



AFTER RECORDING, PLEASE RETURN TO:

CW THE VIEWS 1, LLC
c/o Steven Whitehead
COLE WEST HOME
2250 N Coral Canyon Blvd, Ste 200
St. George, Utah 84770

**SUPPLEMENTAL TRACT DECLARATION OF ANNEXATION FOR
THE VIEWS * PHASE 3 SUBDIVISION
*AT CORAL CANYON**

THIS SUPPLEMENTAL TRACT DECLARATION OF ANNEXATION FOR THE VIEWS - PHASE 3 SUBDIVISION (hereinafter "Declaration of Annexation") is made by CW THE VIEWS 1, LLC, a Utah limited liability company, hereinafter referred to as "Declarant."

PREAMBLE

A. WHEREAS, Declarant is the owner and developer of certain real property located in the city of Washington, Washington County, State of Utah, which is particularly described as follows:

See legal description attached hereto as Exhibit "A" and incorporated herein by this reference.

(hereinafter the "Annexed Property" - which Annexed Property will include the following lots: 41-56, and 59)

B. WHEREAS, Sections 1.2, 1.10, 2.7, Recital F, and/or Article XII of the Tract Declaration for The Views at Coral Canyon, recorded June 06, 2018, as Doc. No. 20180023471, in the Official Records of the Washington County Recorder's Office, as amended or supplemented (hereinafter referred to as "Declaration"), allow Declarant to annex additional land into the Views Project.

C. WHEREAS, by annexation into the Views Project, the Annexed Property is made subject to the Declaration by virtue of Section 1.2 and other relevant provisions of the Declaration.

D. WHEREAS, Declarant is the "Declarant" as defined in Section 1.10 of the Declaration.

E. WHEREAS, pursuant to Section 1.2, 1.10, 2.7, Recital F, Article XII, and other relevant provisions of the Declaration, Declarant now desires to add and include the above described Annexed Property to hereafter become part of the Community known as the Views Project, and thereby subject to the terms and provisions of the Declaration.

NOW THEREFORE, Declarant hereby declares, submits and annexes the Annexed

Property into the Views Project and subjects said property to the Declaration, and imposes thereon the provisions of the Declaration, as follows:

1. The undersigned Declarant hereby declares the foregoing recitals to be true and accurate, and incorporate the same herein with this reference.

2. Declarant with the execution of this Declaration of Annexation hereby consents to the annexation of the Annexed Property into the Community known as the Views Project.

3. Declarant hereby declares the Annexed Property is added to and made a part of the Community subject to the Declaration. The Annexed Property is and shall be held, conveyed, hypothecated, encumbered, leased, occupied, built upon or otherwise used, improved or transferred in whole or in part, subject to this Declaration of Annexation and the Declaration.

4. The covenants and conditions running with the land of this Declaration of Annexation and the Declaration are here by imposed as equitable servitudes upon each lot within the Annexed Property, for the benefit of each and every other lot or property within the Views Project.

5. The covenants, conditions and restrictions of this Declaration of Annexation and the Declaration shall run with and shall inure to the benefit of and shall be binding upon all of the Annexed Property and shall be binding upon and inure to the benefit of all parties having, or hereafter acquiring, any right, title or interest in all or any portion of the Annexed Property.

6. This Declaration of Annexation is recorded pursuant to Section 12.2 of the Declaration, and each of the provisions hereof shall be deemed a part of the Declaration, and they may be enforced as therein provided for the enforcement of any other provisions thereof.

7. The rights and obligations of all Owners of lots in the Annexed Property shall be the same as the rights and obligations of the Owners of lots currently affected by the Declaration, except as may be modified herein.

(remainder of page intentionally left blank; signatures and acknowledgments to follow)

Declarant has executed this Declaration of Annexation on this 24 day of August 2020, but it shall not be effective until recorded in the office of the Washington County Recorder.

DECLARANT:

COLE WEST HOME, LLC,
A Utah Limited Liability Company
By: CW GROUP, LLC, a Utah limited liability company,
Its Managing Member
By: CW THE VIEWS 1, LLC
A Utah Limited Liability Company

By: 

Name: Colin H. Wright
Title: Manager

STATE OF Utah)

ss.

COUNTY OF SALT LAKE)

On the 24 day of August 2020, personally appeared before me Colin Wright, who being duly sworn, did say that he is the Manager of CW The Views 1, LLC, and the foregoing instrument was signed on behalf of said company by authority of its governing documents, and for the uses and purposes set forth herein above.



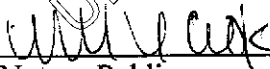

Notary Public

EXHIBIT A
To Declaration of Annexation

LEGAL DESCRIPTION OF THE ANNEXED PROPERTY

BEGINNING AT A POINT SOUTH 00°56'40" WEST, 2149.82 FEET ALONG THE SECTION LINE (BETWEEN THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND THE WEST QUARTER CORNER OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN BOTH MONUMENTED WITH BLM BRASS CAPS) AND EAST 880.69 FEET FROM SAID NORTHEAST CORNER OF SECTION 13, SAID POINT BEING ON THE BOUNDARY OF VIEWS AT CORAL CANYON, PHASE 2 SUBDIVISION, RECORDED AS DOCUMENT NO. 20180043200 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AND RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES: SOUTH 33°08'58" EAST, 125.45 FEET TO THE POINT OF CURVE OF A 1472.56 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS NORTH 34°47'18" WEST; THENCE SOUTHWESTERLY 31.18 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°12'48"; THENCE SOUTH 33°34'29" EAST, 55.00 FEET; THENCE SOUTH 45°57'28" EAST, 90.00 FEET; THENCE SOUTH 44°02'32" WEST, 125.00 FEET; THENCE SOUTH 80°31'43" WEST, 68.41 FEET; THENCE SOUTH 44°02'32" WEST, 247.52 FEET; THENCE SOUTH 55°51'20" EAST, 148.89 FEET; THENCE SOUTH 63°18'59" WEST, 104.38 FEET; THENCE SOUTH 60°39'21" WEST, 115.90 FEET; THENCE SOUTH 58°12'10" WEST, 270.92 FEET; THENCE SOUTH 21°07'29" WEST, 72.78 FEET; THENCE NORTH 68°52'31" WEST, 55.00 FEET; THENCE SOUTH 58°12'10" WEST, 184.68 FEET; THENCE NORTH 59°32'51" WEST, 58.63 FEET; THENCE NORTH 30°27'09" EAST, 147.48 FEET; THENCE NORTH 24°12'29" EAST, 361.25 FEET TO THE POINT OF CURVE OF A 700.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS SOUTH 69°17'43" EAST; THENCE NORTHEASTERLY 538.10 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°02'39" TO THE POINT OF CURVE OF A 1347.50 FOOT RADIUS REVERSE CURVE; THENCE NORTHEASTERLY 226.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°38'00" TO THE POINT OF BEGINNING.