



When recorded return to:

Utah School and Institutional
Trust Lands Administration
Ms. Alexa Wilson
675 East 500 South, Suite 500
Salt Lake City, Utah 84102

**TRACT DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS**

This Tract Declaration is made this 17th day of January, 2014, by **THE STATE OF UTAH, ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION**, hereinafter referred to as the "**Declarant**."

WHEREAS Declarant is the owner of that certain real property located in Washington City, Washington County, Utah described in **Exhibit A** hereto (the "**Annexation Property**"), which Annexation Property is part of one or more "**Neighborhoods**" of Sienna Hills, a Planned Community Development ("**PCD**"), as adopted by Washington City Ordinance No. Z-2004-20 (the "**Ordinance**"), dated February 9, 2005.

WHEREAS Declarant hereunder is "**Declarant**" pursuant to that certain Declaration of Covenants, Conditions, Restrictions and Easements for Sienna Hills (the "**Declaration**") recorded on January 27, 2006, in the office of the Washington County Recorder, Book No. 1838, Pages 0798-0919 as may have heretofore been amended, which Declaration encumbers and has referenced to certain real property described therein.

WHEREAS Declarant desires that the Annexation Property be subject to all terms and provisions of said Declaration.

WHEREAS the Annexation Property is a part of the Annexable Property as defined in the Declaration.

NOW THEREFORE, it is hereby agreed and established as follows:

1. Annexation of Annexation Property. Pursuant to Section 13.1 of the Declaration, Declarant hereby annexes the Annexation Property under the purview of the Declaration, such that the Annexation Property shall be deemed a part of the Covered Property as defined in the Declaration.

2. Tract Declarations. This Tract Declaration shall be deemed a "Tract Declaration" pursuant to the terms and provisions of the Declaration, and is subsidiary and supplementary to the Declaration. If any provision of this Tract Declaration is inconsistent with any provision of the Declaration, the provision of the Declaration shall control.

3. Capitalized Terms. Capitalized terms herein shall be the meanings ascribed by this Tract Declaration and the Declaration.

Dated this 17th day of JANUARY, 2014.

DECLARANT:

Approved as to Form
Sean D. Reyes
ATTORNEY GENERAL
By: Mitchell & McBeck

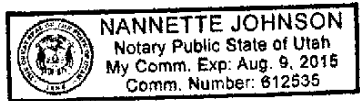
THE STATE OF UTAH, ACTING THROUGH
THE SCHOOL AND INSTITUTIONAL TRUST
LANDS ADMINISTRATION

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

STATE OF UTAH)
)ss.
COUNTY OF SALT LAKE)

On the 17 day of January, 2014, personally appeared before me KEVIN S. CARTER, who being by me duly sworn did say that he is the Director of the School and Institutional Trust Lands Administration of the State of Utah, and the signer of the above instrument, who duly acknowledged that he executed the same.

Given under my hand and seal this 17 day of January, 2014.



Nannette Johnson
Notary Public

My Commission expires:
8-9-15

Residing at:
S.L. Co.

EXHIBIT A

LEGAL DESCRIPTION OF ANNEXATION PROPERTY

PARCEL 3:

Township 42 South, Range 15 West, SLB&M
Section 12 (within)
and
Township 42 South, Range 14 West, SLB&M
Section 7 (within)

More particularly described as follows:

BEGINNING AT A POINT S 1°01'58" W 2517.47 FEET ALONG THE EAST SECTION LINE OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN FROM THE NORTHEAST CORNER OF SAID SECTION AND RUNNING THENCE S 51°36'13" E 87.72 FEET; THENCE S 4°25'37" E 161.56 FEET; THENCE S 13°49'05" W 203.23 FEET; THENCE S 5°02'07" E 57.26 FEET; THENCE S 16°27'23" E 105.64 FEET; THENCE S 1°57'04" E 271.48 FEET; THENCE S 14°11'40" W 162.96 FEET; THENCE S 2°59'30" W 126.70 FEET; THENCE S 15°59'31" W 196.95 FEET; THENCE S 1°02'46" W 80.98 FEET TO A POINT ON A 530.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 27°44'14" W; THENCE ALONG THE ARC OF SAID CURVE 411.64 FEET THROUGH A CENTRAL ANGLE OF 44°30'03" TO A POINT ON A 700.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 112.75 FEET THROUGH A CENTRAL ANGLE OF 9°13'44" TO A POINT ON THE EAST END OF GRAPEVINE CROSSING ROADWAY DEDICATED AS ENTRY 20070010006, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID ROADWAY THE FOLLOWING TWO (2) COURSES, (1) N 7°32'05" E 40.00 FEET TO A POINT ON A 740.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 7°32'05" W; (2) THENCE ALONG THE ARC OF SAID CURVE 3.02 FEET THROUGH A CENTRAL ANGLE OF 0°14'02"; THENCE N 1°34'48" E 160.45 FEET; THENCE N 11°58'55" W 176.70 FEET; THENCE N 30°15'26" E 115.39 FEET; THENCE N 9°28'50" E 178.77 FEET; THENCE N 6°26'01" W 151.34 FEET; THENCE N 11°42'44" E 63.55 FEET; THENCE N 2°31'26" E 29.57 FEET; THENCE N 23°50'13" W 38.91 FEET; THENCE N 62°29'26" W 38.94 FEET; THENCE N 42°29'28" W 34.27 FEET; THENCE N 13°38'11" W 18.60 FEET; THENCE N 45°55'44" W 39.40 FEET; THENCE N 25°42'11" E 59.77 FEET; THENCE N 36°25'11" E 166.95 FEET; THENCE N 0°48'40" W 99.52 FEET; THENCE N 25°56'12" E 292.60 FEET; THENCE S 89°18'13" E 63.96 FEET; THENCE N 54°20'50" E 67.67 FEET; THENCE S 43°46'25" E 127.56 FEET; THENCE S 51°36'13" E 162.76 FEET TO THE POINT OF BEGINNING.

