North 89°53'38" East 99.00 feet;
 thence South 00°06'22" East 20.76 feet;
 thence North 89°53'38" East 155.00 feet;
 thence North 00°06'22" West 20.76 feet;
 thence North 89°53'38" East 198.00 feet to the point of beginning.

Contains 633,221 Square Feet or 14.537 Acres