

When Recorded Return To:

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



ENT 29566:2022 PG 1 of 3  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2022 Mar 08 3:25 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, Building R)**

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 for.

E. 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 'R' CONDOMINIUM**, which plat map is recorded in the office of the Utah County Recorder.

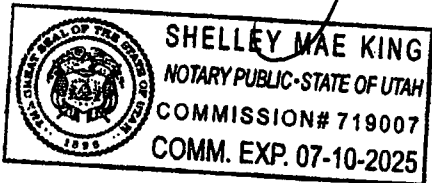
3. Submission. The Subject Property shall hereinafter be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, charges, and liens set forth in the Declaration and all supplements and amendments thereto.

4. Membership. The Owner of each 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 Declaration. Each Unit Owner is allotted one vote in such Association per Unit owned. The Association's Common Expenses shall be apportioned among the Units 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

STATE OF UTAH )  
 ) ss.  
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 'R' CONDOMINIUM**, 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 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 1,648.21 feet and South 759.64 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°06'39" East 147.42 feet;

thence Southerly 12.60 feet along the arc of a 24.00 foot radius curve to the right (center bears South 89°53'21" West and the chord bears South 14°55'32" West 12.45 feet with a central angle of 30°04'24");

thence South 89°57'44" West 75.78 feet;

thence Northwesterly 18.86 feet along the arc of a 12.00 foot radius curve to the right (center bears North 00°09'36" West and the chord bears North 45°07'58" West 16.98 feet with a central angle of 90°03'15");

thence North 00°06'22" West 147.35 feet;

thence North 89°53'37" East 91.01 feet to the point of beginning.

Contains 14,465 Square Feet or 0.332 Acres.