

DOC # 20180008649

CCR Annexation Page 1 of 7
Russell Shirts Washington County Recorder
03/01/2018 10:01:15 AM Fee \$ 22.00
By SOUTHERN UTAH TITLE CO



Note to Recorder:
Record against the real property
located in Washington County,
Utah described in Exhibit A.

After Recording mail to:
Starley Law, PLLC
Attn: Matthew Starley
37 W 1070 S, Ste. 102
St. George, UT 84770

DECLARATION OF ANNEXATION FOR PHASE 2 OF THE VISTAS AT ENTRADA AT SNOW CANYON

Lots 8-16

4167 Vistas, LLC a Nevada Limited Liability Company ("Owner"), by virtue of that certain Trustee's Deed recorded DEC 1, 2016, as Doc. ID No. 20160045718 is the owner of Phase 2 of The Vistas at Entrada at Snow Canyon, which is more particularly described in Exhibit A. Entrada at Snow Canyon Property Owners Association, Inc. (the "Association") is a Utah Corporation which manages The Vistas at Entrada at Snow Canyon subdivision as the Management Committee as that term is used in the Declaration, defined below.

The Vistas at Entrada at Snow Canyon is subject to that certain Declaration of Covenants, Conditions, and Restrictions recorded on February 6, 1996, as Entry No. 522642, in Book 972, at Pages 165-191, of the Official Washington County Records and all amendments, Declarations, annexations and supplements thereto (the "Declaration"), which are understood to be as follows:

As amended by the AMENDMENT TO THE DECLARATION OF COVENANTS
CONDITIONS AND RESTRICTIONS, recorded July 10, 1996 as Entry No. 537850, in Book 1017, at
Pages 439-467;

As further amended by the THIRD AMENDMENT TO THE AMENDED DECLARATION OF
COVENANTS CONDITONS AND RESTRICTIONS recorded June 27, 1997, as Entry No. 569928, in
Book 1112, at pages 77-79;

As further amended by the FIRST AMENDMENT TO THE AMENDED DECLARATION OF
COVENATNS, CONDITIONS AND RESTRICTIONS recorded January 16, 1998, as Entry No. 588555,
in Book 1168, at Pages 665-668;

As further amended by the FOURTH AMENDMENT TO THE AMENDED DECLARATION
OF COVENATNS, CONDITIONS AND RESTRICTIONS recorded September 16, 1999, as Entry No.
661646, in Book 1346, at Pages 1224-1226 and Annexing Amendment thereto recorded March 8, 200, as
Entry No. 678303, in Book 1362, at Pages 432-434;

As further amended by the SECOND AMENDED AND RESTATED DECLARATION recorded
June 12, 2000, as Entry No. 687892, in Book 1371, at Pages 1039-1070, and ANNEXING
AMENDMENT to AMENDED DECLARATIONS, recorded June 13, 2003, as Entry No. 824520, in
Book 1554, at Pages 1339-1401;

As further amended by the AMENDMENT TO SECOND AMENDED AND RESTATED DECLARATION recorded October 23, 2003, as Entry No. 847180, in Book 1591, at Pages 317-320;

As further amended by AMENDMENT TO SECOND AMENDED AND RESTATED DECLARATION recorded February 24, 2006, as Document No. 20060004998;

As further amended by CORRECTIVE THIRD AMENDED AND RESTATED DECLARATION recorded September 12, 2006 as Document 20060041971, in the Official Records of Washington County, Utah, Records Office;

As further amended by the FOURTH AMENDED AND RESTATED DECLARATION recorded December 31, 2008 as Document 20080049295 in the Official Records of the Washington County, Utah Records Office; and

As finally amended to date by the FIFTH AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS recorded September 29, 2011 as Document 20110029589 in the Official Records of the Washington County, Utah Records Office.

ANNEXATION

This is a Declaration of Annexation prepared pursuant to Article 11 of the Declaration.

All required approvals have been given.

The Owner intends to record Phase 2 of The Vistas at Entrada at Snow Canyon, which consists of Lots 8-16 (and 6.326 acres) as originally anticipated in the site plan for The Vistas at Entrada at Snow Canyon.

