



WHEN RECORDED RETURN TO:
Washington County Water Conservancy District
136 North 100 East
St. George, Utah 84770

Space Above This Line for Recorder's Use

Serial No. 56-6-3-26-1101

WATER CONSERVATION EASEMENT
(Common Areas)

THIS GRANT OF WATER CONSERVATION EASEMENT is made this 14th day of MARCH 2016, by DARCY STEWART, MANAGING MEMBER of SUN RIVER ST GEORGE DEV. L.C. (the "Grantor"), in favor of the WASHINGTON COUNTY WATER CONSERVANCY DISTRICT, a political subdivision of the State of Utah, ("Grantee"), Grantor and Grantee hereinafter jointly referred to as the "Parties."

WITNESSETH

WHEREAS, Grantor is the owner in fee simple of certain real property more particularly described in Exhibit "A" attached hereto and incorporated by this reference (the "Property"); and

WHEREAS, Grantee has established a water impact fee (Water Availability Fee, "WAF") which is required to be paid prior to recording of a subdivision plat or issuance of a building permit; and

WHEREAS, Grantor desires to limit the use of water for outside irrigation on the Property and thereby avoid payment of the WAF for areas over 98,922 square feet on the Property and irrigated landscaping is prohibited on certain portions of the common areas within the subdivision due to municipal ordinance or to the impermeability of the natural rock cover or to other impediment to irrigation recognized by Grantee and Grantor desires to ensure that those areas remain permanently in their current condition without irrigated landscaping; and

WHEREAS, Grantee is willing to waive the WAF owed for those areas of common area where irrigation is prohibited in accordance with this Water Conservation Easement and subject to the conditions set forth herein; and

WHEREAS, Grantor intends, as owner of the property, to convey to Grantee the right to ensure that water used for outside irrigation is prohibited as set forth herein or, if such water use is not prohibited, to collect the WAF which would otherwise have been owed.

NOW THEREFORE, in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, including the mutual covenants, terms, conditions, and restrictions contained herein, the Grantor does hereby

voluntarily grant and convey to Grantee a water conservation easement in perpetuity over the Property of the nature and character and to the extent hereinafter set forth ("Easement").

1. Purpose. The purposes of this Easement are to ensure that water used for outside irrigation on the Property is prohibited as set forth herein or, if such water use is not prohibited, to allow the Grantee to collect the WAF which would otherwise have been owed. Grantor intends that this Easement will confine the use of the Property to such activities as are consistent with this Easement and the provisions of this Easement. The Grantor executes this Easement to be recorded and which shall be an encumbrance upon the Property.

2. Rights of Grantee. To accomplish the purpose of this Easement the following rights are conveyed to Grantee by this Easement:

(a) To enter upon the Property at reasonable times in order to monitor Grantor's compliance with and otherwise enforce the terms of this Easement, provided that such entry shall be upon prior reasonable notice to Grantor and Grantee shall not unreasonably interfere with Grantors' use and quiet enjoyment of the Property;

(b) To remedy any violation of this Easement as set forth below.

4. Prohibited Uses. Any activity which causes any irrigation of any kind to be applied to the land shown as non-irrigable common area on the final plat to be recorded covering the Property is prohibited. Grantor warrants and represents that there shall be no more than 98,922 square feet of irrigable common area shown on the final plat to be recorded covering the Property.

5. Reserved Rights. Grantor reserves to itself, and to its representatives, heirs, successors, and assigns, all rights accruing from its ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property that are not expressly prohibited herein.

6. General Provisions.

(a) Duration of Easement. This easement shall continue in perpetuity.

(b) Successors. The covenants, terms, conditions, and restrictions of this Easement shall be binding upon, and inure to the benefit of, the parties hereto and their respective personal representatives, heirs, successors, and assigns and shall continue as a servitude running in perpetuity with the Property.

