


When Recorded Return To:
Edge Exchange, LLC
13702 S. 200 W. #B12
Draper, UT 84020



ENT 37353:2018 PG 1 of 10
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Apr 23 3:00 pm FEE 187.00 BY MG
RECORDED FOR LEHI CITY CORPORATION

**SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM
FOR
THE EXCHANGE IN LEHI CONDOMINIUMS
An Expandable Utah Condominium Project
(Phase 13 Plat "Q")**

This Supplement to the Declaration of Condominium for The Exchange in Lehi Condominiums ("**Supplemental Declaration**") is executed and adopted by Edge Exchange, LLC, a Utah limited liability company ("**Declarant**") on behalf of The Exchange in Lehi Condominium Owners Association, Inc.

RECITALS

- A. This Supplemental Declaration shall modify and supplement the Declaration of Condominium for The Exchange in Lehi Condominiums ("**Declaration**") recorded with the Utah County Recorder's Office on April 12, 2017 as Entry No. 35362:2017.
- B. Edge Exchange, 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.
- 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.

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 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:

ALL 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 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 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 (ii) 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. Phase 13 Plat "Q" 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 The Exchange in Lehi Phase 13 Plat "Q" P.U.D., which plat map 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 Unit within the Subject Property shall be a member of The Exchange in Lehi Condominium Owners Association, Inc.

5. Master Association Membership. the Owner of each Unit within the Subject Property shall also be a member of The Exchange in Lehi Master Association, Inc. and shall be entitled to all benefits of such membership and shall be subject to the Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for The Exchange in Lehi recorded in the Utah County Recorder's Office on April 12, 2017 as Entry No. 35360:2017.

6. Allocated Interests. The Allocated Interests in Common Areas 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 Exhibit B attached hereto

7. Representations of Declarant. Declarant represents that the annexed real property is part of the Additional Land described 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 26 day of March, 2018.

DECLARANT
Edge Exchange, 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 March, 2018, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Exchange, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Shelley King
Notary Public



EXHIBIT A
SUBJECT PROPERTY/ADDITIONAL LAND
(Legal Description)

All of **The Exchange at Lehi Phase 13 Plat "Q" P.U.D.**, according to the official plat thereof, on file in the office of the Utah County Recorder.

More particularly described as:

Beginning at a point being North 89°48'50" East 4,330.56 feet along the section line and South 1,063.97 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°52'36" East 198.23 feet;

thence Southeasterly 22.74 feet along the arc of a 30.00 foot radius curve to the right (center bears South 45°26'58" West and the chord bears South 22°50'21" East 22.20 feet with a central angle of 43°25'22");

thence Southeasterly 49.32 feet along the arc of a 530.00 foot radius curve to the left (center bears North 88°52'21" East and the chord bears South 03°47'37" East 49.30 feet with a central angle of 05°19'55");

thence Southwesterly 13.48 feet along the arc of a 20.00 foot radius curve to the right (center bears South 83°32'26" West and the chord bears South 12°50'40" West 13.22 feet with a central angle of 38°36'27");

thence North 57°51'07" West 5.00 feet;

thence Southwesterly 15.11 feet along the arc of a 15.00 foot radius curve to the right (center bears North 57°51'07" West and the chord bears South 61°00'45" West 14.48 feet with a central angle of 57°43'42");

thence South 89°52'36" West 190.08 feet;

thence North 00°07'24" West 86.88 feet to the point of beginning.

Contains 17,952 Square Feet or 0.412 Acres

All of **The Exchange at Lehi Phase 13 Plat "P" P.U.D.**, according to the official plat thereof, on file in the office of the Utah County Recorder.

More particularly described as:

Beginning at a point being North 89°48'50" East 4,636.31 feet along the section line and South 1,063.97 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°07'24" East 86.88 feet;

thence South 89°52'36" West 152.88 feet;

thence North 00°07'24" West 86.88 feet;

thence North 89°52'36" East 152.88 feet to the point of beginning.

All of **The Exchange at Lehi Phase 13 Plat "O" P.U.D.**, according to the official plat thereof, on file in the office of the Utah County Recorder.

More particularly described as:

Beginning at a point being North 89°48'50" East 4,330.56 feet along the section line and South 1,063.97 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°52'36" East 152.88 feet;

thence South 00°07'24" East 86.88 feet;
 thence South 89°52'36" West 152.88 feet;
 thence North 00°07'24" West 86.88 feet to the point of beginning.

