

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

ENT 27665:2020 PG 1 of 3
Jeffery Smith
Utah County Recorder
2020 Mar 03 02:23 PM FEE 92.00 BY MA
RECORDED FOR Trident Title Insurance Agency, LLC
ELECTRONICALLY RECORDED

**SUPPLEMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
THE EXCHANGE IN LEHI TOWNHOMES**

An Expandable Planned Unit Development
(Phase 18)

This Supplement to the Declaration of Covenants, Conditions, and Restrictions for The Exchange in Lehi Townhomes ("**Supplemental Declaration**") is executed and adopted by Edge Exchange, LLC, a Utah limited liability company ("**Declarant**") on behalf of The Exchange in Lehi Townhomes Owners Association, Inc.

RECITALS

- A. This Supplemental Declaration shall modify and supplement the Declaration of Covenants, Conditions and Restrictions for The Exchange in Lehi Townhomes ("**Declaration**") recorded with the Utah County Recorder's Office on June 28, 2017 as Entry No. 62330:2017.
- 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.
- 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. The Subject Property shall hereinafter be held, transferred, sold, conveyed, and occupied subject to the terms, covenants, restrictions, easements, charges, assessments, and liens set forth in the Declaration and all supplements and amendments thereto.

2. Phase 18 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 18 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.

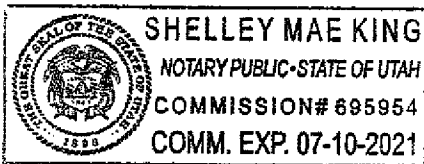
4. Membership. The Owner of each Lot or parcel within the Subject Property shall be a member of The Exchange in Lehi Townhomes Owners Association, Inc., and shall be entitled to all benefits of such membership and shall be subject to the Declaration. Each Owner is allotted one vote in the Association per Lot owned.

5. Master Association Membership. the Owner of each Lot or Parcel within the Subject Property shall also 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 Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for The Exchange in Lehi recorded in the Utah County Recorder's Office on April 12, 2017 as Entry No. 35360:2017.

6. 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.

7. 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 29 day of December, 2019.



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 29 day of December, 2019, 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 18 P.U.D. Subdivision Plat**, according to the official plat on file in the office of the Utah County Recorder.

Including Lots: T1801 through T1836

More particularly described as:

Beginning at a point located South 89°53'38" West 796.01 feet along the section line and South 00°05'37" East 13.00 feet from the Southeast Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°53'48" West 519.03 feet;
thence North 00°05'37" West 48.00 feet;
thence North 89°53'38" East 134.57 feet;
thence Northeasterly 39.27 feet along the arc of a 25.00 foot radius curve to the left (center bears North 00°06'22" West and the chord bears North 44°53'38" East 35.36 feet with a central angle of 90°00'00");
thence North 00°06'22" West 55.29 feet;
thence Northwesterly 6.17 feet along the arc of a 15.00 foot radius curve to the left (center bears South 23°28'20" West and the chord bears North 78°19'01" West 6.13 feet with a central angle of 23°34'41");
thence South 89°53'38" West 184.80 feet;
thence North 00°06'02" West 235.66 feet;
thence North 89°51'00" East 614.86 feet;
thence South 00°07'32" West 201.37 feet;
thence South 89°46'28" West 63.78 feet;
thence South 00°05'37" East 34.63 feet;
thence South 89°53'38" West 305.48 feet;
thence Southwesterly 6.17 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 78°06'18" West 6.13 feet with a central angle of 23°34'41");
thence South 00°06'22" East 55.29 feet;
thence Southeasterly 39.27 feet along the arc of a 25.00 foot radius curve to the left (center bears North 89°53'38" East and the chord bears South 45°06'22" East 35.36 feet with a central angle of 90°00'00");
thence North 89°53'38" East 286.46 feet;
thence South 00°05'37" East 48.02 feet to the point of beginning.

Contains 171,830 Square Feet or 3.945 Acres