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WHEN RECORDED, RETURN TO:

Ivory Southern, LLC
c/o Colin Wright
3143 So. 840 E.
St. George, UT 84790

DOC # 20070038573

Restrictive Page 1 of 3
Russell Shirts Washington County Recorder
07/30/2007 03:59:39 PM Fee \$ 14.00
By IVORY HOMES



SG-HVTH-2

**SUPPLEMENTAL DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND
RESERVATION OF EASEMENTS
FOR
HIDDEN VALLEY AT ST. GEORGE
a Planned Mixed Residential Use Development**

THIS SUPPLEMENTAL DECLARATION is executed by the State of Utah, School and Institutional Trust Lands Administration, of 675 East 500 South, Suite 500, Salt Lake City, Utah 84102-2818 (the "Declarant"), and is consented to by Ivory Southern, LLC, of 3143 South 840 East, St. George, Utah 84790 (the "Developer").

RECITALS

- A. Declarant is the owner of Hidden Valley at St. George, an expandable planned residential development in St. George, Washington County, Utah (the "Development");
- B. On or about June 25, 2007, Developer recorded the Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Hidden Valley at St. George as Entry No. 20070032840 in the Washington County Recorder's Office (the "Master Declaration");
- C. Pursuant to Article II, Section 2.11.1 of the Master Declaration, Developer is permitted to expand the application of the Master Declaration in order to annex additional land, Common Area and Facilities, Exclusive Common Area and Facilities, Limited Common Area, Dwelling Units, or Lots, or Condominium Units;
- D. Developer desires to annex land into the Development for development as the Estates at Hidden Valley Phase 2.

NOW THEREFORE, Developer hereby declares as follows:

- 1. All defined terms as used in this Supplemental Declaration shall have the same meaning as those set forth and defined in the Master Declaration.

2. The following described real property situated in St. George, Washington County, Utah, is hereby submitted to the provisions of the Master Declaration and, pursuant thereto, is hereby annexed in to the Development and is to be held, transferred, sold, conveyed, and occupied as a part of the Development:

ESTATES at HIDDEN VALLEY PHASE 2

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS, COMMON AREAS, PUBLIC STREETS AND EASEMENTS, THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING LOCATED NORTH 88°52'18" WEST, 428.90 FEET ALONG THE SECTION LINE AND DUE SOUTH, 794.74 FEET FROM THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE MOST WESTERLY BOUNDARY CORNER OF THE ESTATES AT HIDDEN VALLEY PHASE 1 AS SHOWN ON THE OFFICIAL PLAT THEREOF, RECORDS OF WASHINGTON COUNTY, UTAH; THENCE SOUTH 66°00'27" WEST, 927.88 FEET; THENCE SOUTH 25°14'42" EAST, 221.83 FEET TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS POINT BEARS SOUTH 25°14'42" EAST), THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 25°14'42" EAST, 362.05 FEET; THENCE SOUTH 32°59'57" EAST, 66.71 FEET; THENCE SOUTH 25°14'42" EAST, 39.14 FEET; THENCE NORTH 65°35'28" EAST, 291.28 FEET; THENCE NORTH 71°25'58" EAST, 597.89 FEET; THENCE NORTH 79°30'09" EAST, 41.27 FEET; THENCE NORTH 61°39'31" EAST, 50.00 FEET; THENCE NORTH 68°50'09" EAST, 93.32 FEET; THENCE NORTH 64°34'H" EAST, 13.75 FEET TO THE SOUTHWESTERLY BOUNDARY OF THE ESTATES AT HIDDEN VALLEY PHASE 1 AS SHOWN ON THE OFFICIAL PLAT THEREOF, RECORDS OF WASHINGTON COUNTY, UTAH; THENCE ALONG SAID SOUTHWESTERLY BOUNDARY THE FOLLOWING EIGHT (8) COURSES, NORTH 25°25'49" WEST, 63.34 FEET; THENCE NORTH 42°13'28" WEST, 232.49 FEET; THENCE NORTH 47°46'32" EAST, 5.81 FEET; THENCE NORTH 42°13'28" WEST, 85.00 FEET; THENCE NORTH 47°46'32" EAST, 8.60 FEET; THENCE NORTH 42°13'28" WEST, 88.00 FEET TO A POINT ON A 875.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS POINT BEARS NORTH 37°28'56" WEST), THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, 8.93 FEET THROUGH A CENTRAL ANGLE OF 0°35'06"; THENCE NORTH 37°22'28" WEST, 330.90 FEET TO THE POINT OF BEGINNING.

CONTAINS 16.87 ACRES

3. Except as amended by the provisions of this Supplemental Declaration, the Master Declaration as previously amended and supplemented shall remain unchanged and, together with this Supplemental Declaration shall constitute the Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for the Development as further expanded by the annexation of the Additional Property described herein.

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IN WITNESS WHEREOF, the Declarant and Developer have executed this document this
10th day of July, 2007.

DECLARANT:

STATE OF UTAH
SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

By: [Signature]
Name: Kevin S. Carter
Title: Director

Approved as to Form
Mark L. Strickhoff

ATTORNEY GENERAL

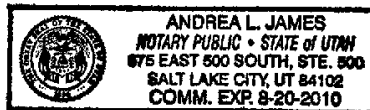
[Signature]

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF Salt Lake) ss

The foregoing instrument was acknowledged before me this 10th day of July, 2007
by Kevin S. Carter, the Director of the State of Utah School and Institutional Trust Lands
Administration and said Kevin S. Carter duly acknowledged to me that said Administration executed
the same.

[Signature]
NOTARY PUBLIC



CONSENTED TO BY:

DEVELOPER:
IVORY SOUTHERN, LLC.

By: [Signature]
Name: Colin Wright
Title: Southern Utah Area President and Managing Member

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WASHINGTON) ss

The foregoing instrument was acknowledged before me this 30 day of July, 2007
by Colin Wright, the Southern Utah Area President and Managing Member of IVORY SOUTHERN,
LLC., a Utah limited liability company, by authority of a Resolution of the IVORY SOUTHERN,
LLC (a copy of said Resolution is attached hereto) and said Colin Wright duly acknowledged to me
that said IVORY SOUTHERN, LLC executed the same.

[Signature]
NOTARY PUBLIC

