

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



ENT 86673:2022 PG 1 of 5  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2022 Aug 02 3:39 pm FEE 336.00 BY CS  
RECORDED FOR SARATOGA SPRINGS CITY

**SUPPLEMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS,  
AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR  
MT. SARATOGA**

**A Master Planned Community**

**(Ridgehorne at Mt. Saratoga Plats A-1, A-2, B and C)**

This Supplement to the Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Mt. Saratoga ("**Supplemental Declaration**") is executed and adopted by Edge Homes Utah, LLC, a Utah limited liability company ("**Declarant**").

**RECITALS**

A. This Supplemental Declaration shall modify and supplement the Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Mt. Saratoga (the "**Declaration**") recorded with the Utah County Recorder's Office on July 10, 2018, as Entry No. 64461:2018.

B. Edge Homes Utah, LLC is the Declarant as designated in a transfer of Declarant rights from DCP Saratoga, LLC.

C. Edge Homes Utah, LLC is the owner of the real property subject to this Supplemental Declaration and hereby consents to subjecting the Subject Property (defined below) to the terms, covenants and restrictions contained herein and those terms, covenants and restrictions contained in the Declaration.

D. Under the terms of the Declaration, Declarant reserved the right to expand the Mt. Saratoga Project by the addition of all or a portion of the Additional Land described in the Declaration. Declarant desires to add a portion of the Additional Land as hereinafter provided. Declarant desires to add a portion of the Additional Land as hereinafter set forth.

E. This Supplemental Declaration shall provide notice to the Owners of Lots within the property identified on Exhibit A attached hereto, that all of such Lots and parcels are subject to the Declaration, and all Owners of Lots within such property are and shall be members of the Master Association.

F. Unless otherwise defined herein, capitalized terms shall have the same meaning as defined in the Declaration.

**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 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 and made part of the Mt. Saratoga Project.

2. Plat. The real property 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 **Ridgehorne at Mt. Saratoga Plats A-1, A-2, B and C**, which plat maps are 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.

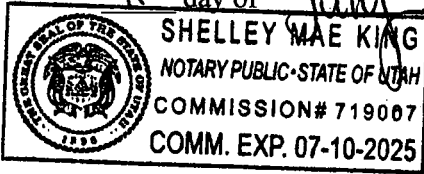
4. Master Association Membership. The Owner of each Lot or parcel within the Subject Property shall be a member of the Mt. Saratoga Master Association, and shall be entitled to all benefits of such membership and shall be subject to the terms governing the Master Association as set forth in the Declaration and Bylaws. Voting in the Master Association and assessment allocations shall be apportioned among the Lots within the Subject Property in accordance with the Declaration.

5. Reservation of Declarant's Rights. Pursuant to the Declaration, 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 terms, provisions and limitations set forth in the Declaration.

6. 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

11 day of July, 2022.



**DECLARANT**  
**EDGE HOMES UTAH, LLC**  
A Utah limited liability company

By: Steve Maddox

Name: Steve Maddox

Title: Manager

STATE OF UTAH )  
 ) ss.  
COUNTY OF Salt Lake )

On the 11 day of July, 2022, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Homes Utah, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

SEAL:

Notary Public: Shelley King

**EXHIBIT A****SUBJECT PROPERTY/ADDITIONAL LAND****(Legal Description)**

The Subject Property includes all land in the following plats, as filed in the Office of the Utah County Recorder:

- All of **RIDGEHORNE at MT. SARATOGA PLAT A-1**, according to the official plat filed in the office of the Utah County Recorder.

- All of **RIDGEHORNE at MT. SARATOGA PLAT A-2**, according to the official plat filed in the office of the Utah County Recorder.

- All of **RIDGEHORNE at MT. SARATOGA PLAT B**, according to the official plat filed in the office of the Utah County Recorder.

- All of **RIDGEHORNE at MT. SARATOGA PLAT C**, according to the official plat filed in the office of the Utah County Recorder.

Legal descriptions of the property included in the above-referenced plats are as follows:

**RIDGEHORNE AT MT. SARATOGA PLAT A-1**

A parcel of land located in the Southeast Quarter of Sections 16, Township 5 South, Range 1

West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, described as follows:

Beginning at a point on the northerly line of *THE RIDGE AT MT. SARATOGA PLAT E* subdivision according to the official plat thereof in the office of the Utah County Recorder, said point being located N0°21'55"E along the Section Line 1104.84 feet and West 314.54 feet from the Southeast Corner of Section 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence N85°12'00"W along the northerly line of said subdivision 287.59 feet; thence N04°48'00"E 95.25 feet; thence N85°12'00"W 48.70 feet; thence N04°48'00"E 122.34 feet; thence S85°12'00"E 104.19 feet; thence S83°36'37"E 40.00 feet; S06°23'23"W 61.73 feet; thence along the arc of a curve to the left 30.37 feet with a radius of 19.00 feet through a central angle of 91°35'23", chord: S39°24'18"E 27.24 feet; thence S85°12'00"E 159.85 feet; thence along the arc of a curve to the left 23.56 feet with a radius of 15.00 feet through a central angle of 90°00'00", chord: N49°48'00"E 21.21 feet; thence S4°48'00"W 150.25 feet to the point of beginning.

