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ENT 7838:2017 PG 1 of 7
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Jan 26 10:13 am FEE 162.00 BY SS
RECORDED FOR TOWN OF VINEYARD

SUPPLEMENT TO DECLARATION OF CONDOMINIUM

FOR

THE PRESERVE AT WATER'S EDGE

CONDOMINIUMS - C-2

An Expandable Utah Condominium Project

This Supplement to Declaration of Condominium for The Preserve at Water's Edge Condominiums is made and executed this 19 day of December, 2016.

RECITALS

A. Declarant is the Declarant as identified and set forth in that certain Declaration of Condominiums for The Preserve at Water's Edge Townhomes, recorded with the Utah County Recorder's Office on June 7, 2016 as Entry Number 51220:2016 ("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.

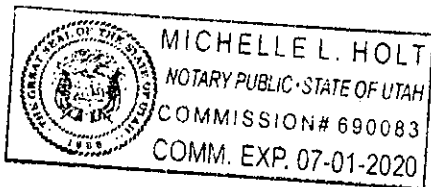
EXECUTED the day and year first written above.

DECLARANT
Edge Preserve, LLC

By: Steve Maddox
Its Authorized Representative
Name: Steve Maddox
Title: Manager of Edge Preserve LLC

STATE OF UTAH)
)
) :ss
COUNTY OF Utah)

The execution of the foregoing instrument was acknowledged before me this 19 day of December, 2016 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 Holt
NOTARY PUBLIC

EXHIBIT A
SUBJECT PROPERTY/ADDITIONAL LAND
(Legal Description)

The Preserve at Water's Edge Condominiums, Plat "C-2"

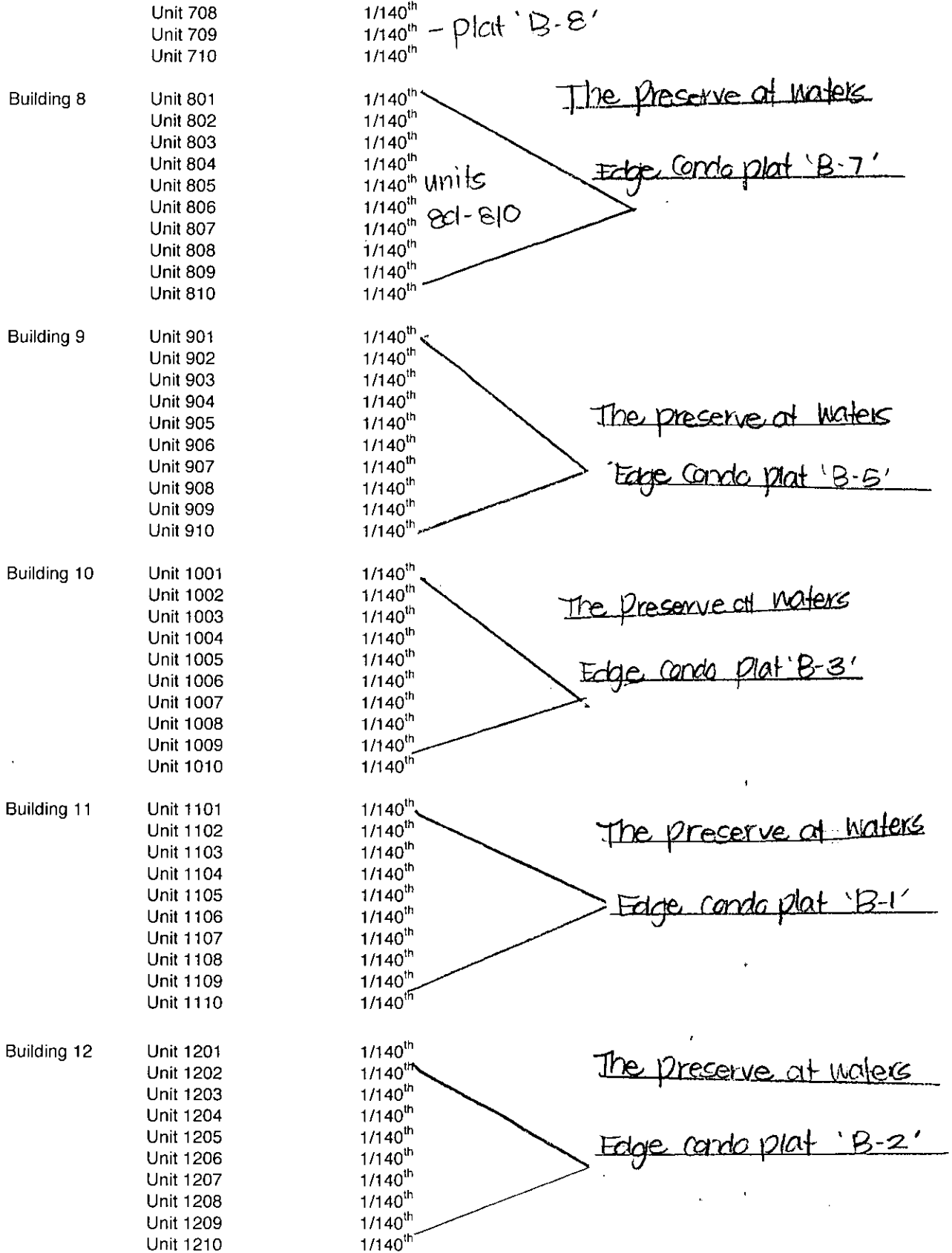
A PORTION OF LOT 2, GENEVA PARK WEST RECORD OF SURVEY SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST BOUNDARY OF SAID LOT 2, SAID POINT BEING LOCATED NORTH 1328.90 FEET AND WEST 94.04 FEET FROM THE SOUTHEAST SECTION CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG BOUNDARY OF SAID LOT 2 THE FOLLOWING THREE (3) COURSES: SOUTHEASTERLY ALONG THE ARC OF A 1437.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S84°08'27"W) 29.35 FEET THROUGH A CENTRAL ANGLE OF 1°10'13" (CHORD: S5°16'26"E 29.35 FEET); THENCE ALONG THE ARC OF A 9.50 FOOT RADIUS CURVE TO THE RIGHT 14.81 FEET THROUGH A CENTRAL ANGLE OF 89°20'06" (CHORD: S39°58'43"W 13.36 FEET); THENCE S84°38'46"W 197.65 FEET; THENCE N5°04'08"W 88.77 FEET; THENCE N84°55'52"E 144.17 FEET; THENCE ALONG THE ARC OF A 7.00 FOOT RADIUS CURVE TO THE RIGHT 11.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD: S50°04'08"E 9.90 FEET); THENCE S5°04'08"E 42.00 FEET; THENCE N84°55'52"E 55.83 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.36 ACRES