The Owner and the Association intend and hereby subject Phase 2, Lots 8-16 of The Vistas at Entrada at Snow Canyon to the terms of the Declaration. Phase 2, Lots 8-16 are located on the following described property in Washington County, State of Utah, as set forth on the Plat filed concurrently herewith:

See Exhibit A attached hereto and incorporated herein for legal description
(hereinafter referred to as the "Phase 2, Lots 8-16")

The undersigned hereby consent to the annexation of Phase 2, Lots 8-16 into The Vistas at Entrada at Snow Canyon and further declare that the Phase 2, Lots 8-16 Property shall hereafter be held, sold, conveyed, encumbered, leased, used, occupied and improved as part of the Properties (as that term is used in the Declaration) and subject to the Declaration and all protective covenants, conditions, restrictions and equitable servitudes set forth in the Declaration, as amended from time to time, the terms of which are deemed incorporated herein by this reference, and to the jurisdiction of the Association and entitled to all rights and privileges afforded therein. The covenants, conditions and restrictions of the Declaration are intended to, and shall in all cases run with the title of the land, and be binding upon the successors, assigns, heirs, lien holders, and any other person holding any interest in the Phase 2, Lots 8-16, and shall inure to the benefit of all other lots that are subject to the Declaration. The covenants, conditions and restrictions of the Declaration shall be binding upon the undersigned including, Entrada at Snow Canyon Property Owners Association, Inc. and the Owner as well as their successors in interest, and may be enforced by them or by an owner to the extent provided in the Declaration.

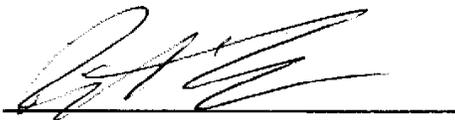
**Annexation of Phase 2 of the Vistas at Entrada at Snow Canyon
to the 5th Amended and Restated Covenants, Conditions and
Restrictions (CC&R's) as recorded on September 29, 2011**

Phase 2, Lots 8-16 together with the open space and private roads as shown of the official plat of the Phase 2 of the Vistas at Entrada at Snow Canyon (the "Property") containing 6.326 acres shall be annexed by and be subject to the 5th Amended and Restated Covenants, Conditions and Restrictions (CC&R's) of Entrada at Snow Canyon as recorded in the records of Washington County, State of Utah as Document # 20110029589 ("CC&R's").

Phase 2, Lots 8-16 and 6.326 acres comprising the Property, are included in the boundary map of Exhibit B to the official copy of the CC&R's as filed and recorded in the records of Washington County, State of Utah. Pursuant to the Section 11 of the CC&Rs, the Property may be annexed without consent of the Board, the Association, Owners or Voting Groups.

Dated this 27th day of January, 2018.

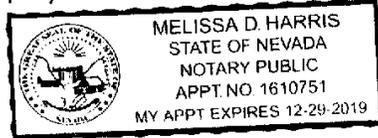
Signed:



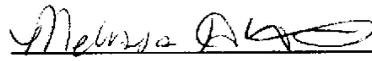
4167 Vistas, LLC
Patrick Vassar, Authorized Agent

State of Nevada } s.s.
County of Clark }

On this 27 day of January 2018, Patrick Vassar did personally appear before me. The undersigned Notary Public in and for said State and County, Melissa Harris, who being by me duly sworn, did say that he is a authorized agent of 4167 Vistas, LLC, and that he executed the forgoing document in behalf of said Limited Liability Company being authorized and empowered to do so by the operating agreement of 4167 Vistas, LLC, and he did duly acknowledge to be that such Limited Liability Company executed the same for the uses and purposes stated therein.

