

**DECLARATION OF ANNEXATION
CORAL RIDGE - PHASE II**

Coral Ridge Development, L.C., Declarant under that certain Declaration of Covenants, Conditions and Restrictions of Coral Ridge, Phase I, a Planned-Unit Development, filed of record on Dec 5th, 2006, as Document No. 20060056123 of Official Washington County Records (the "Declaration"), hereby exercises its rights and privileges under said Declaration as follows:

1. Declarant hereby annexes to Coral Ridge Phase I, the following described property located in the City of St. George, County of Washington, State of Utah, including as set forth on that certain Plat filed concurrently herewith.

(See Exhibit A attached hereto)

2. Lots 4A-E, 5A-D, 6A-D, 7A-C, 8A-C, 9A-C, 10A-D, 25A-D, 26A-D and 27A-D (a total of 38 additional lots) are hereby added to the Coral Ridge Project. The total number of lots in the project is now 65 lots.

3. All lot owners in the new phase described above will be subject to all rights, powers, privileges, covenants, restrictions, easements, charges and liens as set forth in the original Declaration of Coral Ridge, Phase I. The annexed land is to be held, sold, conveyed, encumbered, occupied and approved as part of the property, subject to the Declaration and this Supplementary Declaration.

4. The same architectural covenants as contained in Declaration of Covenants, Conditions & Restrictions of Coral Ridge Phase I shall apply to this subdivision described at Exhibit A (Coral

Ridge - Phase II).

5. Due to the sensitive nature of the topography and/or location, or other features, Declarant reserves unto itself or its assigns, the right to architectural approval of any building or landscape plans that may be proposed for such lots. Said right to architectural approval of any building or landscape plans may be withheld by Declarant if in the opinion of Declarant or his architect the proposed plans would be detrimental to the project in any material way. The decision of the Declarant in this regard shall be final.

6. Declarant continues to reserve all rights to expand, and such other rights as are conferred in the Declaration. Except as is modified by this document with respect to Phase II, the terms of the Declaration of Covenants, Conditions & Restrictions of Coral Ridge Phase I (referred to above) are fully applicable to Phase II.

DATED this 7th day of August, 2006.

DECLARANT:

CORAL RIDGE DEVELOPMENT, L.C.

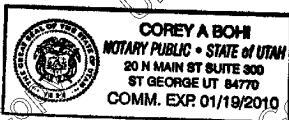
By Richard M. Clayton
Richard M. Clayton
Operating Manager

STATE OF UTAH)

) ss.

COUNTY OF WASHINGTON)

On the 7th day of July, 2006, personally appeared before me Richard M. Clayton, Operating Manager of Coral Ridge Development, L.C., a Utah limited liability company, the signer of the foregoing document, who acknowledged to me that he executed the same pursuant to authority given by the Members of Coral Ridge Development, L.C.



Corey A Bohi
Notary Public

EXHIBIT

A

BEGINNING AT THE SOUTHWEST CORNER OF "CORAL RIDGE TOWNHOMES PHASE 1", ACCORDING TO THE OFFICIAL PLAT THEREOF, WASHINGTON COUNTY RECORDS, SAID POINT BEING LOCATED N89°21'09"W 425.05 FEET ALONG THE SOUTH LINE OF SECTION 4 AND N0°38'51"E 109.49 FEET FROM THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SAID LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE WESTERLY BOUNDARY OF SAID "CORAL RIDGE TOWNHOMES PHASE 1" THE FOLLOWING FIFTEEN (15) COURSES: N0°21'16"E 198.84 FEET; THENCE N89°38'44"W 17.50 FEET; THENCE N0°21'16"E 18.00 FEET; THENCE S89°38'44"E 17.50 FEET; THENCE N0°21'16"E 16.88 FEET; THENCE S89°38'44"E 48.50 FEET; THENCE N0°21'16"E 71.41 FEET TO THE POINT OF A 117.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE N08°19'02"E 42.81 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°57'46" TO THE POINT OF TANGENCY; THENCE N21°19'02"E 105.06 FEET; THENCE S81°35'06"E 123.07 FEET; THENCE N8°24'54"E 17.50 FEET; THENCE N46°03'40"E 39.15 FEET; THENCE N13°46'34"E 22.89 FEET TO A POINT ON A 179.84 FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, THE RADIUS POINT BEARS S47°36'28"E; THENCE NORTHEASTERLY 48.01 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°17'45" TO A NON-TANGENT POINT; THENCE N45°31'42"E 29.44 FEET; THENCE LEAVING SAID BOUNDARY N59°41'14"W 247.77 FEET; THENCE N59°54'10"W 223.60 FEET; THENCE N27°26'10"E 14.51 FEET; THENCE N60°34'12"W 142.65 FEET; THENCE S38°33'08"W 36.15 FEET; THENCE S23°16'49"W 193.87 FEET; THENCE S40°12'16"W 243.50 FEET; THENCE S35°00'03"E 121.41 FEET; THENCE N72°14'12"E 217.45 FEET; THENCE S56°24'38"E 105.91 FEET; THENCE S0°21'16"W 453.98 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF "TELEGRAPH ROAD", WASHINGTON COUNTY RECORDS, SAID POINT ALSO BEING A POINT ON A 1250.00 FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, THE RADIUS POINT BEARS S37°12'29"E; THENCE NORTHEASTERLY 129.96 FEET ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 5°57'24" TO THE POINT OF BEGINNING.

CONTAINS 5.94 ACRES.