CONTAINS 839,533 SQ FT OR 19.273 ACRES MORE OR LESS

PARCEL 4:

Township 42 South, Range 14 West, SLB&M
Sections 7 and 18 (within)
and
Township 42 South, Range 15 West, SLB&M
Sections 12 and 13 (within)

More particularly described as follows:

BEGINNING AT A POINT N 1°02'42" E 470.02 FEET ALONG THE EAST SECTION LINE OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN FROM THE SOUTHEAST CORNER OF SAID SECTION AND RUNNING THENCE S 84°37'59" E 106.61 FEET; THENCE S 15°18'16" W 223.79 FEET; THENCE S 7°20'13" E 229.64 FEET; THENCE S 18°20'33" W 73.41 FEET; THENCE S 7°32'47" W 70.49 FEET; THENCE S 0°48'40" W 70.00 FEET; THENCE S 1°49'41" W 75.19 FEET; THENCE S 6°17'33" W 79.305 FEET; THENCE S 11°08'27" W 79.305 FEET; THENCE S 15°59'20" W 79.305 FEET; THENCE S 20°50'14" W 79.305 FEET; THENCE S 25°41'08" W 58.73 FEET; THENCE N 74°50'16" E 137.28 FEET; THENCE S 79°33'24" E 74.31 FEET; THENCE S 52°42'03" E 74.31 FEET; THENCE S 13°42'29" E 80.80 FEET; THENCE S 27°20'24" E 60.00 FEET; THENCE S 37°27'48" E 30.47 FEET; THENCE S 27°20'24" E 70.00 FEET; THENCE S 62°39'36" W 355.41 FEET TO A POINT ON A 365.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 385.92 FEET THROUGH A CENTRAL ANGLE OF 60°34'46" TO A POINT ON A 345.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 344.03 FEET THROUGH A CENTRAL ANGLE OF 57°08'07"; THENCE S 59°12'56" W 673.18 FEET TO A POINT ON A 385.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 24.01 FEET THROUGH A CENTRAL ANGLE 3°34'22"; THENCE S 27°12'38" E 323.07 FEET; THENCE S 8°51'55" E 37.00 FEET; THENCE S 5°46'21" W 109.95 FEET; THENCE S 69°04'56" W 48.84 FEET; THENCE S 71°15'03" W 97.945 FEET; THENCE N 60°37'41" W 111.26 FEET; THENCE N 32°32'34" W 312.39 FEET; THENCE N 48°07'56" W 169.75 FEET; THENCE S 87°48'34" W 7.27 FEET; THENCE N 2°11'26" W 70.00 FEET; THENCE N 87°48'34" E 233.52 FEET TO A POINT ON A 315.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 157.20 FEET THROUGH A CENTRAL ANGLE OF 28°35'38"; THENCE N 59°12'56" E 54.47 FEET; THENCE N 22°45'04" W 112.74 FEET; THENCE N 15°40'28" W 74.93 FEET; THENCE N 8°56'11" W 74.93 FEET; THENCE N 2°11'54" W 74.93 FEET; THENCE N 4°32'24" E 74.93 FEET; THENCE N 11°16'30" E 74.93 FEET; THENCE N 14°50'20" E 820.09 FEET; THENCE N 8°52'48" E 68.52 FEET; THENCE N 0°23'02" E 68.52 FEET; THENCE N 8°06'44" W 68.52 FEET; THENCE N 14°02'21" W 139.66 FEET; THENCE N 21°19'14" W 91.71 FEET; THENCE N 79°06'45" W 64.53 FEET; THENCE S 69°06'15" W 133.68 FEET; THENCE N 61°19'05" W 83.84 FEET; THENCE N 32°45'18" W 63.57 FEET; THENCE N 5°31'52" E 92.67 FEET; THENCE N 13°27'21" E 82.96 FEET; THENCE N 17°02'55" E 107.67 FEET; THENCE N 12°21'16" E 62.54 FEET; THENCE N 9°57'44" W 67.54 FEET; THENCE N 22°48'31" E 107.13 FEET; THENCE N 7°46'28" W 85.83 FEET; THENCE N 32°37'04" E 123.67 FEET; THENCE

