

When Recorded Return To:

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



ENT 24590:2022 PG 1 of 7  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2022 Feb 24 4:42 pm FEE 352.00 BY JR  
RECORDED FOR LEHI CITY CORPORATION

## SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM FOR TIMP POINT CONDOMINIUMS

(Phase 3, Plat 'T')

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

### RECITALS

A. This Supplemental Declaration shall amend and supplement the Declaration of Condominium for Timp Point Condominiums ("**Declaration**") recorded with the Utah County Recorder's Office on July 2, 2021 as Entry No. 118678:2021.

B. Edge Timp 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 **TIMP POINT CONDOMINIUMS PHASE 3 PLAT**

'T', 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 Timp 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.

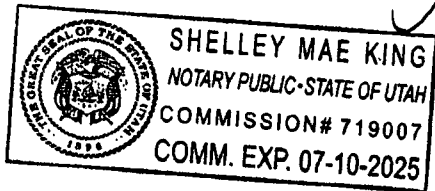
5. Apportionment of Common Expenses. In accordance with the Declaration, Common Expenses shall be apportioned among Unit Owners according to their Undivided Interest, including the Owners of Units annexed into to the Association through this Supplemental Declaration.

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 18 day of February, 2022.



**DECLARANT**  
**EDGE TIMP POINT, LLC**  
a Utah limited liability company

Signature: Steve Maddox

Name: Steve Maddox

Title: Manager

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF Utah            )

On the 18 day of February, 2022, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Timp 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)**

All of **TIMP POINT CONDOMINIUMS PHASE 3 PLAT 'T'**, according to the official plat filed in the office of the Utah County Recorder.

Including Units 101 through 304 in Building T

More particularly described as:

**A part of a parcel described in Deed Entry No.39141:2016 of the Official Records of Utah County, located in the SW1/4 of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:**

**Beginning at a point located S00°07'25"E 349.78 feet along the Section line and thence East 738.34 feet from the West 1/4 Corner of Section 1, T5S, R1W, SLB&M (Basis of Bearing: N89°53'46"E between the Northwest Corner and the Northeast Corner of Section 2, T5S, R1W, SLB&M); running thence S86°53'06"E 85.30 feet; thence S00°35'00"W 17.22 feet; thence South 137.31 feet; thence West 85.00 feet; thence North 159.17 feet to the point of beginning.**

**Contains: 0.31 acres+/-**

**ALSO TO BE RECORDED AGAINST THE FOLLOWING PARCELS**

All of **TIMP POINT CONDOMINIUMS PHASE 1 PLAT 'A'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 118677:2021.

**Parcel Numbers: 53:618:0101 through 53:618:0304**

All of **TIMP POINT CONDOMINIUMS PHASE 1 PLAT 'B'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 118680:2021.

**Parcel Numbers: 53:619:0101 through 53:619:0304**

All of **TIMP POINT CONDOMINIUMS PHASE 1 PLAT 'C'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 118683:2021.

**Parcel Numbers: 53:620:0101 through 53:620:0304**

All of **TIMP POINT CONDOMINIUMS PHASE 1 PLAT 'D'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 118686:2021.

**Parcel Numbers: 53:621:0101 through 53:621:0304**

All of **TIMP POINT CONDOMINIUMS PHASE 1 PLAT 'E'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 140026:2021.

**Parcel Numbers: 53:623:0101 through 53:623:0304**

All of **TIMP POINT CONDOMINIUMS PHASE 1 PLAT 'F'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 140029:2021.

**Parcel Numbers: 53:624:0101 through 53:624:0304**

All of **TIMP POINT CONDOMINIUMS PHASE 2 PLAT 'G'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 166744:2021.

**Parcel Numbers: 53:627:0101 through 53:627:0304**

All of **TIMP POINT CONDOMINIUMS PHASE 2 PLAT 'H'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 166746:2021.

**Parcel Numbers: 53:628:0101 through 53:628:0304**

All of **TIMP POINT CONDOMINIUMS PHASE 2 PLAT 'I'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 166748:2021.

**Parcel Numbers: 53:629:0101 through 53:629:0304**

All of **TIMP POINT CONDOMINIUMS PHASE 2 PLAT 'J'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 166750:2021.

**Parcel Numbers: 53:630:0101 through 53:630:0304**

All of **TIMP POINT CONDOMINIUMS PHASE 2 PLAT 'K'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 166752:2021.

**Parcel Numbers: 53:631:0101 through 53:631:0304**

All of **TIMP POINT CONDOMINIUMS PHASE 2 PLAT 'L'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 166754:2021.

**Parcel Numbers: 53:632:0101 through 53:632:0304**

All of **TIMP POINT CONDOMINIUMS PHASE 2 PLAT 'M'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 166756:2021.

**Parcel Numbers: 53:633:0101 through 53:633:0304**

All of **TIMP POINT CONDOMINIUMS PHASE 2 PLAT 'N'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 166758:2021.

**Parcel Numbers: 53:634:0101 through 53:634:0304**

All of **TIMP POINT CONDOMINIUMS PHASE 3 PLAT 'O'**, according to the official plat filed in the office of the Utah County Recorder.

