

When Recorded Return To:

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



ENT 29527:2022 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Mar 08 3:12 pm FEE 40.00 BY JR
RECORDED FOR EDGE HOMES

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

A Master Planned Community

(Phase 3)

This Supplement to the 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 the Master Declaration of Covenants, Conditions, and Restrictions for Gardner Point ("**Declaration**") recorded with the Utah County Recorder's Office on October 26, 2021 as Entry No. 181642:2021.

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 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 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 PHASE 3 PLAT**, 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. Master Association Membership. The Owner of each Lot or parcel within the Subject Property shall be a member of the Gardner Point Master Association, and shall be entitled to all benefits of such membership and shall be subject to the terms governing the Master Association as set forth in the Declaration and Bylaws. Voting in the Master Association and assessment allocations shall be apportioned among the Lots within the Subject Property in accordance with the Declaration.

5. 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.

6. Effective Date. This Supplemental Declaration shall take effect upon being recorded with the Utah County Recorder.

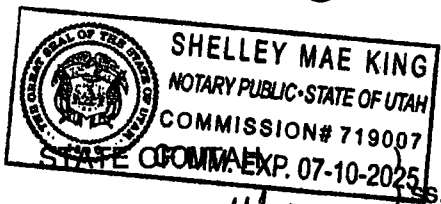
IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration this 12 day of January, 2022.

DECLARANT
EDGE GARDNER POINT, LLC
a Utah limited liability company

By: Steve Maddox

Name: Steve Maddox

Title: Manager



COUNTY OF Utah

On the 12 day of January, 2022, 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
SUBJECT PROPERTY/ADDITIONAL LAND
(Legal Description)

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

Including Lots T-301 through T-346, Lots 347 through 362, and Lots T-363 through T-412

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 1,470.92 feet and South 593.37 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°56'46" East 883.75 feet;

thence Southwesterly 37.72 feet along the arc of a 24.00 feet radius curve to the left (center bears South 00°03'14" East and the chord bears South 44°55'07" West 33.96 feet with a central angle of 90°03'10");

thence North 89°57'48" East 88.18 feet;

thence South 00°02'16" East 435.72 feet;

thence North 89°57'40" East 208.67 feet;

thence South 00°06'48" East 227.50 feet;

thence South 89°57'40" West 1,138.12 feet;

thence North 00°06'21" West 681.04 feet;

thence Northwesterly 19.28 feet along the arc of a 30.00 feet radius curve to the left (center bears South 36°46'12" West and the chord bears North 71°38'31" West 18.95 feet with a central angle of 36°49'26") to the point of beginning.

Contains 684,284 Square Feet or 15.709 Acres