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Gary Christensen Washington County Recorder
06/23/2021 11:19:36 AM Fee \$40.00 By SNOW
JENSEN & REECE

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Affects All Phases of Stone Cliff

**SUPPLEMENTAL DECLARATION OF ANNEXATION
FOR
PHASE 17 OF STONE CLIFF**

DECLARANT

Parcel Nos.: SG-SCFT-1 through -25
Parcel Nos.: SG-SCF-1-1 through -39
Parcel Nos.: SG-SCF-2-40 through -50
Parcel Nos.: SG-SCF-3-51 through -68
Parcel Nos.: SG-SCF-4-75 through -87
Parcel Nos.: SG-SCF-5-501 through -527
Parcel Nos.: SG-SCF-6-601 through -608
Parcel Nos.: SG-SCF-7-701 through -710
Parcel Nos.: SG-SCF-8-801 through -810
Parcel Nos.: SG-SCF-9-901 through -917
Parcel Nos.: SG-SCF-10-1001 through -1064
Parcel Nos.: SG-SCF-11-1001 through -1134
Parcel Nos.: SG-SCF-12-1201 through -1202
Parcel Nos.: SG-SCF-13-1301 through -1308
Parcel Nos.: SG-SCF-14-1401 through -1413
Parcel Nos.: SG-SCF-15-1501 through -1513
Parcel Nos.: SG-SCF-16A-1601 through -1605
Parcel Nos.: SG-SCF-16B-1606 through -1621
Parcel Nos.: SG-PNCF-1-1 through -6, -8 through -12, and -14 through -23
Parcel Nos.: SG-PNCF-2-201 through -210
Parcel Nos.: SG-PNCF-3-301 through -312
Parcel Nos.: SG-PNCF-4-401 through -422
Parcel Nos.: SG-PNCF-5-501 through -520
Parcel Nos.: SG-PNCF-6-601 through -617
Parcel Nos.: SG-SCF-17-1701 through 1721

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**SUPPLEMENTAL DECLARATION OF ANNEXATION
FOR
PHASE 17 OF STONE CLIFF**

The undersigned Declarant hereby makes this Supplemental Declaration of Annexation for Phase 17 of Stone Cliff (the "**Supplemental Declaration**"). The real property that is currently within the Stone Cliff planned unit development is particularly described in **EXHIBIT A** to this Supplemental Declaration. The property to be annexed pursuant to this Supplemental Declaration is particularly described in **EXHIBIT B** to this Supplemental Declaration (hereafter the "**Expansion Property**").

RECITALS

A. Certain real property in Washington County, Utah, known as Stone Cliff, a planned unit development, is subject to a Restated and Amended Declaration of Covenants, Conditions and Restrictions of Stone Cliff, A Planned Unit Development, recorded in the records of the Washington County Recorder on March 26, 2007, as Entry No. 20070015000 (sometimes hereinafter referred to as the "**Declaration**");

B. The Declaration was amended by a Second Amendment to the Restated and Amended Declaration of Covenants, Conditions and Restrictions of Stone Cliff ("**Second Amendment**") recorded on March 14, 2008, as Entry No. 20080010641 in the Washington County Recorder's Office, State of Utah;

C. The Declaration and Second Amendment were subsequently amended by three instruments, each titled Amendment to the Restated and Amended Declaration of Covenants, Conditions and Restrictions of Stone Cliff (respectively the "**Third Amendment**," "**Fourth Amendment**," and "**Fifth Amendment**") recorded on April 4, 2011, as Entry Nos. 20110010278 and 20110010279, and on April 9, 2014 as Entry No. 20140010523, in the Washington County Recorder's Office, State of Utah;

D. The Declaration was then amended on May 7, 2020 to add Additional Land as annexable area of the Stone Cliff community, recorded as Entry No. 20200022704, in the Washington County Recorder's Office, State of Utah;

E. The undersigned Declarant, Pure Style Construction, Inc., a Utah corporation, is a successor Declarant for the Expansion Property pursuant to Section 1.6 of the Declaration and through a Quit Claim Deed that was signed and recorded on May 20, 2021 as Entry No. 20210036086, in the Washington County Recorder's Office, State of Utah;

F. The Expansion Property has previously been included as annexable "Additional Land" under the Declaration;

G. Article 11 of the Declaration allows the Declarant the right to add Additional Land to the Stone Cliff community by recording a plat and a supplemental declaration;

H. The Declarant recently recorded a plat for Stone Cliff Phase 17, as Entry No. 20210042512, Washington County Recorder's Office, State of Utah (hereafter the "Plat"); and

I. In fulfillment of requirements for expansion under Section 11.3 of the Declaration, the Declarant now makes this Supplemental Declaration to annex the Expansion Property into the Stone Cliff community.