7. Violations and Remedies. Grantee may enforce the terms and conditions of this Easement as follows:

(a) Remedies. If Grantee believes that Grantor is in violation of the terms of this easement or that a violation is threatened, Grantee shall give written notice to Grantor of the

alleged violation and request corrective action. Grantor and Grantee agree to endeavor in good faith to resolve any dispute regarding any alleged violation of the easement. If Grantor and Grantee are unable to resolve a dispute regarding an alleged violation within 45 days from Grantor's receipt of written notice, Grantor shall pay to Grantee the WAF owed in that year for every square foot of common area in excess of the amount set forth in paragraph 4, above (for example, if the excess common area is 1,000 square feet, the impact fee would be owed for an additional 1,000 square feet at the rate specified in Grantee's impact fee enactment in effect at the time of payment).

(b) Costs of Enforcement. The parties shall bear their own costs, including attorney's fees, in any action brought with respect to this easement.

(c) Waiver. The waiver by any party to this Agreement of a breach of any provision of this Agreement shall not be deemed to be a continuing waiver or a waiver of any subsequent breach, whether of the same or any other provision of this Agreement.

TO HAVE AND TO HOLD unto Grantee, its successors, and assigns forever.

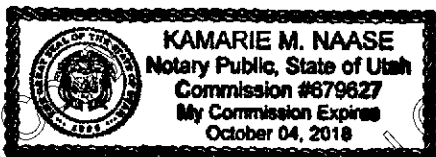
IN WITNESS WHEREOF, Grantor has set his/her hand on the day and year first above written.

GRANTOR

By: [Signature]
Name: DARCY STEWART
Title: MANAGING MEMBER

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On the 14th day of March, 2016, personally appeared before me [NAME] DARCY STEWART, [TITLE] MANAGING MEMBER of the SUN RIVER ST. GEORGE, COV. L.C., hereinafter "CORPORATION/PARTNERSHIP" who acknowledged to me that he/she executed the foregoing instrument on behalf of the CORPORATION/PARTNERSHIP, by appropriate authority, and that the document was the act of CORPORATION/PARTNERSHIP for its stated purpose.



[Signature]
NOTARY PUBLIC

Exhibit "A"
Sun River St. George Phase 49

Beginning at a point being North 01°13'39" East 3,969.16 feet along the extension of the section line and East 5,029.15 feet from the Southwest Corner of Section 23, Township 43 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence westerly 184.38 feet along an arc of a 598.00 foot radius curve to the left (center bears South 11°26'33" East, long chord bears South 69°43'28" West 183.65 feet with a central angle of 17°39'57") to the northeast corner of The Garages at Sun River Phase 1;

thence North 29°06'30" West 63.00 feet along the northeasterly line of said The Garages at Sun River Phase 1;

thence North 56°41'58" West 706.71 feet;

thence South 33°18'02" West 390.35 feet;

thence North 09°49'56" East 50.22 feet;

thence North 33°18'02" East 303.26 feet;

thence North 56°41'58" West 34.63 feet;

thence North 33°18'02" East 200.02 feet;

thence South 56°41'58" East 52.93 feet;

thence North 37°43'11" East 74.11 feet;

thence North 43°54'50" East 71.74 feet;

thence North 44°08'13" East 22.56 feet;

thence South 46°38'46" East 109.61 feet;

thence South 01°14'47" East 39.72 feet;

thence South 52°44'17" East 132.64 feet;

thence North 37°15'43" East 74.00 feet;

thence North 55°21'43" East 74.70 feet;

thence North 53°50'26" East 42.92 feet;

thence South 81°52'22" East 131.39 feet;

thence southerly 76.57 feet along an arc of a 467.00 foot radius curve to the left (center bears North 88°20'15" East, long chord bears South 06°21'57" East 76.58 feet with a central angle of 09°24'24");

thence South 13°17'01" East 49.06 feet;

thence South 13°30'34" East 115.00 feet;

thence easterly 18.49 feet along an arc of a 927.50 foot radius curve to the right (center bears South 13°12'02" East, long chord bears North 77°22'14" East 18.49 feet with a central angle of 01°08'32");

thence South 12°22'02" East 107.00 feet;

thence South 25°19'50" East 30.86 feet;

thence South 11°51'55" East 112.98 feet;

thence South 11°26'33" East 79.52 feet to the Point of Beginning.

Containing 299,333 square feet or 6.87 acres.