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AFTER RECORDING, PLEASE RETURN TO RREF II -

JFH BRILLO, LLC
c/o Matthew J. Ence
SNOW JENSEN & REECE, P.C.
912 West 1600 South, Suite B-200 St. George,
Utah 84770

DOC # 20190034441

CCR Annexation Page 1 of 4
Russell Shirts Washington County Recorder
08/27/2019 01:11:55 PM Fee \$ 40.00
By SOUTHERN UTAH TITLE CO



**DECLARATION OF ANNEXATION FOR
BRIO - PHASE 3E SUBDIVISION**

THIS DECLARATION OF ANNEXATION FOR BRIO - PHASE 3E SUBDIVISION (hereinafter "Declaration of Annexation") is made by RREF II - JFH BRILLO, LLC, a Delaware limited liability company, hereinafter referred to as "Declarant."

PREAMBLE

A. Declarant is the owner and developer of certain real property located in the city of Washington, Washington County, State of Utah, which is particularly described as follows:

See legal description attached Exhibit "A" and incorporated herein by this reference.

(hereinafter the "Annexed Property").

B. The Annexed Property is part of the real property described in Exhibit "B" to that Declaration of Covenants, Conditions, and Restrictions for Brio, recorded August 12, 2015, as Doc. No. 20150028404, in the Official Records of the Washington County Recorder's Office, as amended or supplemented (hereinafter referred to as "Declaration").

C. By annexation into the Community known as BRIO, the Annexed Property is made subject to the Declaration by virtue of Sections 1.1 and 11.1 of the Declaration.

D. Declarant is the "Declarant" as defined in Section 2.16 of the Declaration.

E. Pursuant to Section 1.1 and Article IO of the Declaration, Declarant now desires to add and include the above-described Annexed Property to hereafter become part of the Community known as BRIO as described in Section 2.12 of the Declaration, and thereafter subject to the terms and provisions of the Declaration as provided in Section 1.1 and Article IO of the Declaration.

THEREFORE, Declarant hereby declares, and submits the Annexed Property to such Declaration, and imposes thereon the provisions of the Declaration, as follows:

1. The undersigned Declarant here by declares the foregoing recitals to be true and accurate, and incorporate the same herein with this reference.

2. Declarant with the execution of this Declaration of Annexation here by consents to the annexation of the Annexed Property into the Community known as BRIO.

3. Declarant hereby declares the Annexed Property is added to and made a part of the Community subject to the Declaration. The Annexed Property is and shall be held, conveyed, hypothecated, encumbered, leased, occupied, built upon or otherwise used, improved or transferred in whole or in part, subject to this Declaration of Annexation and the Declaration.

4. The covenants, conditions and restrictions of this Declaration of Annexation and the Declaration are here by imposed as equitable servitudes upon each lot within the Annexed Property, as a servient tenement, for the benefit of each and every other lot of property within BRIO, as the dominant tenements.

5. The covenants, conditions and restrictions of this Declaration of Annexation shall run with and shall inure to the benefit of and shall be binding upon all of the Annexed Property and shall be binding upon and inure to the benefit of all parties having, or hereafter acquiring, any right, title or interest in all or any portion of the Annexed Property.

6. This Declaration of Annexation is recorded pursuant to Section 1.1 and Article 10 of the Declaration, and each of the provisions hereof shall be deemed a part of the Declaration, and they may be enforced as therein provided for the enforcement of any other provisions thereof.

7. The rights and obligations of all Owners of lots in the Annexed Property shall be the same as the rights and obligations of the Owners of lots currently affected by the Declaration, except as may be modified herein.

(remainder of page intentionally left blank; signatures and acknowledgments to follow)

Declarant has executed this Declaration of Annexation on this 29th day of July, 2019 but it shall not be effective until recorded in the office of the Washington County Recorder.

DECLARANT:

RREF II-JFH BRILLO, LLC,
A Delaware Limited Liability Company
By: RREF-II-JFH BRILLO MEMBER, LLC, a Delaware limited liability company, it's Managing Member
By: RJALTO REAL ESTATE FUND II, LP, a Delaware Limited partnership, its Sole Member
By: RIALTO PARTNERS GP II, LLC, a Delaware limited liability company, its General Partner

By: Cory M. Olson
Senior Officer Name: Cory M. Olson
Senior Officer Title: Vice President

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) ss.

