Ent 1368225 Bk 2463 Pg 1411
Date 05-Dec-2024 03:42PM Fee \$84.00
Tennille Johnson, Rec. - Filed By KM
Cache County, UT
For US TITLE INSURANCE AGENCY
Electronically Submitted by Simplifile

WHEN RECORDED, RETURN TO: McDonald Fielding, PLLC

Attn: Kyle Fielding 230 N 1680 E Suite W2 St. George UT 84790

(801) 792-2561

Parcel Nos.

03-237-0064 through 03-237-0095

Supplemental Declaration of Annexation (Firefly Estates Townhomes)

THIS DECLARATION OF ANNEXATION (hereafter "Declaration") is effective as of June 7, 2024, and is made by River Valley Development, L.L.C., a Utah limited liability company ("Declarant").

RECITALS

- A. Declarant is the developer of land located in Cache County, State of Utah, particularly described in the attached **Exhibit A** and known generally as the Firefly Estates Phase 2A subdivision (the "Phase 2A Property"); and
- B. Declarant intends to develop the Phase 2A Property subject to the "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS TOWNHOMES, FIREFLY ESTATES" originally recorded in the office of the Cache County Recorder on September 21, 2021, as Entry No. 1299427 (the "CC&Rs"), originally referencing the land known as Firefly Estates (the "Phase 1 Property" as defined in the attached **Exhibit B**, and referred to in the CC&Rs as the "Townhome Community").
- C. Under Section 2.7 of the CC&Rs, Declarant reserved the exclusive option to expand the Project to include "Additional Land" and the Phase 2A Property is hereby designated Additional Land that is hereby made a part of the Townhome Community.

EXPANSION/ANNEXATION

NOW, THEREFORE, the Declarant declares as follows:

The Townhome Community is expanded to include the Phase 2A Property, and the Phase 2A Property is hereby annexed into and made a part of the Townhome Community. The Phase 2A Property is hereby made subject to all covenants, conditions, restrictions, easements, burdens, servitudes, and other obligations as specified in the CC&Rs. The intent of this Declaration is for the Phase 2A Property to be made an integral part of the Townhome Community, equivalent in all respects to all other property already referenced in the CC&Rs, so that the Phase 2A Property and that other property collectively constitute a single, cohesive development project and defined collectively in the CC&Rs as the Project.

Each conveyance or installment contract for the sale of a Lot and every other instrument affecting title to a Lot may describe that Lot by the number shown on the Plat with appropriate reference to the Plat and to the Declaration, as each shall appear on the records of the Cache County Recorder, State of Utah, and in substantially the following form: Lot , [subdivision/plat], recorded on as Entry No. , together with a non-exclusive right and easement of use and enjoyment to the Common Areas appurtenant to the Lot. This conveyance is subject to the provisions of the Declaration of Covenants, Conditions and Restrictions - Townhomes, Firefly Estates, recorded in the office of the Cache County Recorder on September 21, 2021, as Entry No. 1299427, as may be amended. Executed effective as of the date set forth above: Heritage Land Development, LLC A Utah limited liability company Name: L. Boyd Cook Title: Authorized Signer STATE OF UTAN County of Box Ever The foregoing instrument was acknowledged before me on this standard of Dezember 2024 by L. Boyd Cook in his capacity as Authorized Signer of Heritage Land Development, LLC. Notary Public Melisa Kim Yen Casselman Notary Public, State of Utah Commission # 720009

My Commission Expires August 20, 2025

EXHIBIT A

(LEGAL DESCRIPTION OF PHASE 2A PROPERTY)

All of Lots 64-95, Firefly Estates, Phase 2A, according to the official plat thereof on file in the official records of the Cache County Recorder's office.

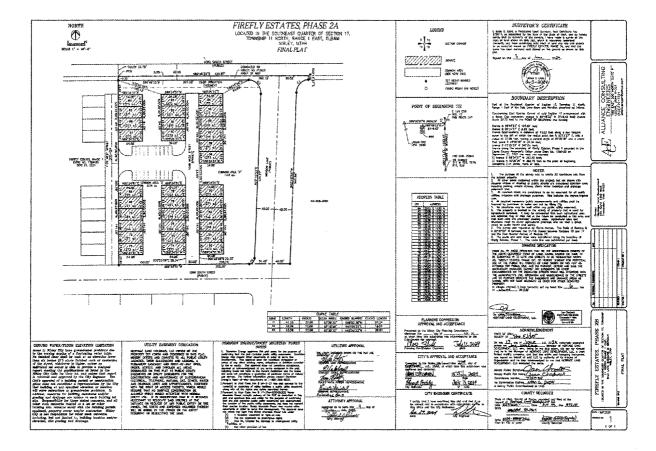


EXHIBIT B

(LEGAL DESCRIPTION OF THE ORIGINAL PROPERTY)

All of Lots 12-63, Firefly Estates, Phase 1, according to the official plat thereof on file in the official records of the Cache County Recorder's office.

