

When Recorded Return to:  
Edge Homes Utah, LLC  
13702 S. 200 W. #B12  
Draper, UT 84020

ENT 27679:2020 PG 1 of 4  
**Jeffery Smith**  
**Utah County Recorder**  
2020 Mar 03 02:41 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  
QUAILHILL AT MT. SARATOGA TOWNHOMES  
(Plat "F-2")**

**An Expandable Planned Unit Development**

This SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR QUAILHILL AT MT. SARATOGA TOWNHOMES ("**Supplemental Declaration**") is executed and adopted by Edge Homes Utah, LLC, a Utah limited liability company ("**Declarant**").

**RECITALS**

A. This Supplemental Declaration shall modify and supplement the "Declaration of Covenants, Conditions and Restrictions for Quailhill at Mt. Saratoga Townhomes" ("**Declaration**") recorded with the Utah County Recorder's Office on June 6, 2019 as Entry No. 51006:2019.

B. Edge Homes Utah, 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 as hereinafter provided for.

E. Unless otherwise defined herein, all capitalized terms shall have the meaning 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, if any, 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. Quailhill at Mt. Saratoga Plat F-2. 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 **Quailhill at Mt. Saratoga Plat F-2** subdivision plat, which plat 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 Quailhill Townhomes Owners Association and shall be entitled to all benefits and voting rights of such membership as set forth in the Declaration.

5. Allocation of Assessments. Each Lot or Parcel within the Subject Property shall be apportioned a share of the Common Expenses of the Quailhill Townhomes Owners Association and shall be liable for all Assessments levied by the Association as permitted under the Declaration.

6. Representations of Declarant. Declarant represents that the annexed real property is part of the Additional Land described in the Declaration.

7. 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.

8. Master Association Membership. The Owner of each Lot within the Subject Property shall also be a member of the Mt. Saratoga Master Association, Inc., and shall be entitled to all benefits of such membership and shall be subject to the terms and conditions of the Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Mt. Saratoga, recorded with the Utah County Recorder's Office on July 10, 2018 as Entry No. 64461:2018.

9. 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 on the date set forth below.

DATED this 26 day of November, 2019.

**DECLARANT**  
**EDGE HOMES UTAH, LLC**  
a Utah limited liability company

By: *Steve Maddox*

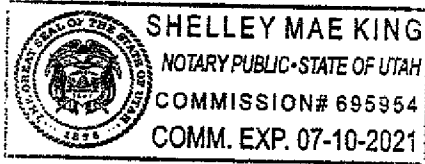
Name: *Steve Maddox*

Title: *Manager*

STATE OF UTAH )  
 ) ss.  
COUNTY OF *Utah* )

On the 26 day of November, 2019, personally appeared before me *Steve Maddox* who by me being duly sworn, did say that she/he is an authorized representative of Edge Homes Utah, 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)**