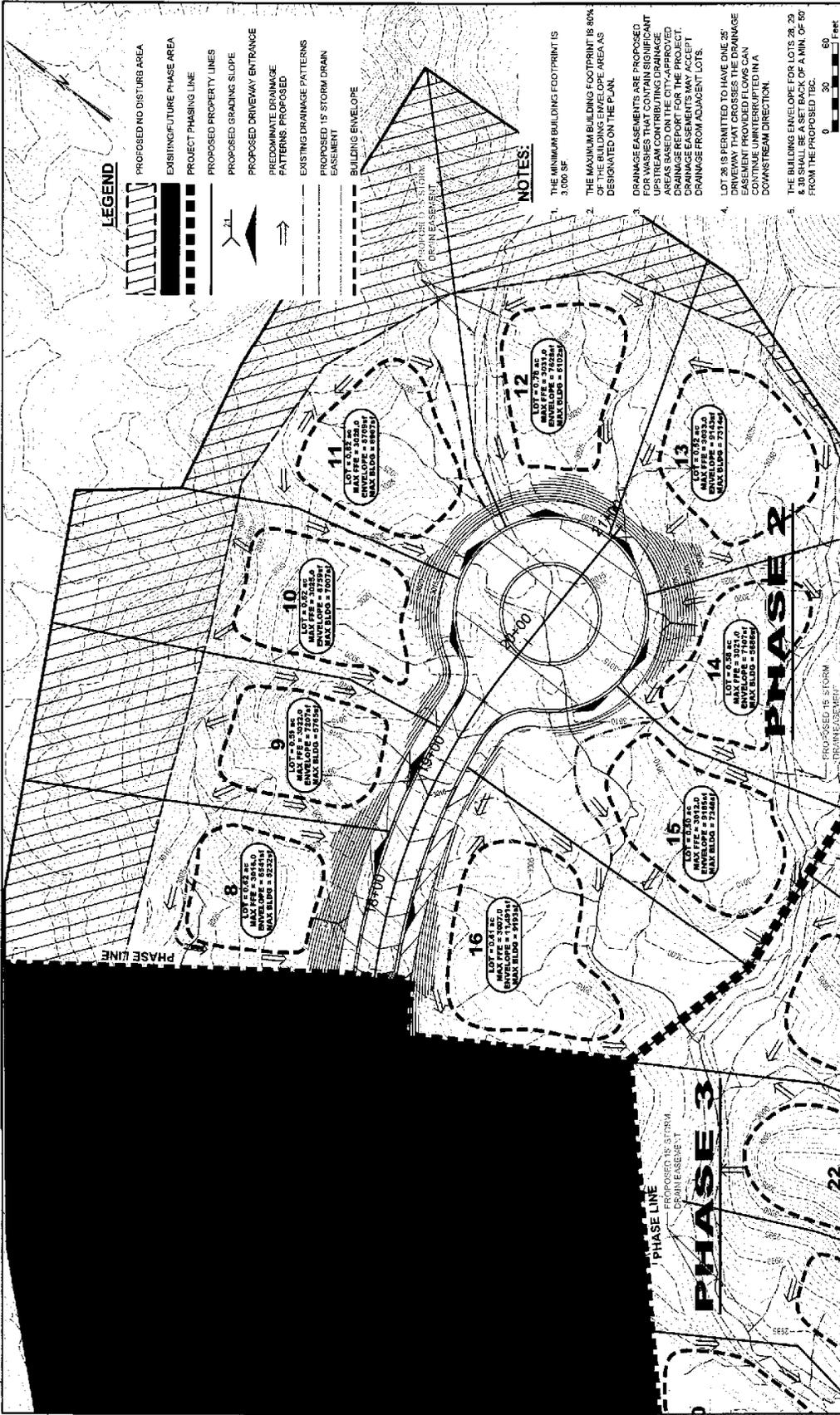


My Commission expires: 12.29.19



Notary Public
Residing in Clark County, Nevada

EXHIBIT A



LEGEND

- PROPOSED NO DISTURB AREA
- EXISTING/FUTURE PHASE AREA
- PROJECT PHASING LINE
- PROPOSED PROPERTY LINES
- PROPOSED GRADING SLOPE
- PROPOSED DRIVEWAY ENTRANCE PATTERNS, PROPOSED
- EXISTING DRAINAGE PATTERNS
- PROPOSED 15' STORM DRAIN EASEMENT
- BUILDING ENVELOPE

NOTES:

1. THE MINIMUM BUILDING FOOTPRINT IS 3,000 SF.
2. THE MAXIMUM BUILDING FOOTPRINT IS 80% OF THE BUILDING ENVELOPE AREAS DESIGNATED ON THE PLAN.
3. DRAINAGE EASEMENTS ARE PROPOSED FOR WASHES THAT CONTAIN SIGNIFICANT UPSTREAM CONTRIBUTING DRAINAGE. A DRAINAGE REPORT FOR THE PROJECT DRAINAGE EASEMENTS MAY ACCEPT DRAINAGE FROM ADJACENT LOTS.
4. LOT 26 IS PERMITTED TO HAVE ONE 25' WIDE DRIVEWAY. DRAINAGE EASEMENT PROVIDED FLOWS CAN CONTINUE UNINTERRUPTED IN A DOWNSTREAM DIRECTION.
5. THE BUILDING ENVELOPE FOR LOTS 26, 29 AND 30 SHALL BE A MIN. OF 50' FROM THE PROPOSED 15' STORM DRAIN EASEMENT.



HORROCKS
ENGINEERS

98 SOUTH BUFF STREET, SUITE B1
GARDEN CITY, NY 11549
631-494-0400

The Vistas at Entrada Phase 2
SITE PLAN & GRADING - EDRC

DATE	BY	PROJECT NO.
11/06/2014	SAD	SC0470301
11/06/2014	SM	REVISIONS
11/06/2014	SAD	1

WARNING
IF THIS DRAWING IS NOT MEASURED 2" THEN DRAWING IS NOT TO SCALE

NO.	DATE	BY	DESCRIPTION
1	11/28/14	S.A. EDROC	EDRC

SCALE: 1" = 60'
N/A