



ENT 35366:2017 PG 1 of 4  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2017 Apr 12 4:55 pm FEE 46.00 BY VP  
RECORDED FOR LEHI CITY CORPORATION

**SUPPLEMENT TO DECLARATION OF CONDOMINIUM  
FOR  
THE EXCHANGE IN LEHI CONDOMINIUMS Phase 2 Plat 'C'  
An Expandable Utah Condominium Project**

This Supplement to Declaration of Condominium for The Exchange in Lehi Condominiums is made and executed this 12 day of April, 2017.

**RECITALS**

A. Declarant is the Declarant as identified and set forth in that certain Declaration of Condominiums for The Exchange in Lehi Condominiums, recorded with the Utah County Recorder's Office on April 12, 2017 as Entry Number 35302:2017 ("Declaration").

B. 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.

C. Declarant desires to add a portion of the Additional Land as hereinafter provided for.

**ANNEXATION**

NOW THEREFORE, in consideration of the recitals set forth above, the Declarant hereby declares and certifies as follows:

1. Submission of Additional Land. Declarant hereby annexes in and submits the following described portion of the Additional Land (herein referred to as "Subject Property") to the Declaration, including, without limitation, the Declaration's terms, conditions, restrictions, covenants, assessments, and easements:

**SEE EXHIBIT "A" ATTACHED HERETO**

TOGETHER WITH: (i) all buildings, if any, improvements, and structures situated on or comprising a part of the above-described Subject 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 Subject Property; and (iii) all articles of personal property intended for use in connection with said Subject Property.

ALL OF THE FOREGOING IS SUBJECT TO: all liens for current and future taxes, assessments, and charges imposed or levied by governmental or quasi-governmental authorities; all patent reservations and exclusions; any mineral reservations of record and rights incident thereto; all instruments of

record which affect the above-described Subject Property or any portion thereof, including, without limitation, any mortgage or deed of trust, The Declaration (as amended, supplemented and/or restated from time to time); all visible easements and rights-of-way; all easements and rights-of-way of record; any easements, rights-of-way, encroachments, or discrepancies shown on or revealed by the Plat or otherwise existing; an easement for each and every pipe, line, cable, wire, utility line, or similar facility which traverses or partially occupies the above-described Subject Property at such times as construction of all improvements is complete; and all easements necessary for ingress to, egress from, maintenance of, and replacement of all such pipes, lines, cables, wires, utility lines, and similar facilities.

RESERVING UNTO DECLARANT, however, such easements and rights of ingress and egress over, across, through, and under the above-described Land and any improvements now or hereafter constructed thereon as may be reasonably necessary for Declarant or for any assignee or successor of Declarant (in a manner which is reasonable and not inconsistent with the provisions of this Declaration): (i) to construct and complete any and all of the other improvements described in the Declaration or in the Map recorded concurrently herewith, and to do all things reasonably necessary or proper in connection therewith; (ii) to construct and complete all of the improvements described in this Declaration or in the Plat recorded concurrently herewith, and to do all things reasonably necessary or proper in connection therewith; and (iii) to improve portions of the Subject Property with such other or additional improvements, facilities, or landscaping designed for the use and enjoyment of all Owners, as Declarant or as such assignee or successor may reasonably determine to be appropriate. If, pursuant to the foregoing reservations, the above-described Land or any improvement thereon is traversed or partially occupied by a permanent improvement or utility line, a perpetual easement for improvement or utility line shall exist. With the exception of such perpetual easements, the reservations hereby effected shall, unless sooner terminated in accordance with their terms, expire ten (10) years after the date on which this Supplemental Declaration is filed for record in the Utah County records.

2. Supplemental 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 a Supplemental Map pertaining to the same, which Supplemental Map shall be recorded with this Supplemental Declaration.

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

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

EXECUTED the day and year first written above.

**DECLARANT**  
**Edge Exchange, LLC**  
A Utah Limited Liability Company

By: Steve Maddox

Name: Steve Maddox

Title: Manager

STATE OF UTAH )  
COUNTY OF Utah ) :ss

The execution of the foregoing instrument was acknowledged before me this 12 day of April, 2017 by Steve Maddox, an Authorized Representative of Declarant to sign this document, and who is personally known to me or who has provided an acceptable and adequate identification.

Michelle L. Holt  
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NOTARY PUBLIC



**EXHIBIT A**  
**ALLOCATED INTEREST IN COMMON AREAS**

<u>UNITS</u>	<u>ALLOCATED INTEREST</u>	<u>SQUARE FEET</u>
<b>The Exchange in Lehi Condominiums, Phase 1 Plat 'A'</b>		
Unit A - 101	1/30th	1,272
Unit A - 102	1/30th	1,272
Unit A - 201	1/30th	1,272
Unit A - 202	1/30th	1,272
Unit A - 203	1/30th	1,272
Unit A - 204	1/30th	1,272
Unit A - 301	1/30th	1,272
Unit A - 302	1/30th	1,272
Unit A - 303	1/30th	1,272
Unit A - 304	1/30th	1,272
<b>The Exchange in Lehi Condominiums, Phase 2 Plat 'B'</b>		
Unit B - 101	1/30th	1,272
Unit B - 102	1/30th	1,272
Unit B - 201	1/30th	1,272
Unit B - 202	1/30th	1,272
Unit B - 203	1/30th	1,272
Unit B - 204	1/30th	1,272
Unit B - 301	1/30th	1,272
Unit B - 302	1/30th	1,272
Unit B - 303	1/30th	1,272
Unit B - 304	1/30th	1,272
<b>The Exchange in Lehi Condominiums, Phase 2 Plat 'C'</b>		
Unit C - 101	1/30th	1,272
Unit C - 102	1/30th	1,272
Unit C - 201	1/30th	1,272
Unit C - 202	1/30th	1,272
Unit C - 203	1/30th	1,272
Unit C - 204	1/30th	1,272
Unit C - 301	1/30th	1,272
Unit C - 302	1/30th	1,272
Unit C - 303	1/30th	1,272
Unit C - 304	1/30th	1,272