Including Units 101 through 304 in Building O

More particularly described as:

**A part of a parcel described in Deed Entry No.39141:2016 of the Official Records of Utah County, located in the SW1/4 of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:**

**Beginning at a point located S00°07'25"E along the Section line 354.51 feet and thence East 823.51 feet from the West 1/4 Corner of Section 1, T5S, R1W, SLB&M (Basis of Bearing: N89°53'46"E between the Northwest Corner and the Northeast Corner of Section 2, T5S, R1W, SLB&M); thence East 264.35 feet; thence South 45.22 feet; thence West 216.53 feet; thence along the arc of a curve to the left with a radius of 20.00 feet a distance of 31.42 feet through a central angle of 90°00'00" Chord: S45°00'00"W 28.28 feet; thence South 133.87 feet; thence along the arc of a curve to the left with a radius of 26.00 feet a distance of 40.84 feet through a central angle of 90°00'00" Chord: S45°00'00"E 36.77 feet; thence East 205.28 feet; thence South 116.88 feet; thence N89°59'02"W 46.06 feet; thence North 21.04 feet; thence N89°59'02"W 52.00 feet; thence South 21.04 feet; thence N89°59'02"W 45.11 feet; thence North 69.34 feet; thence West 87.99 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 26.00 feet (radius bears: S84°28'56"E) a distance of 2.50 feet through a central angle of 05°31'04" Chord: S02°45'32"W 2.50 feet; thence West 28.00 feet; thence North 257.87 feet; thence N00°35'00"E 17.22 feet to the point of beginning.**

**Contains: 0.88 acres+/-**

All of **TIMP POINT CONDOMINIUMS PHASE 3 PLAT 'P'**, according to the official plat filed in the office of the Utah County Recorder.

Including Units 101 through 304 in Building P

More particularly described as:

**A part of a parcel described in Deed Entry No.39141:2016 of the Official Records of Utah County, located in the SW1/4 of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:**

**Beginning at a point located S00°07'25"E 489.66 feet along the Section line and thence East 932.78 feet from the West 1/4 Corner of Section 1, T5S, R1W, SLB&M (Basis of Bearing: N89°53'46"E between the Northwest Corner and the Northeast Corner of Section 2, T5S, R1W, SLB&M); running thence East 149.54 feet; thence South 89.94 feet; thence West 149.54 feet; thence North 89.94 feet to the point of beginning.**

**Contains: 0.31 acres+/-**

All of **TIMP POINT CONDOMINIUMS PHASE 3 PLAT 'Q'**, according to the official plat filed in the office of the Utah County Recorder.

Including Units 101 through 304 in Building Q

More particularly described as:

**A part of a parcel described in Deed Entry No.39141:2016 of the Official Records of Utah County, located in the SW1/4 of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:**

**Beginning at a point located S00°07'25"E 399.73 feet along the Section line and thence East 932.98 feet from the West 1/4 Corner of Section 1, T5S, R1W, SLB&M (Basis of Bearing: N89°53'46"E between the Northwest Corner and the Northeast Corner of Section 2, T5S, R1W, SLB&M); running thence East 154.79 feet; thence South 5.87 feet; thence S30°00'00"W 10.49 feet; thence South 74.98 feet; thence West 149.54 feet; thence North 89.94 feet to the point of beginning.**

**Contains: 0.31 acres+/-**

All of **TIMP POINT CONDOMINIUMS PHASE 3 PLAT 'R'**, according to the official plat filed in the office of the Utah County Recorder.

Including Units 101 through 304 in Building R

More particularly described as:

**A part of a parcel described in Deed Entry No.39141:2016 of the Official Records of Utah County, located in the SW1/4 of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:**

**Beginning at a point located S00°07'25"E 399.73 feet along the Section line and thence East 871.24 feet from the West 1/4 Corner of Section 1, T5S, R1W, SLB&M (Basis of Bearing: N89°53'46"E between the Northwest Corner and the Northeast Corner of Section 2, T5S, R1W, SLB&M); running thence East 61.74 feet; thence South 179.87 feet; thence West 55.74 feet; thence along the arc of a curve to the right with a radius of 26.00 feet a distance of 40.84 feet through a central angle of 90°00'00" Chord: N45°00'00"W 36.77 feet; thence North 133.87 feet; thence along the arc of a curve to the right with a radius of 20.00 feet a distance of 31.42 feet through a central angle of 90°00'00" Chord: N45°00'00"E 28.28 feet to the point of beginning.**

**Contains: 0.33 acres+/-**

All of **TIMP POINT CONDOMINIUMS PHASE 3 PLAT 'S'**, according to the official plat filed in the office of the Utah County Recorder.

Including Units 101 through 304 in Building S

More particularly described as:

**A part of a parcel described in Deed Entry No.39141:2016 of the Official Records of Utah County, located in the SW1/4 of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:**

**Beginning at a point located S00°07'25"E 509.04 feet along the Section line and thence East 738.00 feet from the West 1/4 Corner of Section 1, T5S, R1W, SLB&M (Basis of Bearing: N89°53'46"E between the Northwest Corner and the Northeast Corner of Section 2, T5S, R1W, SLB&M); running thence East 85.00 feet; thence South 127.66 feet; thence along the arc of a curve to the right with a radius of 28.00 feet a distance of 43.98 feet through a central angle of 90°00'00" Chord: S45°00'00"W 39.60 feet; thence West 57.00 feet; thence North 155.66 feet to the point of beginning.**

**Contains: 0.30 acres+/-**

**EXHIBIT B**  
**UNDIVIDED INTEREST IN COMMON AREAS**

Upon the recording of this Supplemental Declaration, the Project will consist of 200 Units.

**Each Unit in the Project shall have an equal Undivided Interest  
equivalent to a 1/200<sup>th</sup> fractional amount.**