**EXHIBIT B
ALLOCATED INTEREST IN COMMON AREAS**

UNITS	ALLOCATED INTEREST IN COMMON AREAS																				
Building 1	<table border="0"> <tr><td>Unit 101</td><td>1/140th</td></tr> <tr><td>Unit 102</td><td>1/140th</td></tr> <tr><td>Unit 103</td><td>1/140th</td></tr> <tr><td>Unit 104</td><td>1/140th</td></tr> <tr><td>Unit 105</td><td>1/140th</td></tr> <tr><td>Unit 106</td><td>1/140th</td></tr> <tr><td>Unit 107</td><td>1/140th</td></tr> <tr><td>Unit 108</td><td>1/140th</td></tr> <tr><td>Unit 109</td><td>1/140th</td></tr> <tr><td>Unit 110</td><td>1/140th</td></tr> </table> <p align="center">units 101-110</p> <p><u>The preserve of waters</u> <u>Edge Condo plat 'A'</u></p>	Unit 101	1/140 th	Unit 102	1/140 th	Unit 103	1/140 th	Unit 104	1/140 th	Unit 105	1/140 th	Unit 106	1/140 th	Unit 107	1/140 th	Unit 108	1/140 th	Unit 109	1/140 th	Unit 110	1/140 th
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Building 2	<table border="0"> <tr><td>Unit 201</td><td>1/140th</td></tr> <tr><td>Unit 202</td><td>1/140th</td></tr> <tr><td>Unit 203</td><td>1/140th</td></tr> <tr><td>Unit 204</td><td>1/140th</td></tr> <tr><td>Unit 205</td><td>1/140th</td></tr> <tr><td>Unit 206</td><td>1/140th</td></tr> <tr><td>Unit 207</td><td>1/140th</td></tr> <tr><td>Unit 208</td><td>1/140th</td></tr> <tr><td>Unit 209</td><td>1/140th</td></tr> <tr><td>Unit 210</td><td>1/140th</td></tr> </table> <p align="center">units 201-210</p> <p><u>The preserve of waters</u> <u>Edge condo plat 'A'</u></p>	Unit 201	1/140 th	Unit 202	1/140 th	Unit 203	1/140 th	Unit 204	1/140 th	Unit 205	1/140 th	Unit 206	1/140 th	Unit 207	1/140 th	Unit 208	1/140 th	Unit 209	1/140 th	Unit 210	1/140 th
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Building 3	<table border="0"> <tr><td>Unit 301</td><td>1/140th</td></tr> <tr><td>Unit 302</td><td>1/140th</td></tr> <tr><td>Unit 303</td><td>1/140th</td></tr> <tr><td>Unit 304</td><td>1/140th</td></tr> <tr><td>Unit 305</td><td>1/140th</td></tr> <tr><td>Unit 306</td><td>1/140th</td></tr> <tr><td>Unit 307</td><td>1/140th</td></tr> <tr><td>Unit 308</td><td>1/140th</td></tr> <tr><td>Unit 309</td><td>1/140th</td></tr> <tr><td>Unit 310</td><td>1/140th</td></tr> </table> <p align="center">units 301-310</p> <p><u>The preserve of waters</u> <u>Edge Condo plat "C-1"</u></p>	Unit 301	1/140 th	Unit 302	1/140 th	Unit 303	1/140 th	Unit 304	1/140 th	Unit 305	1/140 th	Unit 306	1/140 th	Unit 307	1/140 th	Unit 308	1/140 th	Unit 309	1/140 th	Unit 310	1/140 th
