

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



ENT 48154:2018 PG 1 of 10  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2018 May 24 11:26 am FEE 280.00 BY SM  
RECORDED FOR LEHI CITY CORPORATION

**SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM  
FOR  
THE EXCHANGE IN LEHI CONDOMINIUMS  
An Expandable Utah Condominium Project  
(Phase 14 Plat "AA")**

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 14 Plat "AA" 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 14 Plat "AA", 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 10 day of April, 2018.

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

By: Steve Maddox

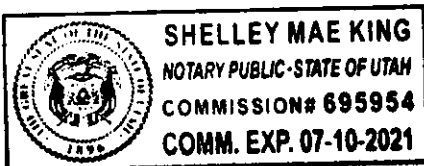
Name: Steve Maddox

Title: Manager

STATE OF UTAH )  
 ) ss.  
COUNTY OF Utah )

On the 10 day of April, 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)**

*IN* *CONDOS*

All of **The Exchange at Lehi Phase 14 Plat "AA"**, 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 5,014.89 feet along the section line and South 1,692.67 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 18°25'00" East 116.05 feet;

thence Southeasterly 44.91 feet along the arc of a 150.00 foot radius curve to the right (center bears South 71°35'00" West and the chord bears South 09°50'23" East 44.74 feet with a central angle of 17°09'15");

thence Southwesterly 23.86 feet along the arc of a 15.00 foot radius curve to the right (center bears South 88°44'15" West and the chord bears South 44°18'57" West 21.43 feet with a central angle of 91°09'24");

thence South 89°53'38" West 131.32 feet;

thence North 00°06'22" West 135.73 feet;

thence North 71°35'00" East 107.74 feet to the point of beginning.

Contains 20,073 Square Feet or 0.461 Acres

*IN* *CONDOS*

All of **The Exchange at Lehi Phase 14 Plat "Z"**, 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 4,966.02 feet along the section line and South 1,545.68 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 18°25'00" East 154.70 feet;

thence South 71°35'00" West 107.74 feet;

thence North 00°06'22" West 95.30 feet;

thence West 57.83 feet;

thence North 00°06'22" West 48.41 feet;

thence North 71°35'00" East 117.46 feet to the point of beginning.

*IN* *CONDOS*

All of **The Exchange at Lehi Phase 14 Plat "Y"**, 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 4,900.17 feet along the section line and South 1,395.20 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears South 18°25'00" East and the chord bears South 63°25'00" East 21.21 feet with a central angle of 90°00'00");

thence South 18°25'00" East 148.38 feet;

thence South 71°35'00" West 117.46 feet;

thence North 00°06'22" West 142.09 feet;

thence North 16°26'56" West 29.15 feet;

thence Northeasterly 19.98 feet along the arc of a 305.00 foot radius curve to the left (center bears North 14°39'46" West and the chord bears North 73°27'37" East 19.98 feet with a central angle of 03°45'14");

thence North 71°35'00" East 36.85 feet to the point of beginning.

All of <sup>IN</sup> The Exchange <sup>(CONDO)</sup> at Lehi Phase 14 Plat "X", 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 4,853.65 feet along the section line and South 1,202.48 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence Southeasterly 42.45 feet along the arc of a 535.00 foot radius curve to the left (center bears North 76°07'47" East and the chord bears South 16°08'36" East 42.44 feet with a central angle of 04°32'47");

thence South 18°25'00" East 99.96 feet;

thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears South 71°35'00" West and the chord bears South 26°35'00" West 21.21 feet with a central angle of 90°00'00");

thence South 71°35'00" West 36.85 feet;

thence Southwesterly 18.61 feet along the arc of a 265.00 foot radius curve to the right (center bears North 18°25'00" West and the chord bears South 73°35'42" West 18.61 feet with a central angle of 04°01'25");

thence North 16°26'56" West 18.56 feet;

thence North 31°56'43" West 105.27 feet;

thence North 20°34'54" East 52.54 feet;

thence North 76°07'47" East 63.25 feet to the point of beginning.