All of **The Exchange at Lehi Phase 13 Plat "N" P.U.D.**, according to the official plat thereof, on file in the office of the Utah County Recorder.

More particularly described as:

Beginning at a point being North 89°48'50" East 4,330.56 feet along the section line and South 1,063.97 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°07'24" East 86.88 feet;
 thence South 89°52'36" West 152.88 feet;
 thence North 00°07'24" West 86.88 feet;
 thence North 89°52'36" East 152.88 feet to the point of beginning.

All of **The Exchange at Lehi Phase 13 Plat "M" P.U.D.**, according to the official plat thereof, on file in the office of the Utah County Recorder.

More particularly described as:

Beginning at a point being North 89°48'50" East 3,998.76 feet along the section line and South 1,070.12 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence Northeasterly 112.39 feet along the arc of a 968.94 foot radius curve to the right (center bears South 06°46'08" East and the chord bears North 86°33'14" East 112.32 feet with a central angle of 06°38'44");
 thence North 89°52'36" East 66.80 feet;
 thence South 00°07'24" East 86.88 feet;
 thence South 89°52'36" West 66.94 feet;
 thence Southwesterly 107.54 feet along the arc of a 880.00 foot radius curve to the left (center bears South 00°07'24" East and the chord bears South 86°22'33" West 107.47 feet with a central angle of 07°00'05");
 thence South 07°07'30" East 5.00 feet;
 thence Northwesterly 33.23 feet along the arc of a 20.00 foot radius curve to the right (center bears North 07°09'29" West and the chord bears North 49°33'35" West 29.54 feet with a central angle of 95°11'47");
 thence North 00°01'27" West 32.38 feet;
 thence Northwesterly 19.17 feet along the arc of a 290.00 foot radius curve to the left (center bears South 89°58'33" West and the chord bears North 01°55'06" West 19.17 feet with a central angle of 03°47'18");
 thence Northeasterly 30.38 feet along the arc of a 20.00 foot radius curve to the right (center bears North 86°11'15" East and the chord bears North 39°42'34" East 27.55 feet with a central angle of 87°02'38") to the point of beginning.

All of **The Exchange at Lehi Phase 10 Plat "W" P.U.D.**, according to the official plat thereof, on file in the office of the Utah County Recorder.

More particularly described as:

Beginning at a point being North 89°48'50" East 4,586.79 feet along the section line and South 1,266.39 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°01'27" East 100.39 feet;
 thence Southwesterly 31.42 feet along the arc of a 20.00 foot radius curve to the right (center bears

South 89°58'33" West and the chord bears South 44°59'17" West 28.29 feet with a central angle of 90°01'27");

- thence West 151.68 feet;
- thence North 100.20 feet;
- thence North 89°58'33" East 148.14 feet;
- thence North 00°01'27" West 20.12 feet;
- thence North 89°59'12" East 23.50 feet to the point of beginning.

All of **The Exchange at Lehi Phase 10 Plat "V" P.U.D.**, according to the official plat thereof, on file in the office of the Utah County Recorder.

More particularly described as:

Beginning at a point being North 89°48'50" East 4,621.79 feet along the section line and South 1,266.49 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

- thence North 89°59'12" East 151.98 feet;
- thence South 31°56'43" East 105.27 feet;
- thence South 16°26'56" East 18.56 feet;
- thence Southwesterly 66.57 feet along the arc of a 265.00 foot radius curve to the right (center bears North 14°23'35" West and the chord bears South 82°48'12" West 66.40 feet with a central angle of 14°23'35");
- thence West 132.02 feet;
- thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North and the chord bears North 45°00'43" West 21.21 feet with a central angle of 89°58'33");
- thence North 00°01'27" West 100.41 feet to the point of beginning.

