



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

SCP Land Holdings I, LLC, Declarant under that certain Declaration of Covenants, Conditions and Restrictions of Coral Ridge, Phase I, a Planned-Unit Development, filed of record on December 5<sup>th</sup>, 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 and II, the following described property located in the City of Washington, County of Washington, State of Utah, including as set forth on that certain plat filed concurrently herewith:

(See Exhibit A attached hereto)

2. Lots 28A-F, 29A-F, 30A-F, 31A-F, 32A-F, 33A-F, and 11A-D (total of 40 additional lots) are hereby added to the Coral Ridge project. The total number lots in the project is now 105 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, and Restrictions of Coral Ridge Phase I shall apply to this subdivision described in Exhibit A (Coral Ridge- Phase III).
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 III, the terms of the Declaration of Covenants, Conditions & Restrictions of Coral Ridge Phase I&II (referred to Above) are fully applicable to Phase III.



**Exhibit A**

BEGINNING AT A POINT BEING S.00°21'18"W. 1673.67 FEET ALONG THE SECTION LINE AND 415.77 FEET EAST FROM THE WEST ONE-QUARTER CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, S.L.B.&M., SAID POINT BEING THE NORTHEAST CORNER OF CORAL RIDGE TOWNHOMES PHASE 2; AND RUNNING THENCE ALONG SAID PHASE 2 THE FOLLOWING FOUR (4) BEARINGS AND DISTANCES: (1) THENCE N.59°41'14"W. 247.77 FEET; (2) THENCE N.59°54'10"W. 223.60 FEET; (3) THENCE N.27°26'10"E. 14.51 FEET; (4) THENCE N.60°34'12"W. 142.65 FEET; THENCE N.38°33'08"E. 163.81 FEET; THENCE S.77°52'32"E. 95.64 FEET; THENCE S.58°18'56"E. 31.00 FEET; THENCE N.31°41'04"E. 22.78 FEET; THENCE S.59°47'36"E. 416.65 FEET; THENCE N.30°42'24"E. 71.59 FEET TO A POINT IN THE EXISTING BOUNDARY LINE OF CORAL RIDGE TOWNHOMES PHASE 1; THENCE ALONG SAID PHASE 1 THE FOLLOWING EIGHT (8) BEARINGS AND DISTANCES: (1) THENCE SOUTHERLY 164.01 FEET ALONG THE ARC OF A 266.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CHORD BEARS S.11°11'48"W. 161.43 FEET); (2) THENCE S.19°46'22"W. 16.74 FEET; (3) THENCE S.32°55'04"W. 31.03 FEET; (4) THENCE S.32°49'34"W. 30.22 FEET; (5) THENCE SOUTHWESTERLY 13.07 FEET ALONG THE ARC OF A 183.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CHORD BEARS S.21°33'34"W. 13.07 FEET); (6) THENCE S.19°30'50"W. 6.18 FEET TO THE POINT OF TANGENCY OF A 117.00 FOOT RADIUS CURVE TO THE RIGHT; (7) THENCE SOUTHWESTERLY 26.81 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS S.26°04'40"W. 26.75 FEET); (8) THENCE S.45°31'42"W. 22.77 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 3.018 ACRES OR 131,483 SQUARE FEET IN AREA.