



ENT 8687:2017 PG 1 of 6
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2017 Jan 27 10:54 am FEE 69.00 BY VP
 RECORDED FOR LEHI CITY CORPORATION

SUPPLEMENTAL DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND
RESERVATION OF EASEMENTS
FOR
LEHI GATEWAY TOWNHOMES
A Townhome Project in Lehi, Utah
An Expandable Planned Unit Development
(Phase 2)

This Supplemental Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Lehi Gateway Townhomes is made and executed on the date set forth below.

RECITALS

A. Declarant is the Declarant as identified and set forth in that certain Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Lehi Gateway Townhomes, recorded with the Utah County Recorder's Office on July 26, 2016 as Entry Number 68344:2016 ("Declaration").

B. The Declaration pertains to certain real property known as Lehi Gateway Townhomes and more particularly described on Exhibit A attached hereto and incorporated herein by this reference ("Original Property"). All real property subject to the Declaration from time to time is referred to herein as the "Development". Capitalized terms used but not otherwise defined herein shall have the meanings given to them in the 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 Additional Land by recordation of a Supplemental Declaration.

D. Declarant own certain real property (Phase 2) and more particularly described on Exhibit B attached hereto and incorporated herein by this reference and depicted on a subdivision plat recorded, or to be recorded, with the Utah County Recorder's Office.

E. Declarant desires to annex Additional Land into the Development and subject to it to all the provisions of the Declaration 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 "B" 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.

[Certification on Next Page]

CERTIFICATION

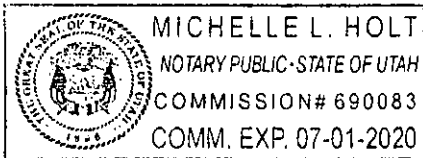
IN WITNESS WHEREOF, the Declarant has executed his instrument the day and year set forth below.

DECLARANT
EDGE GATEWAY LLC,
A Utah Corporation

By: Steve Maddox
Its Authorized Representative
Name: Steve Maddox
Title: manager

STATE OF UTAH)
)
COUNTY OF Utah)
)
:SS

The execution of the foregoing instrument was acknowledged before me this 26 day of January, 2017 by Steve Maddox, who by me being first duly sworn, did say that s/he is an authorized representative of Edge Gateway LLC, to sign this document, and who is personally known to me or who has provided an acceptable and adequate identification.



Michelle L. Holt
NOTARY PUBLIC

**EXHIBIT A
ORIGINAL PROPERTY
(Legal Description for Recording)**

Lots 1, 100 through 116, and Common Area of the Lehi Gateway P.U.D. Phase 1, according to the official plat thereof recorded at the Utah County Recorder's Office, Utah.

Serial Numbers: 45:595:0001 and 45:595:0100 through 45:594:0118

EXHIBIT B
SUBJECT PROPERTY
(Legal Description for Recording)

Lots 117 through 149 and Common Area of Lehi Gateway P.U.D. Phase 2;

As more fully described as:

BEGINNING AT A POINT WHICH IS SOUTH 00°09'47" 1165.74 FEET AND EAST 1091.83 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°59'52" EAST 568.36 FEET; THENCE SOUTH 00°28'03" WEST 2.23 FEET; THENCE SOUTH 00°27'10" WEST 289.37 FEET; THENCE NORTH 89°19'38" WEST 120.56 FEET TO THE POINT OF A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 7.07 FEET THROUGH A CENTRAL ANGLE OF 27°00'48" (CHORD BEARS NORTH 13°32'09" EAST 7.01 FEET); THENCE NORTH 00°01'45" EAST 67.50 FEET TO THE POINT OF A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 23.40 FEET THROUGH A CENTRAL ANGLE OF 89°22'00" (CHORD BEARS NORTH 44°39'15" WEST 21.10 FEET); THENCE NORTH 89°20'15" WEST 115.09 FEET; THENCE NORTH 89°24'10" WEST 60.30 FEET; THENCE NORTH 89°22'55" WEST 64.78 FEET; THENCE NORTH 89°26'14" WEST 63.88 FEET; THENCE NORTH 89°19'52" WEST 67.61 FEET; THENCE NORTH 89°20'04" WEST 67.61 FEET; THENCE NORTH 00°39'56" EAST 2.00 FEET; THENCE SOUTH 89°20'04" EAST 4.71 FEET; THENCE NORTH 00°39'56" EAST 194.08 FEET TO THE POINT OF BEGINNING.