



After recording please mail to:  
Quality Properties, Inc.  
1472 East 3950 South  
St. George, Utah 84790

**SUPPLEMENTARY  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
OAKWOOD ESTATES PHASE 5**

Quality Properties, Inc., a Utah corporation, as Declarant, pursuant to Article 2.4 of the Declaration of Covenants, Conditions, and Restrictions for Oakwood Estates Subdivision, dated February 20, 2015, and recorded on the records of the Washington County Recorder on February 23, 2015, as Document Number 20150005794 ("Declaration"), hereby files this Supplementary Declaration of Covenants, Conditions, and Restrictions for Oakwood Estates Subdivision.

Declarant hereby adds the following described additional land located in Washington County, State of Utah to the Oakwood Estates 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 30<sup>th</sup> day of NOVEMBER, 2016.

DECLARANT:  
QUALITY PROPERTIES, INC.

Ed Burgess

By: Ed Burgess  
Its: President

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

On this 30<sup>th</sup> day of November, 2016, personally appeared before me, Ed Burgess, 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 Quality Properties, Inc., and that s/he executed the foregoing Declaration on behalf of said Quality Properties, Inc., by appropriate authority, and s/he acknowledged before me that such corporation executed the same for the uses and purposes stated therein.

Stephanie Gledhill  
Notary Public



**EXHIBIT A  
LEGAL DESCRIPTION  
OAKWOOD ESTATES PHASE 5**

BEGINNING AT THE SOUTHWEST CORNER OF LOT 63, OAKWOOD ESTATES - PHASE 4 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 00°52'31" EAST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 1080.125 FEET AND SOUTH 88°44'33" EAST 855.465 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°48'18" EAST BETWEEN THE SOUTH WEST CORNER AND THE SOUTH EAST CORNER OF SAID SECTION 10), AND RUNNING THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID OAKWOOD ESTATES - PHASE 4 SUBDIVISION, THE FOLLOWING (5) FIVE COURSES: (1) SOUTH 88°44'33" EAST 192.131 FEET; (2) SOUTH 00°57'24" WEST 1.576 FEET; (3) SOUTH 89°02'36" EAST 45.000 FEET; (4) SOUTH 88°44'33" EAST 199.340 FEET; AND (5) SOUTH 89°03'34" EAST 34.000 FEET; THENCE SOUTH 00°56'26" WEST 496.352 FEET TO THE NORTHERLY BOUNDARY OF THE REDWOOD ESTATES - PHASE 1 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING (2) TWO COURSES: (1) NORTH 88°48'18" WEST 8.000 FEET; AND (2) SOUTH 00°56'26" WEST 116.255 FEET TO THE NORTHERLY BOUNDARY OF THE TUPELO ESTATES - PHASE 5 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING (2) TWO COURSES: (1) NORTH 88°44'33" WEST 125.474 FEET; AND (2) SOUTH 01°15'27" WEST 20.000 FEET; THENCE NORTH 88°44'33" WEST 319.767 FEET TO THE EASTERLY BOUNDARY OF THE OAKWOOD ESTATES - PHASE 1 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING (6) SIX COURSES: (1) NORTH 01°15'27" EAST 32.500 FEET; (2) NORTH 88°44'33" WEST 17.088 FEET; (3) NORTH 00°53'40" EAST 200.004 FEET; (4) NORTH 01°03'50" EAST 45.000 FEET; (5) NORTH 00°56'27" EAST 200.000 FEET; (6) NORTH 00°51'55" EAST 45.004 FEET TO THE SOUTHEAST CORNER OF THE OAKWOOD ESTATES - PHASE 2 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 00°53'41" EAST ALONG THE EAST BOUNDARY OF SAID SUBDIVISION, A DISTANCE OF 111.261 FEET TO THE POINT OF BEGINNING.

CONTAINS 293,560 SQ. FT., (6.739 ACRES)