



After recording please mail to:
Faction LLC
619 S. Bluff St. Tower II
St. George, UT 84770

**SUPPLEMENTARY
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
WHITE SANDS – PHASE 4A SUBDIVISION**

FACTION LLC, a Utah limited liability company, as Declarant, pursuant to Article 7.4 of the Declaration of Covenants, Conditions, and Restrictions for White Sands Subdivision, dated March 12, 2018, and recorded on the records of the Washington County Recorder on April 6, 2018, as Document Number 20180013793 ("Declaration"), hereby files this Supplementary Declaration of Covenants, Conditions, and Restrictions for White Sands Subdivision.

Declarant hereby adds the following described additional land located in Washington County, State of Utah to the Riverstone Subdivision:

**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 19 day of March, 2019

DECLARANT:
FACTION, LLC

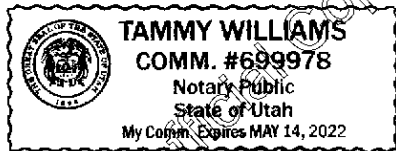
By: Troy Ence
Its: Manager

STATE OF UTAH,)

:SS.

County of Washington.)

On this 19 day of March, 2019, personally appeared before me Troy Ence, who being personally known to me (or satisfactorily proved to me), and who being by me duly sworn did say that he is the Manager of Faction LLC, and that he executed the foregoing Declaration on behalf of said Faction LLC, being authorized and empowered to do so by the Operating Agreement of said company, and he acknowledged before me that such company executed the same for the uses and purposes stated therein.



Tammy Williams
Notary Public

**EXHIBIT A
LEGAL DESCRIPTION
WHITE SANDS – PHASE 4A SUBDIVISION**

WHITE SANDS PHASE 4A FINAL PLAT BOUNDARY

BEGINNING AT THE SOUTHEASTERLY BOUNDARY CORNER OF THE WHITE SANDS – PHASE 2 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 88°45'43" WEST ALONG THE SECTION LINE, A DISTANCE OF 83.356 FEET AND SOUTH 01°14'17" WEST 864.147 FEET FROM THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING SOUTH 88°43'03" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 33), AND RUNNING THENCE ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION AND THE EASTERLY BOUNDARY OF THE WHITE SANDS – PHASE 3 SUBDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE THE FOLLOWING (7) SEVEN COURSES: (1) NORTH 26°45'45" WEST 152.231 FEET; (2) SOUTH 63°14'15" WEST 41.001 FEET; (3) NORTH 26°45'45" WEST 107.558 FEET; (4) SOUTH 65°07'08" WEST 6.608 FEET; (5) NORTH 24°52'52" WEST 107.283 FEET; (6) NORTH 65°07'08" EAST 48.052 FEET; AND (7) NORTH 25°04'02" WEST 151.941 FEET; THENCE NORTH 65°29'17" EAST 437.526 FEET; THENCE SOUTH 25°00'16" EAST 148.201 FEET; THENCE SOUTH 64°59'44" WEST 6.920 FEET; THENCE SOUTH 25°00'16" EAST 101.632 FEET; THENCE SOUTH 26°20'40" EAST 146.660 FEET; THENCE SOUTH 63°39'20" WEST 2.913 FEET; THENCE SOUTH 26°20'40" EAST 100.314 FEET; THENCE SOUTH 62°40'50" WEST 108.054 FEET; THENCE SOUTH 63°18'05" WEST 25.000 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 63°18'05" EAST); THENCE ALONG THE ARC OF A 1000.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°04'53", A DISTANCE OF 1.420 FEET; THENCE SOUTH 63°13'12" WEST 123.321 FEET; THENCE SOUTH 62°40'12" WEST 84.980 FEET; THENCE SOUTH 62°50'57" WEST 84.985 FEET TO THE POINT OF BEGINNING.

CONTAINS 228,661 SQ. FT., (5.249 ACRES)