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

**DOC # 20200060362**

Restrictive Page 1 of 3  
Russell Shirts Washington County Recorder  
10/27/2020 10:16:33 AM Fee \$ 40.00  
By SOUTHERN UTAH TITLE CO



**SUPPLEMENTARY  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
JUNIPER COVE – PHASE 2 SUBDIVISION**

QUALITY PROPERTIES, INC., a Utah corporation, as Declarant, pursuant to Article 7.4 of the Declaration of Covenants, Conditions, and Restrictions for Juniper Cove Subdivision, dated the 18 day of August, 2020, and recorded on the records of the Washington County Recorder on October 15, 2020, as Document Number 20200057356, "Declaration"), hereby files this Supplementary Declaration of Covenants, Conditions, and Restrictions for Juniper Cove Subdivision.

Declarant hereby adds the following described additional land located in Washington County, State of Utah to the Juniper Cove 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 the 7<sup>th</sup> day of OCTOBER, 2020.

DECLARANT:  
Quality Properties, Inc.

Ed Burgess

By: Ed Burgess  
Its: President

STATE OF UTAH, )

:SS.

County of Washington. )

On this the 7<sup>th</sup> day of October, 2020, before me  
Stephanie Gledhill, a Notary Public, personally appeared Ed Burgess,  
proved on the basis of satisfactory evidence to be the person whose name is subscribed  
to in this document, and acknowledged they executed the same.



Stephanie Gledhill  
Notary Public

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**JUNIPER COVE – PHASE 2 SUBDIVISION**

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF THE JUNIPER COVE – PHASE 1 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, AND A POINT ON THE SECTION LINE, SAID POINT BEING SOUTH 01°10'03" WEST ALONG THE SECTION LINE, A DISTANCE OF 1373.343 FEET FROM THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°48'18" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SAID SECTION 15), AND RUNNING THENCE SOUTH 88°47'25" EAST ALONG SAID SUBDIVISION BOUNDARY, A DISTANCE OF 29.787 FEET; THENCE SOUTH 16°57'55" EAST 13.946 FEET; THENCE SOUTH 32°28'56" WEST 209.891 FEET; THENCE SOUTH 37°04'07" WEST 57.099 FEET; THENCE SOUTH 62°32'42" WEST 68.380 FEET; THENCE SOUTH 82°59'23" WEST 87.410 FEET; THENCE SOUTH 87°22'14" WEST 100.225 FEET; THENCE SOUTH 83°34'05" WEST 100.896 FEET; THENCE SOUTH 80°48'20" WEST 101.672 FEET; THENCE SOUTH 72°24'20" WEST 51.490 FEET; THENCE SOUTH 73°26'25" WEST 144.799 FEET; THENCE SOUTH 66°10'25" WEST 57.109 FEET; THENCE SOUTH 56°05'35" WEST 55.782 FEET; THENCE SOUTH 56°34'56" WEST 188.446 FEET; THENCE NORTH 33°39'29" WEST 107.637 FEET; THENCE NORTH 33°38'44" WEST 25.000 FEET; THENCE NORTH 33°39'20" WEST 101.773 FEET; THENCE NORTH 42°15'42" EAST 160.882 FEET; THENCE NORTH 67°19'43" EAST 67.601 FEET; THENCE NORTH 41°40'45" EAST 79.289 FEET; THENCE NORTH 46°48'45" EAST 83.470 FEET; THENCE NORTH 32°46'22" EAST 45.610 FEET; THENCE NORTH 01°15'22" EAST 46.230 FEET TO SAID SOUTHERLY BOUNDARY OF JUNIPER COVE – PHASE 1; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (3) THREE COURSES: (1) SOUTH 88°47'25" EAST 160.081 FEET; (2) NORTH 01°12'35" EAST 2.000 FEET; AND (3) SOUTH 88°47'25" EAST 665.284 FEET TO THE POINT OF BEGINNING.

CONTAINS 327,773 SQ. FT., (7.525 ACRES)