

DOC # 20190039229

Restrictive Page 1 of 3
Russell Shirts Washington County Recorder
09/25/2019 09:53:00 AM Fee \$ 40.00
By G T TITLE



After recording please mail to:
Desert Bluff Townhomes, L.L.C.
494 West 1300 North
Springville, UT 84663

**SUPPLEMENTARY
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR**

DESERT BLUFF AT DESERT CANYONS TOWNHOMES – PHASE 3 SUBDIVISION

DESERT BLUFF TOWNHOMES,, L.L.C., a Utah limited liability company, as Declarant, pursuant to Article 7.4 of the Declaration of Covenants, Conditions, and Restrictions for Desert Bluffs, dated July 18, 2018, and recorded on the records of the Washington County Recorder on August 1, 2018, as Document Number 20180031454 ("Declaration"), hereby files this Supplementary Declaration of Covenants, Conditions, and Restrictions for Desert Bluffs.

Declarant hereby adds the following described additional land located in Washington County, State of Utah to the Desert Bluff at Desert Canyons Townhomes:

**SEE EXHIBIT A
(ATTACHED HERETO)**

Declarant hereby declares the real property as described on Exhibit A is within the Annexable Territory pursuant to the Declaration and the Plat recorded therewith, and that said property is to be held, sold, conveyed, encumbered, leased, occupied and improved as part of the properties subject to the Declaration.

Declarant reserves the right to expand the borders of annexable territory to real property as provided in the Declaration, but with no obligation to do so and no claim as to right, title, or interest to said real property.

All Lots added to the Properties as described in the Declaration shall be for residential purposes, except as otherwise provided in the Declaration. Declarant reserves unto itself and its assigns the right to create Common Area(s) and Improvements thereon, within any portion of the annexed real property. Declarant makes no assurances that such Common Areas or Improvements will be established.

Declarant hereby reserves all rights, powers, and authority granted to it in the Declaration. All property subject to this Supplemental Declaration shall be subject to the terms and conditions of the Declaration.

Dated this 11th day of July, 2019.

DECLARANT:
Salisbury Developers, Inc.

[Signature]

By: Rick Salisbury
Its: President

STATE OF UTAH,)

:SS.

County of Washington.)

On this the 11th day of July, 2019 before me
Stephanie Gledhill a Notary Public, personally appeared Rick
Salisbury, proved on the basis of satisfactory evidence to be the person whose name is
subscribed to in this document, and acknowledged they executed the same.



[Signature]
Notary Public

EXHIBIT A
LEGAL DESCRIPTION
DESERT BLUFF AT DESERT CANYONS – PHASE 3 SUBDIVISION

BEGINNING AT THE NORTHWESTERLY CORNER OF THE DESERT BLUFF AT DESERT CANYONS TOWNHOMES - PHASE 1 SUBDIVISION, AND A POINT ON THE EASTERLY BOUNDARY OF THE DESERT CREST - PHASE 5 SUBDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 01°10'49" EAST ALONG THE SECTION LINE, A DISTANCE OF 2448.724 FEET AND NORTH 88°49'11" WEST 3108.775 FEET FROM THE EAST ONE-QUARTER CORNER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, (BASIS OF BEARING BEING NORTH 01°10'49" EAST ALONG THE EASTERLY SECTION LINE BETWEEN THE EAST ONE-QUARTER CORNER AND THE NORTHEAST CORNER OF SAID SECTION 35), AND RUNNING THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (4) FOUR COURSES: (1) NORTH 04°02'31" WEST 204.952 FEET; (2) NORTH 36°51'42" WEST 103.052 FEET; (3) NORTH 64°06'07" WEST 112.089 FEET; AND (4) SOUTH 74°49'11" WEST 29.961 FEET; THENCE NORTH 04°10'34" WEST 200.494 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHERN PARKWAY; THENCE NORTH 85°49'26" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 686.023 FEET; THENCE SOUTH 24°34'54" EAST 212.995 FEET; THENCE SOUTH 42°38'49" EAST 259.875 FEET; THENCE SOUTH 31°51'34" EAST 119.031 FEET; THENCE SOUTH 48°30'30" WEST 83.507 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 48°30'00" WEST); THENCE ALONG THE ARC OF A 25.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 82°18'49", A DISTANCE OF 35.916 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 317.500 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 12°56'10", A DISTANCE OF 71.685 FEET; THENCE SOUTH 69°07'21" WEST 195.136 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 467.500 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°28'25", A DISTANCE OF 77.298 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID DESERT BLUFF AT DESERT CANYONS TOWNHOMES - PHASE 1; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (3) THREE COURSES: (1) NORTH 14°21'40" WEST 35.050 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 11°09'52" WEST); (2) RUNNING WESTERLY ALONG THE ARC OF A 432.500 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 25°06'17", A DISTANCE OF 189.504 FEET; AND (3) NORTH 76°03'35" WEST 184.672 FEET TO THE POINT OF BEGINNING.

CONTAINS 434,907 SQ. FT., (9.984 ACRES)