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DOC # 20160032517

Restrictive Page 1 of 3
Russell Shirts Washington County Recorder
09/02/2016 11:24:05 AM Fee \$ 14.00
By SOUTHERN UTAH TITLE CO



After recording please mail to:
Faction LLC
619 S. Bluff St. Tower II
St. George, UT 84770

**SUPPLEMENTARY
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
RIVERSTONE PHASE 7**

FACTION LLC, a Utah limited liability company, as Declarant, pursuant to Article 7.4 of the Declaration of Covenants, Conditions, and Restrictions for Riverstone Subdivision, dated October 1, 2013, and recorded on the records of the Washington County Recorder on November 13, 2013, as Document Number 20130042180 ("Declaration"), hereby files this Supplementary Declaration of Covenants, Conditions, and Restrictions for Riverstone Subdivision.

Declarant hereby adds the following described additional land located in Washington County, State of Utah to the Riverstone 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 29th day of April, 2016.

DECLARANT:
FACTION, LLC

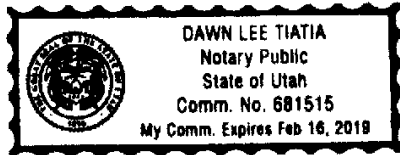

By: Troy Ence
Its: Manager

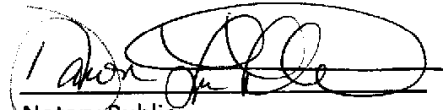
STATE OF UTAH,)

:SS.

County of Washington.)

On this 29th day of April, 2016, personally appeared before me Troy Ence, who being personally known to me (or satisfactorily proved to me), and who being by me duly sworn did say that he is the Manager of Faction LLC, and that he executed the foregoing Declaration on behalf of said Faction LLC, being authorized and empowered to do so by the Operating Agreement of said company, and he acknowledged before me that such company executed the same for the uses and purposes stated therein.




Notary Public

**EXHIBIT A
LEGAL DESCRIPTION
RIVERSTONE PHASE 7**

BEGINNING AT THE SOUTHWEST CORNER OF LOT 37, RIVERSTONE SUBDIVISION - PHASE 4, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE SAID POINT BEING NORTH 88°44'48" WEST ALONG THE SECTION LINE, A DISTANCE OF 295.049 FEET AND NORTH 01°09'30" EAST 33.171 FEET FROM THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, SAID SOUTHWEST CORNER BEING NORTH 88°50'30" WEST 2646.439 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 13, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 79°22'47" WEST 0.002 FEET; THENCE SOUTH 81°52'02" WEST 81.055 FEET; THENCE NORTH 88°45'12" WEST 25.604 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 51°02'48" WEST); THENCE ALONG THE ARC OF A 50.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 70°34'24", A DISTANCE OF 61.587 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 50.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18°30'01", A DISTANCE OF 16.144 FEET; THENCE NORTH 88°58'24" WEST 673.714 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 50.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12°50'19", A DISTANCE OF 11.204 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 50.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 70°59'05", A DISTANCE OF 61.946 FEET; THENCE NORTH 80°10'45" WEST 37.533 FEET; THENCE SOUTH 80°10'45" WEST 141.227 FEET; THENCE NORTH 35°18'10" EAST 103.749 FEET; THENCE NORTH 75°02'36" EAST 377.550 FEET; THENCE NORTH 82°10'15" EAST 209.140 FEET; THENCE NORTH 77°04'56" EAST 92.280 FEET; THENCE NORTH 70°44'05" EAST 57.770 FEET; THENCE NORTH 63°54'51" EAST 61.700 FEET; THENCE NORTH 57°24'33" EAST 59.430 FEET; THENCE NORTH 51°32'55" EAST 60.840 FEET; THENCE NORTH 47°31'16" EAST 30.460 FEET TO THE NORTHWESTERLY CORNER OF LOT 69, RIVERSTONE SUBDIVISION - PHASE 6, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID RIVERSTONE SUBDIVISION - PHASE 6 THE FOLLOWING (3) THREE COURSES: (1) SOUTH 43°55'30" EAST 154.062 FEET; (2) NORTH 46°04'30" EAST 36.417 FEET; AND (3) SOUTH 43°55'30" EAST 100.004 FEET TO THE WESTERLY BOUNDARY OF LOT 46, IN SAID RIVERSTONE SUBDIVISION - PHASE 4; THENCE ALONG THE WESTERLY BOUNDARY OF SAID RIVERSTONE SUBDIVISION - PHASE 4 THE FOLLOWING (4) COURSES: (1) SOUTH 46°04'30" WEST 2.000 FEET; (2) SOUTH 01°09'30" WEST 69.514 FEET; (3) NORTH 88°50'30" WEST 57.632 FEET; AND (4) SOUTH 01°09'30" WEST 133.336 FEET TO THE POINT OF BEGINNING.

CONTAINS 232,685 SQ. FT., (5.342 ACRES)