N 23°50'05" E 92.97 FEET; THENCE N 19°38'51" E 109.38 FEET; THENCE N 50°57'08" E 114.09 FEET; THENCE N 71°09'52" E 113.54 FEET; THENCE N 71°37'11" E 85.19 FEET; THENCE N 10°42'44" W 73.28 FEET; THENCE N 2°45'40" W 82.94 FEET; THENCE N 11°42'07" W 90.14 FEET; THENCE N 26°13'21" E 87.22 FEET; THENCE N 21°15'28" E 28.25 FEET; THENCE N 21°15'28" E 70.13 FEET; THENCE N 36°46'11" E 95.29 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF GRAPEVINE CROSSING ROADWAY AS DEDICATED ON ENTRY NO. 20070010006, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH, POINT ALSO BEING ON A 660.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 2°56'00" W; THENCE ALONG SAID ROADWAY THE FOLLOWING TWO (2) COURSES, (1) ALONG THE ARC OF SAID CURVE 53.01 FEET THROUGH A CENTRAL ANGLE OF 4°36'06"; (2) THENCE N 7°32'05" E 40.00 FEET TO A POINT ON A 700.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 7°32'05" W; THENCE ALONG THE ARC OF SAID CURVE 112.75 FEET THROUGH A CENTRAL ANGLE OF 9°13'44" TO A POINT ON A 530.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 41.81 FEET THROUGH A CENTRAL ANGLE OF 4°31'13"; THENCE S 12°14'36" W 40.00 FEET TO A POINT ON A 60.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 12°14'36" W; THENCE ALONG THE ARC OF SAID CURVE 88.54 FEET THROUGH A CENTRAL ANGLE OF 84°33'07"; THENCE S 17°46'40" W 152.98 FEET TO A POINT ON A 572.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 204.98 FEET THROUGH A CENTRAL ANGLE OF 20°30'52"; THENCE S 2°44'12" E 251.90 FEET TO A POINT ON A 627.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 157.55 FEET THROUGH A CENTRAL ANGLE OF 14°23'07" TO A POINT ON A 20.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 21.13 FEET THROUGH A CENTRAL ANGLE OF 60°32'18"; THENCE S 84°37'59" E 489.37 FEET TO THE POINT OF BEGINNING.

CONTAINS 59.241 ACRES MORE OR LESS

OPEN SPACE AREA "A":

BEGINNING AT A POINT N 1°02'42" E 868.61 FEET ALONG THE EAST SECTION LINE OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND N 88°57'18" W 653.04 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION AND RUNNING THENCE S 71°37'11" W 85.19 FEET; THENCE S 71°09'52" W 113.54 FEET; THENCE S 50°57'08" W 114.09 FEET; THENCE S 19°38'51" W 109.38 FEET; THENCE S 23°50'05" W 92.97 FEET; THENCE S 32°37'04" W 123.67 FEET; THENCE S 7°46'28" E 85.83 FEET; S 22°48'31" W 107.13 FEET; THENCE S 30°28'08" W 15.10 FEET TO A POINT ON THE BOUNDARY OF SIENNA HEIGHTS GARDEN HOMES, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID BOUNDARY THE FOLLOWING SIX (6) COURSES, (1) N 30°51'29" W 30.80 FEET; (2) THENCE N 44°45'09" W 65.36 FEET; (3) THENCE N 52°05'37" W 176.05 FEET TO A POINT ON A 80.00 FOOT RADIUS CURVE TO THE LEFT;