Contains: ±1.21 Acres (±52,733 Sq. Ft.)

**RIDGEHORNE AT MT. SARATOGA PLAT A-2**

A parcel of land located the Southeast Quarter of Sections 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, described as follows:

Beginning at a point on the northerly line of *THE RIDGE AT MT. SARATOGA PLAT E* subdivision according to the official plat thereof in the office of the Utah County Recorder, said point being located N0°21'55"E along the Section Line 1091.43 feet and West 154.78 feet from the Southeast Corner of Section 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence N85°12'00"W along the northerly line of said subdivision 160.24 feet; thence N04°48'00"E 150.25 feet; thence along the arc of a non-tangent curve to the right 23.56 feet with a radius of 15.00 feet through a central angle of 90°00'00", chord:

S49°48'00"W 21.21 feet; thence N85°12'00"W 80.17 feet; thence N05°03'00"E 288.20 feet; thence N19°43'22"W 123.72 feet; thence N42°16'59"W 325.00 feet; thence N44°55'48"W 254.93 feet; thence N47°32'45"W 373.79 feet; thence N40°46'27"E 146.15 feet; thence N71°01'41"E 369.74 feet; thence N67°13'11"E 178.58 feet; thence S34°08'41"E 138.69 feet; thence S46°39'59"E 152.34 feet; thence S47°43'01"W 342.92 feet to the westerly line of *PARCEL A, THE RIDGE AT MT. SARATOGA PLAT E* subdivision; thence along said westerly line the following two (2) courses: S42°16'59"E 657.12 feet; thence S05°03'00"W 599.09 feet to the point of beginning.

Contains: ±12.31 Acres (±536,077 Sq. Ft.)

**RIDGEHORNE AT MT. SARATOGA PLAT B**

A parcel of land located in the Southeast Quarter of Sections 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, described as follows:

Beginning at a point located N0°21'55"E along the Section Line 1575.06 feet and West 708.72 feet from the Southeast Corner of Section 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence S88°58'52"W 86.66 feet; thence along the arc of a non-tangent curve to the right 69.86 feet with a radius of 1326.00 feet through a central angle of 03°01'07", chord: S00°38'43"W 69.85 feet to a point of reverse curve; thence along the arc of a curve to the left 28.97 feet with a radius of 19.00 feet through a central angle of 87°21'17", chord: S41°31'21"E 26.24 feet; thence S02°52'58"W 40.02 feet; thence along the arc of a non-tangent curve to the left 29.62 feet with a radius of 19.00 feet through a central angle of 89°19'18", chord: S50°08'21"W 26.71 feet to a point of reverse curve; thence along the arc of a curve to the right 124.48 feet with a radius of 1326.00 feet through a central angle of 05°22'43", chord: S08°10'04"W 124.43 feet to a point of reverse curve; thence along the arc of a curve to the left 31.85 feet with a radius of 19.00 feet through a central angle of 96°03'26", chord: S37°10'17"E 28.25 feet; thence S04°48'00"W 40.00 feet; thence N85°12'00"W 63.64 feet; thence S04°48'00"W 95.25 feet to the northerly line of *THE RIDGE AT MT. SARATOGA PLAT E* subdivision according to the official plat thereof in the office of the Utah County Recorder; thence N85°12'00"W along the northerly line of said subdivision 275.49 feet; thence along the arc of a non-tangent curve to the left 875.44 feet with a radius of 1041.50 feet through a central angle of 48°09'37", chord: N02°45'34"W 849.89 feet to a point of reverse curve; thence along the arc of a curve to the right 85.66 feet with a radius of 960.50 feet through a central angle of 05°06'34", chord: N24°17'05"W 85.63 feet; thence N30°49'00"E 247.86 feet; thence N40°46'27"E 12.81 feet; thence S47°32'45"E 373.79 feet; thence S44°55'48"E 254.93 feet; thence S42°16'59"E 25.14 feet; thence S47°43'01"W 135.25 feet; thence S42°16'59"E 38.39 feet; thence S47°43'01"W 16.50 feet; thence S42°16'59"E 49.50 feet; thence S60°01'23"W 51.76 feet; thence S04°35'55"E 105.28 feet to the point of beginning.

