

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

DOC # 20210030432

CCR Annexation Page 1 of 4
Gary Christensen Washington County Recorder
04/28/2021 12:33:10 PM Fee \$ 40.00
By COTTONWOOD TITLE



**SUPPLEMENTAL TRACT DECLARATION OF ANNEXATION FOR
THE VIEWS - PHASE 4 SUBDIVISION**

At Coral Canyon

THIS SUPPLEMENTAL TRACT DECLARATION OF ANNEXATION FOR THE VIEWS - PHASE 4 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: 60 through 88)

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 21 day of December 2020, but it shall not be effective until recorded in the office of the Washington County Recorder.

DECLARANT:

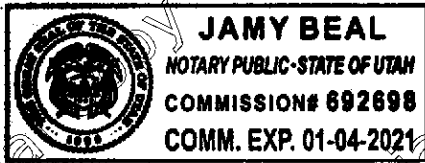
CW THE VIEWS 1, LLC,
a Utah limited liability company

By: [Signature]
Name: Dave Nielsen
Its: Manager

STATE OF UTAH)

COUNTY OF Washington)
ss.

On the 21st day of December 2020, personally appeared before me Dave Nielsen, 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.



[Signature]
Notary Public

EXHIBIT A**To Declaration of Annexation****LEGAL DESCRIPTION OF THE ANNEXED PROPERTY****VIEWS AT CORAL CANYON PHASE 4 BOUNDARY DESCRIPTION**

BEGINNING AT A POINT S0°53'56"W, 75.28 FEET ALONG THE SECTION LINE (BETWEEN THE WEST 1/4 CORNER AND THE SOUTHWEST CORNER OF SECTION 18) AND EAST 1022.25 FEET FROM THE WEST 1/4 CORNER OF SECTION 18, T42S, R14W, SLB&M 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, RUNNING THENCE ALONG THE BOUNDARY OF VIEWS AT CORAL CANYON PHASE 2 SUBDIVISION THE FOLLOWING NINE (9) COURSES: S45°57'28"E, 246.54 FEET; THENCE N63°18'59"E, 137.17 FEET TO THE POINT OF CURVE OF A 327.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS N34°33'08"E; THENCE SOUTHEASTERLY 67.68 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°50'24"; THENCE S67°17'16"E, 17.50 FEET TO THE POINT OF CURVE OF A 15.0 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 23.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE S22°42'44"W, 29.00 FEET TO THE POINT OF CURVE OF A 272.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 27.14 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°42'22"; THENCE S61°34'53"E, 820.00 FEET; THENCE LEAVING THE BOUNDARY OF VIEWS AT CORAL CANYON PHASE 2 SUBDIVISION RUNNING S20°45'26"W, 1591 FEET MORE OR LESS TO THE NORTH BOUNDARY OF SECTIONAL LOT 39 OF SECTION 18; THENCE N88°55'02"W, 538.12 FEET MORE OR LESS ALONG SAID BOUNDARY AND THE NORTH BOUNDARY OF SECTIONAL LOT 23 OF SECTION 18; THENCE MORE OR LESS ALONG THE BOUNDARY OF SECTIONAL LOT 23 THE FOLLOWING THREE (3) COURSES: S1°05'05"W, 330.00 FEET; THENCE N88°54'55"W, 495.00 FEET; THENCE S1°05'05"W, 660.00 FEET ALONG THE BOUNDARY OF SECTIONAL LOT 23 AND THE BOUNDARY OF SECTIONAL LOT 27 OF SECTION 18; THENCE N88°54'55"W, 107.63 FEET ALONG THE BOUNDARY OF SECTIONAL LOT 27; THENCE LEAVING SAID BOUNDARY RUNNING N30°46'24"W, 636.15 FEET; THENCE N59°13'36"E, 2.58 FEET; THENCE N30°46'24"W, 125.30 FEET; THENCE N59°13'36"E, 8.13 FEET; THENCE N30°46'24"W, 180.31 FEET; THENCE N59°13'36"E, 24.93 FEET; THENCE N30°46'24"W, 122.32 FEET; THENCE N30°39'24"W, 60.01 FEET TO THE BOUNDARY OF VIEWS AT CORAL CANYON PHASE 3 SUBDIVISION RECORDED AS DOCUMENT NO. 20200049415; THENCE ALONG THE BOUNDARY OF VIEWS AT CORAL CANYON PHASE 3 SUBDIVISION THE FOLLOWING SEVEN (7) COURSES: N58°12'10"E, 270.92 FEET; THENCE N60°39'21"E, 115.90 FEET; THENCE N63°18'59"E, 104.38 FEET; THENCE N55°51'20"W, 148.89 FEET; THENCE N44°02'32"E, 247.52 FEET; THENCE N80°31'43"E, 68.41 FEET; THENCE N44°02'32"E, 125.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.319 ACRES.