Also to be recorded against the following Parcel Numbers:

38:521:0101	38:522:0101	38:523:0101	38:524:0101	38:525:0101
38:521:0102	38:522:0102	38:523:0102	38:524:0102	38:525:0102
38:521:0201	38:522:0201	38:523:0201	38:524:0201	38:525:0201
38:521:0202	38:522:0202	38:523:0202	38:524:0202	38:525:0202
38:521:0203	38:522:0203	38:523:0203	38:524:0203	38:525:0203
38:521:0204	38:522:0204	38:523:0204	38:524:0204	38:525:0204
38:521:0301	38:522:0301	38:523:0301	38:524:0301	38:525:0301
38:521:0302	38:522:0302	38:523:0302	38:524:0302	38:525:0302
38:521:0303	38:522:0303	38:523:0303	38:524:0303	38:525:0303
38:521:0304	38:522:0304	38:523:0304	38:524:0304	38:525:0304
38:526:0101	38:526:0203	38:526:0303	38:547:0201	38:547:0301
38:526:0102	38:526:0204	38:526:0304	38:547:0202	38:547:0302
38:526:0201	38:526:0301	38:547:0101	38:547:0203	38:547:0303
38:526:0202	38:526:0302	38:547:0102	38:547:0204	38:547:0304
38:557:0101	38:557:0102	38:557:0201	38:557:0202	38:557:0203
38:557:0204	38:557:0301	38:557:0302	38:557:0303	38:557:0304
38:558:0101	38:558:0102	38:558:0201	38:558:0202	38:558:0203
38:558:0204	38:558:0301	38:558:0302	38:558:0303	38:558:0304

EXHIBIT B
ALLOCATED INTEREST IN COMMON AREAS

<u>UNIT</u>	<u>ALLOCATED INTEREST</u>	<u>SQUARE FEET (approx.)</u>
The Exchange in Lehi Condominiums, Phase "1"		
Unit A - 101	1/160 th	1,272
Unit A - 102	1/160 th	1,272
Unit A - 201	1/160 th	1,272
Unit A - 202	1/160 th	1,272
Unit A - 203	1/160 th	1,272
Unit A - 204	1/160 th	1,272
Unit A - 301	1/160 th	1,272
Unit A - 302	1/160 th	1,272
Unit A - 303	1/160 th	1,272
Unit A - 304	1/160 th	1,272
The Exchange in Lehi Condominiums, Phase "2"		
Unit B - 101	1/160 th	1,272
Unit B - 102	1/160 th	1,272
Unit B - 201	1/160 th	1,272
Unit B - 202	1/160 th	1,272
Unit B - 203	1/160 th	1,272
Unit B - 204	1/160 th	1,272
Unit B - 301	1/160 th	1,272
Unit B - 302	1/160 th	1,272
Unit B - 303	1/160 th	1,272
Unit B - 304	1/160 th	1,272
Unit C - 101	1/160 th	1,272
Unit C - 102	1/160 th	1,272
Unit C - 201	1/160 th	1,272
Unit C - 202	1/160 th	1,272
Unit C - 203	1/160 th	1,272
Unit C - 204	1/160 th	1,272
Unit C - 301	1/160 th	1,272
Unit C - 302	1/160 th	1,272
Unit C - 303	1/160 th	1,272
Unit C - 304	1/160 th	1,272
Unit D - 101	1/160 th	1,272
Unit D - 102	1/160 th	1,272
Unit D - 201	1/160 th	1,272
Unit D - 202	1/160 th	1,272
Unit D - 203	1/160 th	1,272
Unit D - 204	1/160 th	1,272
Unit D - 301	1/160 th	1,272
Unit D - 302	1/160 th	1,272
Unit D - 303	1/160 th	1,272
Unit D - 304	1/160 th	1,272
Unit E - 101	1/160 th	1,272
Unit E - 102	1/160 th	1,272
Unit E - 201	1/160 th	1,272

Unit E - 202	1/160 th	1,272
Unit E - 203	1/160 th	1,272
Unit E - 204	1/160 th	1,272
Unit E - 301	1/160 th	1,272
Unit E - 302	1/160 th	1,272
Unit E - 303	1/160 th	1,272
Unit E - 304	1/160 th	1,272
Unit F - 101	1/160 th	1,272
Unit F - 102	1/160 th	1,272
Unit F - 201	1/160 th	1,272
Unit F - 202	1/160 th	1,272
Unit F - 203	1/160 th	1,272
Unit F - 204	1/160 th	1,272
Unit F - 301	1/160 th	1,272
Unit F - 302	1/160 th	1,272
Unit F - 303	1/160 th	1,272
Unit F - 304	1/160 th	1,272

The Exchange in Lehi Condominiums, Phase "5"

Unit U - 101	1/160 th	1,272
Unit U - 102	1/160 th	1,272
Unit U - 201	1/160 th	1,272
Unit U - 202	1/160 th	1,272
Unit U - 203	1/160 th	1,272
Unit U - 204	1/160 th	1,272
Unit U - 301	1/160 th	1,272
Unit U - 302	1/160 th	1,272
Unit U - 303	1/160 th	1,272
Unit U - 304	1/160 th	1,272

