



PHASE 13 SUPPLEMENTAL DECLARATION

TO

Declaration of Covenants, Conditions and Restrictions

OF

Sun Valley Estates a residential Subdivision

THIS PHASE 13 SUPPLEMENTAL DECLARATION TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF Sun Valley Estates Subdivision (Phase 13 Supplemental Declaration”) is made and executed this 17 day of April, 2013 by Salisbury Developers, Inc., a Utah corporation, (“Declarant”) in contemplation of the following facts and circumstances:

A. On December 6, 2012, Declarant executed and recorded that certain Declaration of Covenants, Conditions and Restrictions of Sun Valley Estates Subdivision which was recorded in the office of the Washington County Recorder as Entry No. 20120043785 (the “Declaration”);

B. Under the terms of Article XI of the Declaration, the Declarant has the right to annex all or part of the Expansion Property to the Restated Declaration.

C. Declarant desires to expand the Subdivision and to add the portion of the Expansion Property comprising Phase 13 to the Declaration.

NOW THEREFORE, pursuant to the foregoing, Declarant hereby makes the following Phase 13 Supplemental Declaration:

1. Recitals. The recitals as set forth above are hereby incorporated herein.
2. Definitions. Unless specifically defined in this Phase 13 Supplemental Declaration, any capitalized terms used in this Phase 13 Supplemental Declaration shall have the meaning set forth in the Declaration.
3. Supplemental Plat. Recorded concurrently herewith is a plat of Phase 13 of the Sun Valley Estates Subdivision (the “Phase 13 Plat”). The Phase 13 shall be deemed to amend, add to or supplement the Plat as defined in Article I “Definitions” section 14 of the Declaration and any reference to the Plat as provided in the Declaration shall hereafter be deemed to be amended to include the Phase 13 Plat.
4. Description of Additional Land. The real property which is described as the Phase 13 Property on Exhibit C attached hereto is hereby made subject to the Declaration and deemed incorporated into the Project (the “Phase 13 Land”). The Phase 13 Land shall be included in the term Land as contained in the Declaration.

5. Submission of Common Area Improvements. Declarant hereby submits to the Declaration, as supplemented by this Phase 13 Supplemental Declaration, any and all improvements which have been constructed by or shall hereafter be constructed by Declarant upon all Common Areas located upon the Phase 13 Land.

6. Rights and Benefits; Covenants and Restrictions. The Phase 13 Land, and the Residences located thereon, shall be entitled to all of the rights, benefits, easements, privileges and licenses, and subject to all the covenants, conditions, restrictions, uses, limitations, obligations and responsibilities placed upon the Land, all as set forth in the Declaration or as provided by law. Each and every provision of the Declaration shall be deemed to run with and apply to the Phase 13 Land, and shall be binding upon the Declarant, its successors and assigns, and any person acquiring, leasing or owning an interest in the real property and improvements comprising the Project, and to their respect personal representatives, heirs, successors and assigns.

7. Governing Law. This Phase 13 Supplemental Declaration shall be construed in accordance with the laws of the State of Utah.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Declaration the day and year first above written.

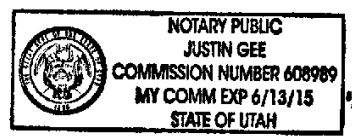
DECLARANT:

Salisbury Developers, Inc., a Utah corporation,

By: [Signature]
Title: _____

STATE OF UTAH)
 :ss.
COUNTY OF UTAH)

On this 18 day of April, 2014, personally appeared before me Rick Salisbury the President of Salisbury Developers, Inc., a Utah corporation, and that said document was signed by him in behalf of said corporation and said Rick Salisbury acknowledged to me that said corporation executed the same.



[Signature]
Notary Public

**EXHIBIT C
TO
PHASE 13 SUPPLEMENTAL DECLARATION**

Description of Phase 13 Land

BEGINNING AT A POINT SOUTH 88°45'11" EAST, 1450.93 FEET ALONG THE CENTER SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING SOUTH 01°09'55" WEST ALONG THE SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 15), SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF SYCAMORE PHASE 2 SUBDIVISION ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE (DOC. #20120024652), RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES: SOUTH 88°45'11" EAST, 30.94 FEET TO A POINT ON A 620.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS POINT BEARS NORTH 76°45'15" EAST); THENCE NORTHEASTERLY 68.85 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°21'46"; THENCE NORTH 83°07'01" EAST, 120.08 FEET; THENCE NORTH 01°09'56" EAST, 55.91 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SUN VALLEY ESTATES PHASE 9 ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE (DOC. #20120016373); RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING ONE (1) COURSE; SOUTH 88°50'04" EAST, 122.30 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SUN VALLEY ESTATES PHASE 12 ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE (DOC. #20130028526), SAID POINT ALSO BEING ON A 175.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS POINT BEARS SOUTH 88°50'04" EAST); RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING NINE (9) COURSES: SOUTHEASTERLY 83.88 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°27'50" TO THE POINT OF CURVE OF A 20.00 FOOT RADIUS REVERSE CURVE; THENCE SOUTHWESTERLY 31.19 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°21'53"; THENCE SOUTH 26°56'02" EAST, 37.43 FEET TO A POINT ON THE CENTER SECTION LINE; THENCE SOUTH 88°45'11" EAST, 25.60 FEET ALONG THE CENTER SECTION LINE TO A POINT ON A 525.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS POINT BEARS NORTH 29°23'49" WEST); THENCE NORTHEASTERLY 125.80 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°43'44"; THENCE NORTH 46°52'27" EAST, 34.04 FEET; THENCE SOUTH 43°07'33" EAST, 116.00 FEET; THENCE SOUTH 46°52'27" WEST, 24.74 FEET; THENCE SOUTH 88°45'11" EAST, 5.09 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BANDED HILLS DRIVE AS FILED IN THE WASHINGTON COUNTY RECORDER'S OFFICE (DOC. #20090021919); RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: S 46°51'29" W, 374.17 FEET TO A POINT ON A 955.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 81.40 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°53'01"; THENCE N 38°15'30" W, 52.67 FEET TO THE POINT OF CURVE OF A 650.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS POINT BEARS NORTH 49°45'07" EAST); THENCE NORTHWESTERLY 314.07 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°41'05" TO THE POINT OF BEGINNING.

(Proposed Phase 13 Sun Valley Estates)

Tax ID: SG-5-3-15-425