On the 29th day of JULY, 2019, personally appeared before me Cory M. Olson, who being duly sworn, did say that: is the Vice President of RREF II -JFH Brillo, LLC, and the foregoing instrument was signed on behalf of said company by authority of its governing documents, and for the uses and purposes set forth herein above.

[Signature]
Notary Public



MONICA CABRERA
MY COMMISSION # GG 001492
EXPIRES: June 13, 2020
Bonded Thru Budget Notary Services

EXHIBIT A
To Declaration of Annexation

LEGAL DESCRIPTION OF THE ANNEXED PROPERTY

BEGINNING AT A POINT S0°20'24"W, 1086.83 FEET ALONG THE SECTION LINE AND EAST, 663.37 FEET FROM THE WEST 1/4 CORNER OF SECTION 11, T42S, R15W, SLB&M, SAID POINT BEING ON THE BOUNDARY OF BRIO PHASE 3B SUBDIVISION FILED AS DOCUMENT NO. 20170046574 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES: S72°39'12"E, 58.03 FEET TO THE POINT OF CURVE OF A 984.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 51.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°58'37"; THENCE N14°22'11"E, 31.00 FEET TO A POINT ON THE BOUNDARY OF BRIO PARKWAY, A 66.00 FOOT WIDE PROPOSED PUBLIC ROADWAY AS SHOWN ON THE MAIN STREET AND BRIO PARKWAY ROADWAY DEDICATION PLAT, AS CURRENTLY APPROVED BY WASHINGTON CITY; SAID POINT BEING THE POINT OF CURVE OF A 953.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS N14°22'11"E; THENCE ALONG SAID BOUNDARY OF BRIO PARKWAY THE FOLLOWING THREE (3) COURSES: SOUTHEASTERLY 212.90 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°48'00"; THENCE S88°25'49"E, 171.37 FEET TO THE POINT OF CURVE OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY 38.82 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°57'28" TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MAIN STREET, AN 85.00 FOOT PUBLIC ROADWAY, AS SHOWN ON THE WASHINGTON PARKWAY & MAIN STREET ROADWAY DEDICATION PLAT FILED AS DOCUMENT NO. 20180022079 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: S1°06'28"W, 361.12 FEET TO THE POINT OF CURVE OF A 2457.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS N88°54'57"W; THENCE SOUTHWESTERLY 114.33 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°39'56"; THENCE S3°36'56"W, 14.53 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE RUNNING N89°59'57"E, 2.52 FEET TO A POINT ON THE WESTERLY BOUNDARY OF MAIN STREET, A PROPOSED PUBLIC ROADWAY, AS SHOWN ON THE MAIN STREET AND BRIO PARKWAY ROADWAY DEDICATION PLAT, AS CURRENTLY APPROVED BY WASHINGTON CITY; THENCE S3°36'56"W, 308.02 FEET ALONG SAID WESTERLY BOUNDARY; THENCE LEAVING SAID BOUNDARY RUNNING N87°56'29"W, 378.46 FEET; THENCE N3°45'23"E, 46.45 FEET; THENCE N5°10'57"W 59.74 FEET; THENCE N26°51'34"E, 72.37 FEET; THENCE N6°05'05"E, 27.43 FEET; THENCE N8°52'22"E, 106.44 FEET; THENCE N5°19'04"W, 58.12 FEET; THENCE S76°27'44"W, 20.87 FEET; THENCE N11°06'04"W, 96.01 FEET; THENCE N9°52'11"W, 50.01 FEET; THENCE N23°12'28"W, 67.58 FEET; THENCE N68°51'27"W, 57.68 FEET; THENCE N79°37'19"W, 73.98 FEET; THENCE N72°39'12"W, 60.63 FEET TO A POINT ON THE BOUNDARY OF BRIO 3D SUBDIVISION FILED AS DOCUMENT NO. 20180031651 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG SAID BOUNDARY THE FOLLOWING FIVE (5) COURSES: N17°22'07"E, 95.00 FEET; THENCE S72°39'12"E, 45.20 FEET; THENCE N17°20'48"E, 50.00 FEET TO THE POINT OF CURVE OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS N17°20'48"E; THENCE NORTHWESTERLY 23.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N17°20'48"E, 91.00 FEET THE POINT OF BEGINNING.

CONTAINING 8.233 ACRES.