Lots T-201 through T-236 of Quailhill at Mt. Saratoga Plat F-2, according to the official plat on file in the office of the Utah County Recorder.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E ALONG THE SECTION LINE 1690.94 FEET AND WEST 568.07 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE NORTH 97.77 FEET; THENCE WEST 87.34 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 170.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N86°24'21"W) 10.67 FEET THROUGH A CENTRAL ANGLE OF 3°35'44" (CHORD: N1°47'47"E 10.67 FEET); THENCE N0°00'05"W 32.88 FEET; THENCE S89°59'55"W 40.00 FEET; THENCE N88°05'37"W 24.70 FEET; THENCE N86°45'52"W 59.34 FEET; THENCE ALONG THE ARC OF A 481.50 FOOT RADIUS CURVE TO THE LEFT 16.54 FEET THROUGH A CENTRAL ANGLE OF 2°03'12" (CHORD: N87°47'28"W 16.54 FEET); THENCE S1°25'50"W 50.92 FEET; THENCE ALONG THE ARC OF A 48.00 FOOT RADIUS CURVE TO THE RIGHT 14.09 FEET THROUGH A CENTRAL ANGLE OF 16°49'25" (CHORD: S9°50'33"W 14.04 FEET); THENCE S18°15'15"W 2.70 FEET; THENCE S84°40'38"W 164.44 FEET; THENCE N7°17'21"W 80.98 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1520.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N7°21'52"W) 160.05 FEET THROUGH A CENTRAL ANGLE OF 6°01'59" (CHORD: S85°39'08"W 159.98 FEET); THENCE S1°05'11"E 18.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1538.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N1°19'42"W) 40.44 FEET THROUGH A CENTRAL ANGLE OF 1°30'21" (CHORD: S89°25'29"W 40.44 FEET); THENCE N0°03'52"W 18.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1520.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N0°10'50"E) 173.27 FEET THROUGH A CENTRAL ANGLE OF 6°31'53" (CHORD: N86°33'14"W 173.17 FEET); THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE LEFT 30.91 FEET THROUGH A CENTRAL ANGLE OF 93°12'09" (CHORD: S50°06'38"W 27.61 FEET); THENCE S3°30'33"W 59.80 FEET; THENCE N86°29'27"W 40.00 FEET; THENCE N3°30'33"E 65.74 FEET; THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE LEFT 28.26 FEET THROUGH A CENTRAL ANGLE OF 85°13'15" (CHORD: N39°06'04"W 25.73 FEET); THENCE N81°42'41"W 148.30 FEET; THENCE N8°17'19"E 40.00 FEET; THENCE S81°42'41"E 141.78 FEET; THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE LEFT 31.43 FEET THROUGH A CENTRAL ANGLE OF 94°46'45" (CHORD: N50°53'56"E 27.97 FEET); THENCE N3°30'33"E 56.08 FEET; THENCE S83°43'55"E 40.05 FEET; THENCE S86°29'26"E 18.50 FEET; THENCE S3°30'33"W 58.00 FEET; THENCE N86°29'27"W 13.50 FEET; THENCE S3°30'33"W 2.23 FEET; THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE LEFT 28.73 FEET THROUGH A CENTRAL ANGLE OF 86°37'35" (CHORD: S39°46'14"E 26.07 FEET); THENCE ALONG THE ARC OF A 1480.00 FOOT RADIUS CURVE TO THE LEFT 330.64 FEET THROUGH A CENTRAL ANGLE OF 12°48'01" (CHORD: S89°31'02"E 329.96 FEET); THENCE N6°10'09"W 78.49 FEET; THENCE N54°31'38"W 16.09 FEET; THENCE NORTH 36.04 FEET; THENCE N82°42'32"E 31.95 FEET; THENCE N4°19'26"W 49.32 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1520.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N4°19'26"W) 89.31 FEET THROUGH A CENTRAL ANGLE OF 3°22'00" (CHORD: S87°21'34"W 89.30 FEET); THENCE N3°49'11"W 40.05 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 1480.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N0°52'47"W) 165.72 FEET THROUGH A CENTRAL ANGLE OF 6°24'56" (CHORD: N85°54'45"E 165.63 FEET); THENCE N7°17'43"W 69.35 FEET; THENCE N5°35'53"E 30.24 FEET; THENCE S79°43'07"W 126.92 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 596.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N4°06'47"W) 34.51 FEET THROUGH A CENTRAL ANGLE OF 3°19'03" (CHORD: S87°32'45"W 34.51 FEET); THENCE NORTH 111.83 FEET; THENCE S81°16'07"E 167.40 FEET; THENCE S76°23'39"E 569.60 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1956.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N72°45'28"W) 363.09 FEET THROUGH A CENTRAL ANGLE OF 10°37'59" (CHORD: S22°33'32"W 362.57 FEET); THENCE ALONG THE ARC OF A 1459.00 FOOT RADIUS CURVE TO THE LEFT 106.49 FEET THROUGH A CENTRAL ANGLE OF 4°10'55" (CHORD: S25°47'03"W 106.47 FEET) TO THE POINT OF BEGINNING.

CONTAINS: ±6.27 ACRES  
 272,955.9 SQ. FT.  
 # OF UNITS: 36

Parcel Numbers have not been assigned

\*\*\*\*\* The Building D, E, F, G, H, I, J, K & L Condominium Units in the Quailhill at Mt. Saratoga Plat F-2 are not part of the real property subject to this Recording \*\*\*\*\*