NOW THEREFORE, the Declarant makes the following Supplemental Declaration:

1. Definitions. Capitalized words used in this Supplemental Declaration that are not defined herein have the meanings provided in the Declaration.

2. Annexation. The Declarant hereby declares, in accordance with Article 11 of the Declaration, that the Expansion Property is hereby annexed into the Stone Cliff community. The Expansion Property is hereby subjected to the Declaration, as it may be amended or supplemented from time, and is hereby subjected to the jurisdiction of the Association. Each Lot within the Expansion Property now includes the appurtenant right and easement of use and enjoyment in and to the Common Areas. Each Lot within the Expansion Property has an undivided, nonexclusive and appurtenant right and easement of use and enjoyment of the Common Areas and Facilities of the Project.

3. No Amendments through this Supplemental Declaration. With this Supplemental Declaration, the Declarant elects not to amend, supplement, or replace any standard or restriction stated in Article VII of the Declaration.

4. Subsequent Conveyances. All conveyances in the Expansion Property shall hereafter be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, charges, and liens set forth in the Declaration, as it may be amended or supplemented from time to time in accordance with Section 11.3(c) of the Declaration.

5. Common Areas. The Declarant will to convey by Quit Claim Deed to the Association, at or prior to the time it first conveys to an Owner a Lot located on the portion of the Expansion Property, good and marketable title to all Common Areas situated in that portion of the Expansion Property, free and clear of all monetary liens and encumbrances (other than the lien of current

general taxes and the lien of any current assessments, charges, or taxes imposed by governmental or quasi-governmental authorities).

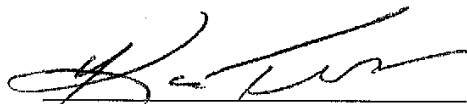
6. Rights-of-Way. Pursuant to Section 11.3(f) of the Declaration, the Declarant reserves an easement for ingress and egress over all private roads shown on the Plat.

7. Limited Common Area. The Expansion Property does not include any Limited Common Areas.

Executed this 23rd day of June, 2021.

DECLARANT

Pure Style Construction, Inc.

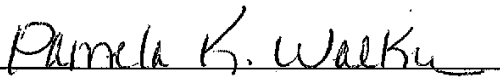


By: Kason Traveller

Its: President

STATE OF UTAH)
 ss:
COUNTY OF WASHINGTON)

On this 23 day of June, 2021, personally appeared before me Kason Traveller, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he is the President of Pure Style Construction, Inc., and that this Supplemental Declaration was signed on behalf of Pure Style Construction, Inc. by authority of its Board of Directors, and that Kason Traveller acknowledged to me that Pure Style Construction, Inc. executed the same.


NOTARY PUBLIC

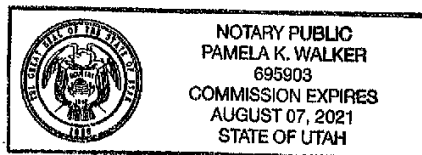


EXHIBIT A
STONE CLIFF
REAL PROPERTY SUBJECT TO DECLARATION

All of Lots 1-25 and all Common Area and Limited Common Area, according to the Official Plat map for Stone Cliff Townhomes - Amended, a Planned Development, filed in the records of the Washington County Recorder, State of Utah.

Parcel Nos.: SG-SCFT-1 through -25

All of Lots 1-39 and all Common Area, according to the Official Plat map for Stone Cliff – Phase 1, a Planned Development, filed in the records of the Washington County Recorder, State of Utah.

Parcel Nos.: SG-SCF-1-1 through -39

All of Lots 40-50 and all Common Area, according to the Official Plat map for Stone Cliff – Phase 2, a Planned Development, filed in the records of the Washington County Recorder, State of Utah.

Parcel Nos.: SG-SCF-2-40 through -50

All of Lots 51-68 and all Common Area, according to the Official Plat map for Stone Cliff – Phase 3, a Planned Development, filed in the records of the Washington County Recorder, State of Utah.

Parcel Nos.: SG-SCF-3-51 through -68

All of Lots 75-87 and all Common Area, according to the Official Plat map for Stone Cliff – Phase 4, a Planned Development, filed in the records of the Washington County Recorder, State of Utah.

Parcel Nos.: SG-SCF-4-75 through -87

All of Lots 501-527 and all Common Area, according to the Official Plat map for Stone Cliff – Phase 5, a Planned Development, filed in the records of the Washington County Recorder, State of Utah.

Parcel Nos.: SG-SCF-5-501 through -527

All of Lots 601-608 and all Common Area, according to the Official Plat map for Stone Cliff – Phase 6, a Planned Development, filed in the records of the Washington County Recorder, State of Utah.

