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Russell Shirts Washington County Recorder
12/18/2017 03:58:22 PM Fee \$14.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded return to:

Utah School and Institutional
Trust Lands Administration
Ms. Alexa Wilson
675 East 500 South, Suite 500
Salt Lake City, Utah 84102

Tax Serial No.
W-5-2-1-122

**TRACT DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS**

This Tract Declaration is made effective December 7, 2017 (the "Effective Date"), by **THE STATE OF UTAH, THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION**, hereinafter referred to as the "Declarant."

WHEREAS Declarant is the owner of that certain real property located in Washington City, Washington County, Utah described in Exhibit A hereto (the "Annexation Property"), which Annexation Property is part of one or more "Neighborhoods" of Sienna Hills, a Planned Community Development, as adopted by Washington City Ordinance No. Z-2004-20, dated February 9, 2005.

WHEREAS Declarant hereunder is "Declarant" pursuant to that certain Declaration of Covenants, Conditions, Restrictions and Easements for Sienna Hills (the "Declaration") recorded on January 27, 2006, in the office of the Washington County Recorder, Book No. 1838, Pages 0798-0919 as may have heretofore been amended, which Declaration encumbers and has reference to certain real property described therein.

WHEREAS Declarant desires that the Annexation Property be subject to all terms and provisions of said Declaration.

WHEREAS the Annexation Property is a part of the Annexable Property as defined in the Declaration.

NOW THEREFORE, it is hereby agreed and established as follows:

1. Annexation of Annexation Property. Pursuant to Section 13.1 of the Declaration, Declarant hereby annexes the Annexation Property under the purview of the Declaration, such that the Annexation Property shall be deemed a part of the Covered Property as defined in the Declaration. The Annexation Property is hereby designated as a Non-Residential Parcel, as defined in the Declaration.

2. Annual Assessments. Pursuant to Section 8.5.4 of the Declaration, Declarant hereby establishes the Annual Assessment (as that term is defined in the Declaration) for the Annexation Property as Eight Thousand Five Hundred Thirty Two Dollars and No Cents (\$8,532.00). The Board, as that term is defined in the Declaration, may require a pro rata amount of the Annual Assessment to be paid monthly. In such circumstances, the monthly payment as of the Effective Date would be Seven Hundred Eleven Dollars and No Cents (\$711.00) per month. The Annual Assessment (and proportionate monthly payment) may increase or decrease in conjunction with any increase or decrease in the Base Assessment (as that term is defined in the Declaration), or as otherwise agreed to by Declarant and the record owner of the Annexation Property. Payment of the Annual Assessment shall not be due until a certificate of occupancy has been issued for a building on the Annexation Property.

3. Tract Declarations. This Tract Declaration shall be deemed a "Tract Declaration" pursuant to the terms and provisions of the Declaration, and is subsidiary and supplementary to the Declaration. If any provision of this Tract Declaration is inconsistent with any provision of the Declaration, the provision of the Declaration shall control.

4. Capitalized Terms. Capitalized terms herein shall be the meanings ascribed by this Tract Declaration and the Declaration.

DECLARANT:

THE STATE OF UTAH, ACTING THROUGH
THE SCHOOL AND INSTITUTIONAL TRUST
LANDS ADMINISTRATION.

Approved as to Form
Sean D. Reyes
ATTORNEY GENERAL
By: *Michelle P. McQuinn*

By: *Rodger Mitchell*
Name: Rodger Mitchell
Title: Assistant Director

STATE OF UTAH)
)ss.
COUNTY OF SALT LAKE)

On the 7th day of December, 2017, personally appeared before me
RODGER MITCHELL, who being by me duly sworn did say that he is the Director of the
School and Institutional Trust Lands Administration of the State of Utah, and the signer of
the above instrument, who duly acknowledged that he executed the same.

My Commission expires:

05/06/21

Residing at:

Salt Lake County

Alan Russell Roe



EXHIBIT A

Legal Description of Annexation Property

PARCEL 16 LEGAL DESCRIPTION

Beginning at a point which is North 00°54'18" East 2599.37 feet along the Center Section line and North 90°00'00" East 358.61 feet from the South Quarter Corner of Section 13, Township 42 South, Range 15 West, Salt Lake Base and Meridian; said point also being a point on the Easterly Right-of-Way of Washington Parkway, recorded on July 5, 2006 as Document No. 20060029317 in the office of the Washington County Recorder, in said County, State of Utah; running thence along said Easterly Washington Parkway Right-of-Way the following (3) three courses: North 043°66'52" West 230.02 feet to the point of curvature of a 3447.00 foot radius curve concave to the right; thence Northwesterly 338.91 feet along the arc of said curve through a central angle of 5°38'00" to the point of tangency; thence North 01°01'08" East 130.94 feet to the point of curvature of a 25.00 foot radius curve concave to the right, said point also being a point on the Southerly Right-of-Way of Sandy Talus Drive recorded on February 27, 2007 as Document No. 20070010003 in the office of the Washington County Recorder, in said County, State of Utah; thence along said Southerly Right-of-Way of Sandy Talus Drive the following (3) three courses: Northwesterly 39.27 feet along the arc of said curve through a central angle of 90°00'19" to the point of tangency; thence South 88°58'43" East 404.20 feet to a point on the arc of a 25.00 foot radius curve concave to the right, the radius point which bears South 01°18'48" East; thence Southeasterly 40.29 feet along the arc of said curve through a central angle of 92°19'56" to the point of tangency, said point also being a point on the Westerly Right-of-Way of Red Stone Road; thence along said Right-of-Way of Red Stone Road the following (6) six courses: South 01°01'08" West 2.30 feet to the point of curvature of a 1035.00 foot radius curve concave to the left; thence Southeasterly 163.53 feet along the arc of said curve through a central angle of 9°03'10" to the point of tangency; thence South 08°02'02" East 339.15 feet to the point of curvature of a 165.00 foot radius curve concave to the right; thence Southwesterly 269.03 feet along the arc of said curve through a central angle of 93°25'08" to the point of tangency; thence South 85°23'06" West 309.67 feet to the point of curvature of a 25.00 foot radius curve concave to the right; thence Northwesterly 39.27 feet along the arc of said curve through a central angle of 90°00'01" to the point of tangency, said point also being a point on the said Easterly Right-of-Way of Washington Parkway and the point of beginning.
Containing: 7.90 Acres