All of <sup>IN</sup> The Exchange <sup>(CONDO)</sup> at Lehi Phase 13 Plat "T" P.U.D., according to the official plat thereof, on file in the office of the Utah County Recorder. 1,186.19

More particularly described as:

Beginning at a point being North 89°48'50" East 4,636.72 feet along the section line and South ~~1,185.62~~ 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 202.32 feet;

thence Southeasterly 9.97 feet along the arc of a 20.00 foot radius curve to the right (center bears South 00°07'24" East and the chord bears South 75°50'25" East 9.87 feet with a central angle of 28°33'58");

thence South 28°26'34" West 5.00 feet;

thence Southeasterly 12.48 feet along the arc of a 15.00 foot radius curve to the right (center bears South 28°26'34" West and the chord bears South 37°42'49" East 12.13 feet with a central angle of 47°41'13");

thence South 76°07'47" West 63.25 feet;

thence South 20°34'54" West 52.54 feet;

thence South 89°59'12" West 151.98 feet;

thence North 00°01'27" West 60.35 feet;

thence Northeasterly 14.27 feet along the arc of a 15.00 foot radius curve to the right (center bears North 89°58'33" East and the chord bears North 27°13'53" East 13.74 feet with a central angle of 54°30'39");

thence North 35°30'48" West 5.00 feet;  
 thence Northeasterly 12.35 feet along the arc of a 20.00 foot radius curve to the right (center bears South 35°30'48" East and the chord bears North 72°10'54" East 12.16 feet with a central angle of 35°23'24") to the point of beginning.

<sup>IN</sup> All of ~~The Exchange~~ <sup>CONDO</sup> at Lehi Phase 13 Plat "S" ~~P.U.D.~~, according to the official plat thereof, on file in the office of the Utah County Recorder.

More particularly described as:

94

Beginning at a point being North 89°48'50" East 4,412.79 feet along the section line and South 1,185.62 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 153.93 feet;

thence Southeasterly 31.45 feet along the arc of a 20.00 foot radius curve to the right (center bears South 00°07'24" East and the chord bears South 45°04'25" East 28.31 feet with a central angle of 90°05'58");

thence South 00°01'27" East 60.22 feet;

thence South 89°59'12" West 23.50 feet;

thence South 00°01'27" East 20.12 feet;

thence South 89°58'33" West 150.29 feet;

thence North 00°07'24" West 100.07 feet to the point of beginning.

<sup>IN</sup> All of ~~The Exchange~~ <sup>CONDO</sup> at Lehi Phase 13 Plat "R" ~~P.U.D.~~, according to the official plat thereof, on file in the office of the Utah County Recorder.

More particularly described as:

94

Beginning at a point being North 89°48'50" East 4,412.79 feet along the section line and South 1,185.62 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 100.07 feet;

thence South 89°58'33" West 150.63 feet;

thence North 99.81 feet;

thence North 89°52'36" East 150.41 feet to the point of beginning.

<sup>IN</sup> All of ~~The Exchange~~ <sup>CONDO</sup> 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:

4,636.31

1,064.30

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.

*IN CONDO*

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.

*1,064.30*

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.

*IN CONDO*

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.

*IN CONDO*

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.

*IN CONDO S*

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.

*IN*

*CONDO*

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.

*IN*

*CONDO*

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 Plats and Parcel Numbers:**

- The Exchange at Lehi Condominiums Phase 1, Plat A
- The Exchange at Lehi Condominiums Phase 2, Plat B
- The Exchange at Lehi Condominiums Phase 2, Plat C
- The Exchange at Lehi Condominiums Phase 2, Plat D
- The Exchange at Lehi Condominiums Phase 2, Plat E
- The Exchange at Lehi Condominiums Phase 2, Plat F

*IN*



*IN*

The Exchange at Lehi Condominiums Phase 5, Plat U  
The Exchange at Lehi Condominiums Phase 8, Plat G  
The Exchange at Lehi Condominiums Phase 8, Plat H

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
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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**

Upon recording of this Supplemental Declaration, the Project will consist of 230 Units.

**Each Unit shall have an equal Allocated Interest equivalent to a 1/230<sup>th</sup> fractional amount.**