

When Recorded Return To:

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



ENT 29567:2022 PG 1 of 6
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Mar 08 3:26 pm FEE 374.00 BY JR
RECORDED FOR EDGE HOMES

SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM FOR GARDNER POINT CONDOMINIUMS

(Phase 3, Plat R)

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

RECITALS

A. This Supplemental Declaration shall amend and supplement the Declaration of Condominium for Gardner Point Condominiums ("**Declaration**") recorded with the Utah County Recorder's Office on November 4, 2021 as Entry No. 187578:2021.

B. Edge Gardner 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 **GARDNER POINT CONDOMINIUMS PHASE 3**

PLAT 'R', 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 Gardner 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.

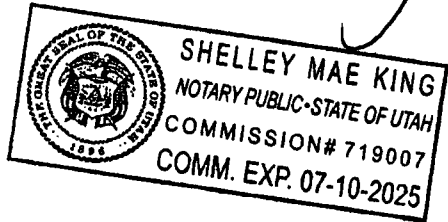
5. Apportionment of Common Expenses. In accordance with the Declaration, Common Expenses shall be apportioned among Unit Owners according to their Undivided Interest, including the Owners of Units annexed into to the Association through this Supplemental Declaration.

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 12 day of January, 2022.



STATE OF UTAH)
) ss.
COUNTY OF Utah)

DECLARANT
EDGE GARDNER POINT, LLC
a Utah limited liability company
Signature: Steve Maddox
Name: Steve Maddox
Title: Manager

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 Mae King

EXHIBIT A**(Legal Description of Subject Property)**

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.

ALSO TO BE RECORDED AGAINST THE FOLLOWING PARCELS

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'A'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 187577:2021.

Including Units 101 through 304 in Building A

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'B'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 187580:2021.

Including Units 101 through 304 in Building B

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'C'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 187583:2021.

Including Units 101 through 304 in Building C

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'D'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 187586:2021.

Including Units 101 through 304 in Building D

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'E'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 205229:2021.

Including Units 101 through 304 in Building E

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'F'**, according to the official plat filed

in the office of the Utah County Recorder as Entry Number 205232:2021.

Including Units 101 through 304 in Building F

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'G'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 205235:2021.

Including Units 101 through 304 in Building G

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'H'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 205238:2021.

Including Units 101 through 304 in Building H

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'I'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 205241:2021.

Including Units 101 through 304 in Building I

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'J'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 205244:2021.

Including Units 101 through 304 in Building J

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'K'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 205247:2021.

Including Units 101 through 304 in Building K

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'L'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 205250:2021.

Including Units 101 through 304 in Building L

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'M'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 205253:2021.

Including Units 101 through 304 in Building M

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'N'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 205256:2021.

Including Units 101 through 304 in Building N

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'O'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 205259:2021.

Including Units 101 through 304 in Building O

All of **GARDNER POINT CONDOMINIUMS PHASE 1 PLAT 'P'**, according to the official plat filed in the office of the Utah County Recorder as Entry Number 205262:2021.

Including Units 101 through 304 in Building P

All of **GARDNER POINT PHASE 3 PLAT 'Q' CONDOMINIUM**, 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 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 $89^{\circ}53'54''$ East 1,623.92 feet and South 593.50 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence Southeasterly 37.67 feet along the arc of a 24.00 foot radius curve to the right (center bears South $00^{\circ}03'24''$ East and the chord bears South $45^{\circ}04'59''$ East 33.92 feet with a central angle of $89^{\circ}56'50''$);

thence South $00^{\circ}06'39''$ East 142.14 feet;

thence South $89^{\circ}53'37''$ West 91.01 feet;

thence North $00^{\circ}06'22''$ West 160.19 feet;

thence Easterly 19.33 feet along the arc of a 30.00 foot radius curve to the right (center bears South $36^{\circ}58'37''$ East and the chord bears North $71^{\circ}29'04''$ East 19.00 feet with a central angle of $36^{\circ}55'24''$);

thence North $89^{\circ}56'46''$ East 48.99 feet to the point of beginning.

Contains 14,964 Square Feet or 0.344 Acres.

EXHIBIT B
UNDIVIDED INTEREST IN COMMON AREAS

Upon the recording of this Supplemental Declaration, the Project will consist of 180 Units.

**Each Unit in the Project shall have an equal Undivided Interest
equivalent to a 1/180th fractional amount.**