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When Recorded Return To:

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



ENT 21743=2024 PG 1 of 7
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Apr 4 11:11 AM FEE 776.00 BY TH
RECORDED FOR LEHI CITY

SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM FOR GARDNER POINT CONDOMINIUMS

(Phase 5, Plat CC)

Supplement to the Declaration of Condominium for Gardner Point Condominiums (“**Supplemental Declaration**”) is executed and adopted by Edge Gardner Point, LLC, a Utah limited liability company (“**Declarant**”).

RECITALS

A. This Supplemental Declaration shall amend and supplement the Declaration of Condominium for Gardner Point Condominiums (“**Declaration**”) recorded with the Utah County Recorder’s Office on November 4, 2021 as Entry No. 187578:2021.

B. Edge Gardner Point, LLC is the Declarant as identified and defined 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 unilaterally amend 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.

E. Declarant desires to add a portion of the Additional Land as hereinafter provided for.

NOW THEREFORE, in consideration of the recitals set forth above, the Declarant hereby declares and certifies as follows:

ANNEXATION

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 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 **GARDNER POINT CONDOMINIUMS PHASE 5**

PLAT 'CC', which plat map is recorded in the office of the Utah County Recorder.

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 Unit within the Subject Property shall be a member of the Gardner Point Condominium Association ("**Association**") and shall be entitled to all benefits of such membership and shall be subject to the Declaration. Each Unit Owner is allotted voting rights in proportion to its Undivided Interest.

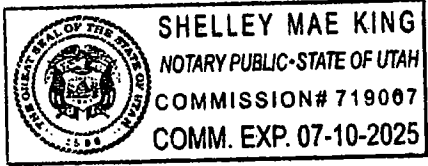
5. Apportionment of Common Expenses. In accordance with the Declaration, Common Expenses shall be apportioned among Unit Owners according to their Undivided Interest, including the Owners of Units annexed into to the Association through this Supplemental Declaration.

6. Undivided Interests. The Undivided Interests as set forth on Exhibit B of the Declaration and all Supplements to the Declaration recorded prior to the recording of this Supplemental Declaration shall be amended and restated as set forth in the Exhibit B attached hereto.

7. Reservation of Declarant's Rights. 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 same 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 1 day of March, 2024.



DECLARANT
EDGE GARDNER POINT, LLC
a Utah limited liability company

Signature: Steve Maddox

Name: Steve Maddox

Title: Manager

STATE OF UTAH)
) ss.
COUNTY OF Utah)

On the 1 day of March, 2024, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Gardner Point, 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
(Legal Description of Subject Property)

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

More particularly described as:

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 962.55 feet and South 1503.12 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 244.09 feet with a central angle of 20°42'17");
thence Northwesterly 61.74 feet along the arc of a 1,440.53 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°27'27");
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°53'26" East and the chord bears North 15°34'09" West 3.05 feet with a central angle of 61°04'53");
thence Northwesterly 32.12 feet along the arc of a 24.00 foot radius curve to the right (center bears South 56°22'05" 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 76°27'57" East 181.45 feet with a central angle of 17°32'27") to the point of beginning.

Containing 18,166 Square Feet or 0.417 Acres.

ALSO TO BE RECORDED AGAINST THE FOLLOWING PARCELS

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'A'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 187577:2021.

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'B'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 187580:2021.

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'C'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 187583:2021.

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'D'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 187586:2021.

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'E'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 205229:2021.

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'F'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 205232:2021.

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'G'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 205235:2021.

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'H'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 205238:2021.

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'I'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 205241:2021.

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'J'**, according to the official plat

filed in the office of the Utah County Recorder as Entry Number 205244:2021.

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'K'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 205247:2021.

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'L'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 205250:2021.

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'M'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 205253:2021.

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'N'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 205256:2021.

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'O'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 205259:2021.

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'P'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 205262:2021.

All of **GARDNER POINT CONDOMINIUMS PHASE 3 PLAT 'Q'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 29531:2022.

All of **GARDNER POINT CONDOMINIUMS PHASE 3 PLAT 'R'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 29565:2022.

All of **GARDNER POINT CONDOMINIUMS PHASE 3 PLAT 'S'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 29570:2022.

All of **GARDNER POINT CONDOMINIUMS PHASE 3 PLAT 'T'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 29575:2022.

All of **GARDNER POINT CONDOMINIUMS PHASE 3 PLAT 'U'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 29580:2022

All of **GARDNER POINT CONDOMINIUMS PHASE 3 PLAT 'V'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 29585:2022

All of **GARDNER POINT CONDOMINIUMS PHASE 3 PLAT 'W'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 34119:2022

All of **GARDNER POINT CONDOMINIUMS PHASE 4 PLAT 'X'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 44358:2023

All of **GARDNER POINT CONDOMINIUMS PHASE 4 PLAT 'Y'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 44361:2023

All of **GARDNER POINT CONDOMINIUMS PHASE 7 PLAT 'GG'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 2755:2024

All of **GARDNER POINT CONDOMINIUMS PHASE 7 PLAT 'HH'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 2758:2024

All of GARDNER POINT CONDOMINIUMS PHASE 7 PLAT JJ', according to the official plat filed in the office of the Utah County Recorder as Entry Number 3119:2024

All of GARDNER POINT CONDOMINIUMS PHASE 7 PLAT KK', according to the official plat filed in the office of the Utah County Recorder as Entry Number 3122:2024

All of GARDNER POINT CONDOMINIUMS PHASE 7 PLAT LL', according to the official plat filed in the office of the Utah County Recorder as Entry Number 3125:2024

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

More particularly described as:

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.

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

More particularly described as:

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 foot 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 foot 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 foot 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 foot 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 foot 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.

All of **GARDNER POINT PHASE 5 PLAT 'BB' 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 $89^{\circ}53'54''$ 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 $02^{\circ}45'55''$ East and the chord bears South $88^{\circ}38'13''$ East 29.12 feet with a central angle of $02^{\circ}48'15''$);

thence North $89^{\circ}57'40''$ 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 $00^{\circ}32'54''$ West and the chord bears South $74^{\circ}52'21''$ East 12.08 feet with a central angle of $29^{\circ}09'31''$);

thence South $00^{\circ}13'57''$ East 80.95 feet;

thence North $89^{\circ}59'57''$ 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 $00^{\circ}02'20''$ West and the chord bears North $88^{\circ}48'56''$ West 28.99 feet with a central angle of $02^{\circ}26'49''$);

thence North $00^{\circ}07'16''$ West 84.09 feet to the point of beginning.

Contains 15,937 Square Feet or 0.366 Acres.

EXHIBIT B
UNDIVIDED INTEREST IN COMMON AREAS

Upon the recording of this Supplemental Declaration, the Project will consist of 340 Units.

**Each Unit in the Project shall have an equal Undivided Interest
equivalent to a 1/340th fractional amount.**