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Building 4	<table border="0"> <tr><td>Unit 401</td><td>1/140th</td></tr> <tr><td>Unit 402</td><td>1/140th</td></tr> <tr><td>Unit 403</td><td>1/140th</td></tr> <tr><td>Unit 404</td><td>1/140th</td></tr> <tr><td>Unit 405</td><td>1/140th</td></tr> <tr><td>Unit 406</td><td>1/140th</td></tr> <tr><td>Unit 407</td><td>1/140th</td></tr> <tr><td>Unit 408</td><td>1/140th</td></tr> <tr><td>Unit 409</td><td>1/140th</td></tr> <tr><td>Unit 410</td><td>1/140th</td></tr> </table> <p align="center">units 401-410</p> <p><u>The preserve of waters</u> <u>Edge Condo plat 'C-2'</u></p>	Unit 401	1/140 th	Unit 402	1/140 th	Unit 403	1/140 th	Unit 404	1/140 th	Unit 405	1/140 th	Unit 406	1/140 th	Unit 407	1/140 th	Unit 408	1/140 th	Unit 409	1/140 th	Unit 410	1/140 th
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Building 7	<table border="0"> <tr><td>Unit 701</td><td>1/140th</td></tr> <tr><td>Unit 702</td><td>1/140th</td></tr> <tr><td>Unit 703</td><td>1/140th</td></tr> <tr><td>Unit 704</td><td>1/140th</td></tr> <tr><td>Unit 705</td><td>1/140th</td></tr> <tr><td>Unit 706</td><td>1/140th</td></tr> <tr><td>Unit 707</td><td>1/140th</td></tr> </table> <p align="center">units 701-710</p> <p><u>The preserve at</u> <u>Waters Edge Condo plat 'B-8'</u></p>	Unit 701	1/140 th	Unit 702	1/140 th	Unit 703	1/140 th	Unit 704	1/140 th	Unit 705	1/140 th	Unit 706	1/140 th	Unit 707	1/140 th						
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Unit 703	1/140 th																				
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Unit 706	1/140 th																				
Unit 707	1/140 th																				



Building 13
 Unit 1301
 Unit 1302
 Unit 1303
 Unit 1304
 Unit 1305
 Unit 1306
 Unit 1307
 Unit 1308
 Unit 1309
 Unit 1310

1/140th
 1/140th
 1/140th
 1/140th units
 1/140th 1301 → 1310
 1/140th
 1/140th
 1/140th
 1/140th
 1/140th

The Preserve at Waters

Edge Condo plat 'B-4'

Building 14
 Unit 1401
 Unit 1402
 Unit 1403
 Unit 1404
 Unit 1405
 Unit 1406
 Unit 1407
 Unit 1408
 Unit 1409
 Unit 1410

1/140th
 1/140th
 1/140th units
 1/140th 1401 → 1410
 1/140th
 1/140th
 1/140th
 1/140th
 1/140th
 1/140th

The preserve at Waters

Edge Condo plat 'B-6'

Building 19
 Unit 1901
 Unit 1902
 Unit 1903
 Unit 1904
 Unit 1905
 Unit 1906
 Unit 1907
 Unit 1908
 Unit 1909
 Unit 1910

1/140th
 1/140th
 1/140th
 1/140th
 1/140th
 1/140th units
 1/140th 1901 → 1910
 1/140th
 1/140th

The preserve at Waters Edge

Condo plat 'A'

Building 20
 Unit 2001
 Unit 2001
 Unit 2003
 Unit 2004
 Unit 2005
 Unit 2006
 Unit 2007
 Unit 2008
 Unit 2009
 Unit 2010

1/140th
 1/140th units
 1/140th
 1/140th 2001 - 2010
 1/140th
 1/140th
 1/140th
 1/140th
 1/140th
 1/140th