The Exchange in Lehi Condominiums, Phase "8"

Unit G - 101	1/160 th	1,272
Unit G - 102	1/160 th	1,272
Unit G - 201	1/160 th	1,272
Unit G - 202	1/160 th	1,272
Unit G - 203	1/160 th	1,272
Unit G - 204	1/160 th	1,272
Unit G - 301	1/160 th	1,272
Unit G - 302	1/160 th	1,272
Unit G - 303	1/160 th	1,272
Unit G - 304	1/160 th	1,272
Unit H - 101	1/160 th	1,272
Unit H - 102	1/160 th	1,272
Unit H - 201	1/160 th	1,272
Unit H - 202	1/160 th	1,272
Unit H - 203	1/160 th	1,272
Unit H - 204	1/160 th	1,272
Unit H - 301	1/160 th	1,272
Unit H - 302	1/160 th	1,272
Unit H - 303	1/160 th	1,272
Unit H - 304	1/160 th	1,272

The Exchange in Lehi Condominiums, Phase "10"

Unit V - 101	1/160 th	1,272
Unit V - 102	1/160 th	1,272
Unit V - 201	1/160 th	1,272
Unit V - 202	1/160 th	1,272
Unit V - 203	1/160 th	1,272
Unit V - 204	1/160 th	1,272
Unit V - 301	1/160 th	1,272
Unit V - 302	1/160 th	1,272
Unit V - 303	1/160 th	1,272
Unit V - 304	1/160 th	1,272
Unit W - 101	1/160 th	1,272
Unit W - 102	1/160 th	1,272
Unit W - 201	1/160 th	1,272
Unit W - 202	1/160 th	1,272
Unit W - 203	1/160 th	1,272
Unit W - 204	1/160 th	1,272
Unit W - 301	1/160 th	1,272
Unit W - 302	1/160 th	1,272
Unit W - 303	1/160 th	1,272
Unit W - 304	1/160 th	1,272

The Exchange in Lehi Condominiums, Phase "13"

Unit M - 101	1/160 th	1,272
Unit M - 102	1/160 th	1,272
Unit M - 201	1/160 th	1,272
Unit M - 202	1/160 th	1,272
Unit M - 203	1/160 th	1,272
Unit M - 204	1/160 th	1,272
Unit M - 301	1/160 th	1,272
Unit M - 302	1/160 th	1,272
Unit M - 303	1/160 th	1,272
Unit M - 304	1/160 th	1,272
Unit N - 101	1/160 th	1,272
Unit N - 102	1/160 th	1,272
Unit N - 201	1/160 th	1,272
Unit N - 202	1/160 th	1,272
Unit N - 203	1/160 th	1,272
Unit N - 204	1/160 th	1,272
Unit N - 301	1/160 th	1,272
Unit N - 302	1/160 th	1,272
Unit N - 303	1/160 th	1,272
Unit N - 304	1/160 th	1,272
Unit O - 101	1/160 th	1,272
Unit O - 102	1/160 th	1,272
Unit O - 201	1/160 th	1,272
Unit O - 202	1/160 th	1,272
Unit O - 203	1/160 th	1,272
Unit O - 204	1/160 th	1,272
Unit O - 301	1/160 th	1,272
Unit O - 302	1/160 th	1,272
Unit O - 303	1/160 th	1,272
Unit O - 304	1/160 th	1,272

Unit P - 101	1/160 th	1,272
Unit P - 102	1/160 th	1,272
Unit P - 201	1/160 th	1,272
Unit P - 202	1/160 th	1,272
Unit P - 203	1/160 th	1,272
Unit P - 204	1/160 th	1,272
Unit P - 301	1/160 th	1,272
Unit P - 302	1/160 th	1,272
Unit P - 303	1/160 th	1,272
Unit P - 304	1/160 th	1,272
Unit Q - 101	1/160 th	1,272
Unit Q - 102	1/160 th	1,272
Unit Q - 201	1/160 th	1,272
Unit Q - 202	1/160 th	1,272
Unit Q - 203	1/160 th	1,272
Unit Q - 204	1/160 th	1,272
Unit Q - 301	1/160 th	1,272
Unit Q - 302	1/160 th	1,272
Unit Q - 303	1/160 th	1,272
Unit Q - 304	1/160 th	1,272