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DOC # 20140016932

Restrictive Page 1 of 3
Russell Shirts Washington County Recorder
06/05/2014 03:29:31 PM Fee \$ 14.00
By PROVO LAND TITLE CO



After recording please mail to:
Development Solutions Group
113 E. 200 N. #2
St. George, UT 84770

**SUPPLEMENTARY
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
COTTONWOOD – PHASE 5**

SALISBURY DEVELOPERS, INC., a Utah Corporation, as Declarant, pursuant to Article 6.2 of the Declaration of Covenants, Conditions, and Restrictions for Cottonwood, Phase 1 Subdivision, dated July 30, 2013, and recorded on the records of the Washington County Recorder on August 5, 2013, as Document Number 20130029767 (“Declaration”), hereby files this Supplementary Declaration of Covenants, Conditions, and Restrictions for Cottonwood, Phase 5 Subdivision.

Declarant hereby adds the following described additional land located in Washington County, State of Utah to the Cottonwood Phase 1 Subdivision:

**SEE EXHIBIT A
(ATTACHED HERETO)**

Declarant hereby declares the real property as described on Exhibit A is within the Annexable Territory pursuant to the Declaration and the Plat recorded therewith, and that said property is to be held, sold, conveyed, encumbered, leased, occupied and improved as part of the properties subject to the Declaration.

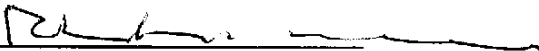
Declarant reserves the right to expand the borders of annexable territory to real property as provided in the Declaration, but with no obligation to do so and no claim as to right, title, or interest to said real property.

All Lots added to the Properties as described in the Declaration shall be for residential purposes, except as otherwise provided in the Declaration. Declarant reserves unto itself and its assigns the right to create Common Area(s) and Improvements thereon, within any portion of the annexed real property. Declarant makes no assurances that such Common Areas or Improvements will be established.

Declarant hereby reserves all rights, powers, and authority granted to it in the Declaration. All property subject to this Supplemental Declaration shall be subject to the terms and conditions of the Declaration.


Dated this 2nd day of April, 2014.

DECLARANT:
Salisbury Developers, Inc., a Utah corporation


By: Rick Salisbury
Its: President

STATE OF UTAH,)
 :SS.
County of Washington.)

On this 2 day of April, 2014, personally appeared before me Rick Salisbury, who being personally known to me (or satisfactorily proved to me), and who being by me duly sworn did say that s/he is the President of Salisbury Developers, Inc., and that s/he executed the foregoing Declaration on behalf of said Salisbury Developers, Inc., being authorized and empowered to do so by the Operating Agreement of said company, and s/he acknowledged before me that such company executed the same for the uses and purposes stated therein.


Notary Public

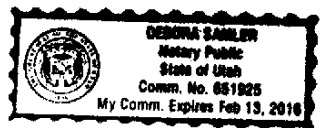


EXHIBIT A
LEGAL DESCRIPTION
COTTONWOOD – PHASE 5

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SUN VALLEY ESTATES PHASE 11 SUBDIVISION AS RECORDED WITH THE OFFICE OF THE WASHINGTON COUNTY RECORDER, AND THE SOUTHEAST CORNER OF LOT 66, COTTONWOOD - PHASE 4 SUBDIVISION AS RECORDED WITH THE OFFICE OF THE WASHINGTON COUNTY RECORDER SAID POINT BEING SOUTH 01°09'55" WEST 1439.51 FEET ALONG THE SECTION LINE AND SOUTH 88°50'05" EAST, 2362.75 FEET FROM THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE BOUNDARY OF SAID COTTONWOOD - PHASE 4 THE FOLLOWING (4) FOUR COURSES: (1) NORTH 1°14'11" EAST 155.00 FEET; (2) NORTH 88°45'49" WEST 38.02 FEET; (3) NORTH 0°53'40" EAST 100.00 FEET; AND (4) NORTH 88°45'49" WEST 270.00 FEET TO THE SOUTHEAST CORNER OF LOT 37, COTTONWOOD - PHASE 3 SUBDIVISION AS RECORDED WITH THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG THE BOUNDARY OF SAID COTTONWOOD - PHASE 3 THE FOLLOWING (8) EIGHT COURSES: (1) NORTH 00°53'40" EAST 100.00 FEET; (2) SOUTH 88°45'49" EAST 60.31 FEET; (3) NORTH 01°14'09" EAST 50.00 FEET TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (RADIUS BEARS NORTH 1°14'11" EAST); (4) RUNNING NORTHWESTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00"; (5) NORTH 01°14'11" EAST 18.50 FEET TO THE POINT OF CURVE OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT; (6) RUNNING NORTHEASTERLY 26.16 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°57'55", TO A POINT OF REVERSE CURVATURE OF A 50.00 FOOT RADIUS CURVE TO THE LEFT; (7) RUNNING 98.81 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 113°13'26"; AND (8) NORTH 34°11'34" EAST 128.68 FEET TO THE SOUTHWEST CORNER OF LOT 29. COTTONWOOD - PHASE 2 SUBDIVISION AS RECORDED WITH THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID COTTONWOOD - PHASE 2 SUBDIVISION THE FOLLOWING (2) TWO COURSES: (1) NORTH 73°40'50" EAST 111.23 FEET; AND (2) NORTH 68°21'14" EAST 25.02 FEET TO A POINT ON THE ARC OF A 800.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (RADIUS BEARS NORTH 70°31'41" EAST); THENCE RUNNING SOUTHEASTERLY 220.19 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°46'11"; THENCE NORTH 51°48'10" EAST 16.68 FEET, TO THE POINT OF CURVE OF A 150.00 FOOT CURVE TO THE RIGHT; THENCE RUNNING NORTHEASTERLY 102.34 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°05'30"; THENCE SOUTH 89°06'20" EAST 138.57 FEET, THENCE SOUTH 0°53'40" WEST 434.58 FEET, THENCE NORTH 88°50'33" WEST 5.88 FEET, THENCE SOUTH 1°08'59" WEST 118.84 FEET, TO A POINT ON THE NORTHERLY BOUNDARY OF SAID SUN VALLEY ESTATES PHASE 11; THENCE ALONG THE BOUNDARY OF SAID SUN VALLEY ESTATES PHASE 11 THE FOLLOWING (2) TWO COURSES: (1) NORTH 88°51'01" WEST 55.60 FEET; AND (2) NORTH 88°45'49" WEST 223.41 FEET TO THE POINT OF BEGINNING.

CONTAINS: 6.05 ACRES