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DOC # 20180002593

Restrictive Page 1 of 3
Russell Shirts Washington County Recorder
01/19/2018 09:17:24 AM Fee \$ 14.00
By SOUTHERN UTAH TITLE CO

After recording please mail to:
Development Solutions Group, Inc.
120 E. St. George Blvd., Suite 300
St. George, Utah 84770



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

Development Solutions Group, Inc., a Utah corporation, as Declarant, pursuant to Article 2.4 of the Declaration of Covenants, Conditions, and Restrictions for Aspen Estates Subdivision, dated July 21, 2015, and recorded on the records of the Washington County Recorder on January 7, 2016, as Document Number 20160000543 ("Declaration"), hereby files this Supplementary Declaration of Covenants, Conditions, and Restrictions for Aspen Estates Subdivision.

Declarant hereby adds the following described additional land located in Washington County, State of Utah to the Aspen 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 20th day of NOVEMBER, 2017.


DECLARANT:
DEVELOPMENT SOLUTIONS GROUP, INC.



By: Brett Burgess
Its: President

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

On this 20 day of November, 2017, personally appeared before me Brett 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 Development Solutions Group, Inc., and that s/he executed the foregoing Declaration on behalf of said Development Solutions Group, Inc., by appropriate authority, and s/he acknowledged before me that such corporation executed the same for the uses and purposes stated therein.



Notary Public



EXHIBIT A
LEGAL DESCRIPTION
ASPEN ESTATES - PHASE 5

BEGINNING AT A POINT ON THE SIXTEENTH SECTION LINE, SAID POINT BEING SOUTH 88°42'38" EAST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 1323.771 FEET AND SOUTH 00°56'26" WEST ALONG THE SIXTEENTH SECTION LINE, A DISTANCE OF 551.785 FEET FROM THE CENTER QUARTER CORNER OF SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF THE ASPEN ESTATES - PHASE 3 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE AND RUNNING THENCE SOUTH 88°42'38" EAST ALONG SAID SUBDIVISION BOUNDARY, A DISTANCE OF 4.000 FEET; THENCE SOUTH 00°56'26" WEST 258.505 FEET; THENCE NORTH 88°42'38" WEST 4.000 FEET; THENCE SOUTH 00°56'26" WEST 259.798 FEET TO THE NORTHERLY BOUNDARY OF THE ASPEN ESTATES - PHASE 6 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (5) FIVE COURSES: (1) NORTH 89°03'34" WEST 30.000 FEET; (2) NORTH 88°42'48" WEST 480.759 FEET; (3) NORTH 89°03'34" WEST 45.000 FEET; (4) NORTH 00°56'26" EAST 23.051 FEET; AND (5) NORTH 88°41'34" WEST 100.859 FEET; THENCE NORTH 00°50'24" EAST 294.010 FEET; THENCE SOUTH 88°41'34" EAST 101.375 FEET; THENCE SOUTH 89°03'34" EAST 45.000 FEET; THENCE SOUTH 00°56'26" WEST 57.053 FEET; THENCE SOUTH 88°42'38" EAST 480.759 FEET; THENCE NORTH 00°56'26" EAST 87.623 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 89°39'04", A DISTANCE OF 31.294 FEET; THENCE NORTH 01°17'22" EAST 22.500 FEET; THENCE NORTH 88°42'38" WEST 0.518 FEET; THENCE NORTH 01°17'22" EAST 22.500 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 01°17'22" EAST); THENCE ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°20'56", A DISTANCE OF 31.538 FEET; THENCE NORTH 00°56'26" EAST 85.880 FEET TO THE SOUTHERLY BOUNDARY OF SAID ASPEN ESTATES - PHASE 3; THENCE SOUTH 88°42'38" EAST ALONG SAID SUBDIVISION BOUNDARY, A DISTANCE OF 30.001 FEET TO THE POINT OF BEGINNING.

CONTAINS 186,645 SQ. FT., (4.285 ACRES)