Contains: ±8.80 Acres (±383,262 Sq. Ft.)

**RIDGEHORN AT MT. SARATOGA PLAT C**

A parcel of land located in the Southeast Quarter of Section 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, more particularly described as follows:

Beginning at a point located N00°21'55"E along the Section Line 612.46 feet and West 1562.87 feet from the Southeast Corner of Section 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence N60°34'00"W 226.36 feet; thence along the arc of a curve to the left 148.63 feet with a radius of 1944.00 feet through a central angle of 04°22'54" chord: N62°45'27"W 148.63 feet; thence N64°56'54"W 49.47 feet; thence along the arc of a curve to the right 72.95 feet with a radius of 3056.00 feet through a central

angle of 01°22'04" chord: N64°15'52"W 72.95 feet; thence N30°42'36"E 56.16 feet; thence along the arc of a non-tangent curve to the left 67.41 feet with a radius of 3000.00 feet through a central angle of 01°17'15" chord: S64°18'16"E 67.41 feet; thence S64°56'54"E 49.47 feet; thence along the arc of a curve to the right 133.30 feet with a radius of 2000.00 feet through a central angle of 03°49'08" chord: S63°02'20"E 133.28 feet; thence N29°26'00"E 239.12 feet; thence N60°34'00"W 69.72 feet; thence N55°20'31"W 54.57 feet; thence N36°17'36"E 100.00 feet; thence N36°29'08"E 56.00 feet; thence N36°16'47"E 96.72 feet; thence N49°09'36"W 48.62 feet; thence N46°09'29"W 48.61 feet; thence N43°09'23"W 48.61 feet; thence N40°09'17"W 48.61 feet; thence N37°39'04"W 50.89 feet; thence N40°58'12"W 57.02 feet; thence N45°59'51"W 57.02 feet; thence N51°01'30"W 57.02 feet; thence N56°03'10"W 57.02 feet; thence N61°04'49"W 23.36 feet; thence N29°22'27"E 110.33 feet; thence along the arc of a non-tangent curve to the left 22.86 feet with a radius of 700.00 feet through a central angle of 01°52'16" chord: N60°41'33"W 22.86 feet; thence N28°22'19"E 205.51 feet; thence N72°11'29"W 116.57 feet; thence N72°22'31"W 57.42 feet; thence N73°49'14"W 57.37 feet; thence N78°38'49"W 57.38 feet; thence N82°20'54"W 57.36 feet; thence N88°37'30"W 57.32 feet; thence S87°28'01"W 57.13 feet; thence S83°46'20"W 56.93 feet; thence S74°42'57"W 374.75 feet; thence N20°34'27"E 115.25 feet; thence N65°39'53"E 283.43 feet; thence N88°24'59"E 355.06 feet; thence S62°03'18"E 559.95 feet; thence S49°53'30"W 67.36 feet; thence S09°16'04"E 162.90 feet; thence S21°39'16"E 60.59 feet; thence S31°52'49"E 49.26 feet; thence S43°40'21"E 51.90 feet; thence S47°27'56"E 51.90 feet; thence S50°29'51"E 51.11 feet; thence S56°05'05"E 51.00 feet; thence S60°26'02"E 51.00 feet; thence S64°47'00"E 51.00 feet; thence S68°28'27"E 84.91 feet; thence along the arc of a non-tangent curve to the right 84.68 feet with a radius of 958.50 feet through a central angle of 05°03'44", chord: S16°10'39"W 84.66 feet; thence along the arc of a curve to the right 24.25 feet with a radius of 15.00 feet through a central angle of 92°36'37", chord: S65°00'55"W 21.69 feet; thence S21°19'15"W 56.00 feet; thence along the arc of a non-tangent curve to the right 24.25 feet with a radius of 15.00 feet through a central angle of 92°36'44", chord: S22°22'23"E 21.69 feet; thence along the arc of a curve to the right 92.02 feet with a radius of 958.50 feet through a central angle of 05°30'02", chord: S26°40'59"W 91.98 feet; thence S29°26'00"W 477.14 feet; thence along the arc of a curve to the right 23.56 feet with a radius of 15.00 feet through a central angle of 90°00'00", chord: S74°26'00"W 21.21 feet; thence S29°26'00"W 56.00 feet to the point of beginning.

Contains: ±12.78 Acres (±556,703 Sq. Ft.)