

**DECLARATION OF EXPANSION
ESTRELLA SUBDIVISION**

WHEREAS, the undersigned (hereafter "Developer") is the owner of certain real property located in St. George, Washington County, State of Utah, such property being more particularly described in Exhibit "A" attached hereto and made a part hereof and being referred to herein as the "Property."

WHEREAS, Developer has caused such Property to be subdivided and platted, to be recorded as Phase 2 of the Estrella Subdivision.

WHEREAS, Developer desires to, and shall, cause such Property to be conveyed subject to those protective covenants, conditions and restrictions as set forth in the declaration of Covenants, Conditions and Restrictions for Estrella Subdivision, Phase 1, dated 10-19 2004, and recorded in the official records of the Washington County Recorder on 10-17- 2005, as Entry No. 778718, Book 903 Pages 267 through 293 (hereinafter "Covenants").

NOW, THEREFORE, Developer hereby declares that all of the Property shall be held, sold and conveyed subject to the Covenants, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the Property. The Covenants shall run to, with and from the Property, shall be binding on all parties having or acquiring any right, title or interest in the Property, and shall inure to the benefit of each such party. The lot owners of any of the Property shall be members of the Estrella Owners Association and shall enjoy the same rights and be under the same duties as any other member as set forth in the Covenants.

IN WITNESS WHEREOF, the undersigned, being the Developer, has hereunto set its hand this 24 day of February, 2005.

Developer

S & S Construction, Inc.



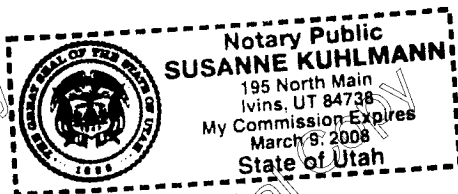
D. Craig Sullivan, President

STATE OF UTAH)

ss.

COUNTY OF WASHINGTON)

On this 24th day of February, 2005, before me personally appeared D. Craig Sullivan whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he is the President of S & S Construction, Inc. a corporation, and that the foregoing document was signed by him on behalf of that corporation by authority of its bylaws or of a resolution of its board of directors, and he acknowledged before me that the corporation executed the document and the document was the act of the corporation for its stated purpose.



Notary Public

EXHIBIT "A"

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF DIXIE DOWNS ROAD, SAID POINT BEING LOCATED S 1°09'21" W ALONG THE SECTION LINE 934.73 FEET AND S 88°50'39" E 40.00 FEET FROM THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N 1°09'21" E ALONG SAID DIXIE DOWNS ROAD RIGHT OF WAY LINE 24.99 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF EMERALD RIDGE, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDS OF WASHINGTON COUNTY AND RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING FIVE (5) COURSES, S 89°21'30" E 365.53 FEET; THENCE N 48°57'25" E 271.07 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°50'58" A DISTANCE OF 14.61 FEET; THENCE S 89°11'37" E 39.56 FEET; THENCE N 1°24'14" E 62.62 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF ESTRELLA PHASE 1; THENCE ALONG SAID BOUNDARY THE FOLLOWING NINE (9) COURSES, S 88°44'54" E 84.01 FEET; THENCE S 86°29'49" E 45.03 FEET; THENCE S 88°35'46" E 86.00 FEET; THENCE N 63°34'45" E 88.09 FEET; THENCE S 26°25'15" E 33.10 FEET; THENCE S 29°31'09" E 74.01 FEET; THENCE N 61°31'26" E 128.43 FEET TO A POINT ON A 1632.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS N 59°54'26" E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°00'40" A DISTANCE OF 28.81 FEET; THENCE N 60°55'06" E 101.18 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF SNOW CANYON PARKWAY, SAID POINT ALSO BEING ON A 1540.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS N 61°06'13" E; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°33'48" A DISTANCE OF 391.44 FEET TO A POINT ON A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS S 46°32'25" W; THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°37'08" A DISTANCE OF 39.54 FEET TO THE POINT OF A 125.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°47'57" A DISTANCE OF 97.74 FEET; THENCE S 1°07'20" W 357.08 FEET TO A POINT ON THE 1/16 LINE; THENCE N 89°10'19" W ALONG THE 1/16 LINE 913.74 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL AS DESCRIBED IN BOOK 1346, AT PAGE 970 IN THE RECORDS OF WASHINGTON COUNTY; THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES, N 1°17'38" E 266.70 FEET; THENCE N 89°10'19" W 75.00 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL AS DESCRIBED IN BOOK 1422, AT PAGE 963 IN THE RECORDS OF WASHINGTON COUNTY; THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES, N 1°09'51" E 133.33 FEET; THENCE N 89°10'19" W 327.06 FEET TO THE POINT OF BEGINNING. CONTAINS 13.98 ACRES.