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**DOC # 20180035390**

CCR Annexation Page 1 of 5  
Russell Shirts Washington County Recorder  
08/29/2018 08:56:20 AM Fee \$ 18.00  
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 4  
OF THE VISTAS AT ENTRADA AT SNOW CANYON**

Lots 27-33

Ben Shakespeare ("Owner"), by virtue of that certain <sup>special Warranty Deed</sup> ~~Trustee's Deed~~ recorded April 15, 2016, as Doc. ID No. 20160013174 is the owner of Phase 4 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 Book1362, 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 Pages1339-1401;

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, Recorders 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 Recorders 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 Recorders 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 4 of The Vistas at Entrada at Snow Canyon, which consists of Lots 27-33 (and 5.543 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 4, Lots 27-33 of The Vistas at Entrada at Snow Canyon to the terms of the Declaration. Phase 4, Lots 27-33 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 4, Lots 27-33")

The undersigned hereby consent to the annexation of Phase 4, Lots 27-33 into The Vistas at Entrada at Snow Canyon and further declare that the Phase 4, Lots 27-33 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 4, Lots 27-33, 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.





**EXHIBIT A**  
**Legal Description**

BEGINNING AT A POINT S89°48'55"E, 1991.88 FEET ALONG THE SECTION LINE AND SOUTH 517.53 FEET FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE NORTHWESTERLY CORNER OF LOT 26 OF "THE VISTAS AT ENTRADA PHASE 3", RUNNING THENCE ALONG THE BOUNDARY OF "THE VISTAS AT ENTRADA PHASE 3" THE FOLLOWING THREE (3) COURSES: S17°49'11"E, 140.61 FEET; THENCE N72°10'25"E, 229.63 FEET; THENCE N73°53'55"E, 110.82 FEET; THENCE LEAVING THE BOUNDARY OF "THE VISTAS AT ENTRADA PHASE 3", RUNNING S5°19'16"W, 205.59 FEET; THENCE S7°03'41"W, 239.32 FEET; THENCE S8°15'53"W, 217.68 FEET; THENCE S45°02'47"W, 198.41 FEET TO A POINT ON THE NORTH 1/16TH LINE OF SAID SECTION 10, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF "KACHINA SPRINGS EAST, PHASE III"; THENCE LEAVING THE 1/16TH LINE AND RUNNING ALONG THE EASTERLY BOUNDARY OF "KACHINA SPRINGS EAST, PHASE III" THE FOLLOWING SIX (6) COURSES: N26°54'17"W, 54.34 FEET; THENCE N15°35'40"W, 195.69 FEET TO THE POINT OF CURVE OF A 45.00 FOOT RADIUS CURVE TO THE RIGHT, RADIUS POINT BEARS N19°28'53"E; THENCE NORTHWESTERLY 35.01 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°34'44"; THENCE N25°56'23"W, 198.63 FEET TO THE POINT OF CURVE OF A 625.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY 88.02 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°04'08"; THENCE N17°52'14"W, 99.91 FEET TO THE POINT OF CURVE OF A 575.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 110.81 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°02'30" TO A POINT ON THE BOUNDARY OF "THE VISTAS AT ENTRADA PHASE 3"; THENCE ALONG THE BOUNDARY OF "THE VISTAS AT ENTRADA PHASE 3" THE FOLLOWING FIVE (5) COURSES: N57°27'28"E, 53.20 FEET TO THE POINT OF CURVE OF A 31.00 FOOT RADIUS CURVE TO THE RIGHT, RADIUS POINT BEARS N57°27'28"E; THENCE NORTHEASTERLY 10.08 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°37'37"; THENCE N11°29'59"E, 26.61 FEET TO THE POINT OF CURVE OF A 31.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS S53°05'09"E; THENCE NORTHEASTERLY 10.08 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°37'37"; THENCE N55°32'29"E, 13.87 FEET TO THE POINT OF CURVE OF A 181.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 50.87 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°06'08"; THENCE N71°38'36"E, 40.81 FEET TO THE THENCE BEGINNING.

CONTAINING 5.543 ACRES.