(4) THENCE ALONG THE ARC OF SAID CURVE 36.12 FEET THROUGH A CENTRAL ANGLE OF 25°51'56"; (5) THENCE N 77°57'33" W 81.45 FEET TO A POINT ON A 140.00 FOOT RADIUS CURVE TO THE RIGHT; (6) THENCE ALONG THE ARC OF SAID CURVE 68.54 FEET THROUGH A CENTRAL ANGLE OF 28°02'56"; THENCE N 49°54'36" W 50.83 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF GRAPEVINE CROSSING ROADWAY AS DEDICATED ON ENTRY NO. 20070010006, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH, POINT ALSO BEING ON A 540.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 67°10'00" W; THENCE ALONG SAID ROADWAY THE FOLLOWING FOUR (4) COURSES, (1) ALONG THE ARC OF SAID CURVE 66.93 FEET THROUGH A CENTRAL ANGLE OF 7°06'05" TO A POINT ON A 460.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; (2) THENCE ALONG THE ARC OF SAID CURVE 268.39 FEET THROUGH A CENTRAL ANGLE OF 33°25'46" TO A POINT ON A 1040.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; (3) THENCE ALONG THE ARC OF SAID CURVE 316.26 FEET THROUGH A CENTRAL ANGLE OF 17°25'25" TO A POINT ON A 660.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; (4) THENCE ALONG THE ARC OF SAID CURVE 704.92 FEET THROUGH A CENTRAL ANGLE OF 61°11'43"; THENCE S 36°46'11" W 95.29 FEET; THENCE S 21°15'28" W 70.13 FEET; THENCE S 21°15'28" W 28.25 FEET; THENCE S 26°13'21" W 87.22 FEET; THENCE S 11°42'07" E 90.14 FEET; THENCE S 2°45'40" E 82.94 FEET; THENCE S 10°42'44" E 73.28 FEET TO THE POINT OF BEGINNING.

CONTAINS 447,100 SQ FT OR 10.264 ACRES MORE OR LESS

OPEN SPACE AREA "B":

BEGINNING AT A POINT N 89°14'37" W 1056.89 FEET ALONG THE SOUTH SECTION LINE OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND S 0°45'23" W 250.45 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION AND RUNNING THENCE N 69°06'15" E 156.82 FEET; THENCE S 79°06'45" E 64.53 FEET; THENCE S 21°19'14" E 91.71 FEET; THENCE S 14°02'21" E 139.66 FEET; THENCE S 8°06'44" E 68.52 FEET; THENCE S 0°23'02" W 68.52 FEET; THENCE S 8°52'48" W 68.52 FEET; THENCE S 14°50'20" W 820.09 FEET; THENCE S 11°16'30" W 74.93 FEET; THENCE S 4°32'24" W 74.93 FEET; THENCE S 2°11'54" E 74.93 FEET; THENCE S 8°56'11" E 74.93 FEET; THENCE S 15°40'28" E 74.93 FEET; THENCE S 22°45'04" E 112.74 FEET; THENCE S 59°12'56" W 54.47 FEET TO A POINT ON A 315.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 157.20 FEET THROUGH A CENTRAL ANGLE OF 28°35'38"; THENCE S 87°48'34" W 233.52 FEET; THENCE N 3°33'19" E 135.66 FEET TO A POINT ON A 50.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 43.87 FEET THROUGH A CENTRAL ANGLE OF 50°16'11"; THENCE N 53°49'30" E 28.90 FEET TO A POINT ON A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 24.70 FEET THROUGH A CENTRAL ANGLE OF 94°21'12"; THENCE N 40°31'43" W 55.47 FEET TO A POINT ON A 30.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 38.03 FEET THROUGH A

CENTRAL ANGLE OF 72°37'44" TO A POINT ON A 237.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 123.20 FEET THROUGH A CENTRAL ANGLE OF 29°47'02"; THENCE N 2°18'59" E 231.71 FEET; THENCE N 18°59'13" E 206.26 FEET; THENCE N 28°06'43" E 73.56 FEET TO A POINT ON A 100.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 54.08 FEET THROUGH A CENTRAL ANGLE OF 30°59'02"; THENCE N 2°52'19" W 198.08 FEET; THENCE N 29°42'35" E 0.07 FEET; THENCE N 9°44'25" W 109.71 FEET TO A POINT ON A 32.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 37.10 FEET THROUGH A CENTRAL ANGLE OF 66°25'32"; THENCE N 56°41'07" E 40.62 FEET TO A POINT ON A 50.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 79.93 FEET THROUGH A CENTRAL ANGLE OF 91°35'33" TO A POINT ON A 100.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 95.23 FEET THROUGH A CENTRAL ANGLE OF 54°33'43"; THENCE N 19°39'16" E 91.43 FEET TO A POINT ON A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 18.32 FEET THROUGH A CENTRAL ANGLE OF 69°58'38" TO A POINT ON A 15.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 39.60 FEET THROUGH A CENTRAL ANGLE OF 151°15'39" TO A POINT ON A 20.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 40.81 FEET THROUGH A CENTRAL ANGLE OF 116°55'16"; THENCE N 15°57'05" W 44.59 FEET TO A POINT ON A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 29.18 FEET THROUGH A CENTRAL ANGLE OF 83°36'06"; THENCE N 67°39'01" E 44.20 FEET TO A POINT ON A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 23.47 FEET THROUGH A CENTRAL ANGLE OF 89°38'20" TO THE POINT OF BEGINNING.

CONTAINS 594,545 SQ FT OR 13.649 ACRES MORE OR LESS