Parcel Nos.: SG-SCF-6-601 through -608

All of Lots 701-710 and all Common Area, according to the Official Plat map for Stone Cliff – Phase 7, a Planned Development, filed in the records of the Washington County Recorder, State of Utah.

Parcel Nos.: SG-SCF-7-701 through -710

All of Lots 801-810 and all Common Area, according to the Official Plat map for Stone Cliff – Phase 8, a Planned Development, filed in the records of the Washington County Recorder, State of Utah.

Parcel Nos.: SG-SCF-8-801 through -810

All of Lots 901-917 and all Common Area, according to the Official Plat map for Stone Cliff – Phase 9, a Planned Development, filed in the records of the Washington County Recorder, State of Utah.

Parcel Nos.: SG-SCF-9-901 through -917

All of Lots 1001-1064 and all Common Area, according to the Official Plat map for Stone Cliff – Phase 10, a Planned Development, filed in the records of the Washington County Recorder, State of Utah.

Parcel Nos.: SG-SCF-10-1001 through -1064

All of Lots 1101-1134 and all Common Area, according to the Official Plat map for Stone Cliff Phase-11, a Planned Development, filed in the records of the Washington County Recorder, State of Utah

Parcel Nos.: SG-SCF-11-1001 through -1134

All of Lots 1201-1202 and all Common Area, according to the Official Plat map for Stone Cliff – Phase 12, a Planned Development, filed in the records of the Washington County Recorder, State of Utah.

Parcel Nos.: SG-SCF-12-1201 through -1202

All of Lots 1301-1308 and all Common Area, according to the Official Plat map for Stone Cliff Phase-13 Amended and Extended, a Planned Development, filed in the records of the Washington County Recorder, State of Utah

Parcel Nos.: SG-SCF-13-1301 through -1308

All of Lots 1401-1413 and all Common Area, according to the Official Plat map for Stone Cliff Phase-14 Amended, a Planned Development, filed in the records of the Washington County Recorder, State of Utah

Parcel Nos.: SG-SCF-14-1401 through -1413

All of Lots 1501-1513 and all Common Area, according to the Official Plat map for Stone Cliff Phase-15, a Planned Development, filed in the records of the Washington County Recorder, State of Utah

Parcel Nos.: SG-SCF-15-1501 through -1513

All of Lots 1601-1605 and all Common Area, according to the Official Plat map for Stone Cliff Phase-16A, a Planned Development, filed in the records of the Washington County Recorder, State of Utah

Parcel Nos.: SG-SCF-16A-1601 through -1605

All of Lots 1606-1621 and all Common Area, according to the Official Plat map for Stone Cliff Phase-16B, a Planned Development, filed in the records of the Washington County Recorder, State of Utah

Parcel Nos.: SG-SCF-16B-1606 through -1621

All of Lots 1-6, 8-12, 14-23 and all Common Area and Limited Common Area, according to the Official Plat map for Paragon Cove at Stone Cliff – Phase 1 - Amended, a Planned Development, filed in the records of the Washington County Recorder, State of Utah.

Parcel Nos.: SG-PNCF-1-1 through -6, -8 through -12, and -14 through -23

All of Lots 201-210 and all Common Area and Limited Common Area, according to the Official Plat map for Paragon Cove at Stone Cliff – Phase 2, a Planned Development, filed in the records of the Washington County Recorder, State of Utah.

Parcel Nos.: SG-PNCF-2-201 through -210

All of Lots 301-312 and all Common Area and Limited Common Area, according to the Official Plat map for Paragon Cove at Stone Cliff – Phase 3, a Planned Development, filed in the records of the Washington County Recorder, State of Utah.

Parcel Nos.: SG-PNCF-3-301 through -312

All of Lots 401-422 and all Common Area and Limited Common Area, according to the Official Plat map for Paragon Cove at Stone Cliff – Phase 4, a Planned Development, filed in the records of the Washington County Recorder, State of Utah.

Parcel Nos.: SG-PNCF-4-401 through -422

All of Lots 501-520 and all Common Area and Limited Common Area, according to the Official Plat map for Paragon Cove at Stone Cliff – Phase 5, a Planned Development, filed in the records of the Washington County Recorder, State of Utah.

Parcel Nos.: SG-PNCF-5-501 through -520

All of Lots 601-617 and all Common Area and Limited Common Area, according to the Official Plat map for Paragon Cove at Stone Cliff – Phase 6, a Planned Development, filed in the records of the Washington County Recorder, State of Utah.

Parcel Nos.: SG-PNCF-6-601 through -617

EXHIBIT B

Expansion Property

All of Lots 1701–1721, Stone Cliff Phase 17 and all Common Areas and private streets, according to the Official Plat map for Stone Cliff Phase 17, a Planned Development, filed in the records of the Washington County Recorder, State of Utah.

Parcel Nos.: SG-SCF-17-1701 through 1721