



After Recording, Return to:  
Jenkins Bagley Sperry, PLLC  
201 West Tabernacle St. Ste 301  
St. George, UT 84770

Tax Parcel No(s): W-5-3-1-432

**IRON HORSE PHASE 2 SUPPLEMENTAL DECLARATION  
TO  
DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS  
OF  
IRON HORSE SUBDIVISION**

THIS PHASE 2 SUPPLEMENTAL DECLARATION TO THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF IRON HORSE SUBDIVISION PHASE 2 (Phase 2 Supplemental Declaration") is made and executed this 5th day of April, 2021 by LA VERKIN RV, LLC ("Declarant") in contemplation of the following facts and circumstances:

- A. On 5/12/2017, Declarant executed and recorded that certain and Declaration of Easements, Covenants, Conditions and Restrictions of IRON HORSE Subdivision which was recorded in the office of the Washington County Recorder as Entry No. 20170019500 (the "Declaration");
- B. Under the terms of Article 3, Section 3 of the Declaration, the Declarant has the right to annex all or part of the Expansion Property to the Declaration.
- C. Declarant desires to expand the Subdivision and to add the portion of the Expansion Property comprising Phase 2 to the Declaration.

NOW THEREFORE, pursuant to the foregoing, Declarant hereby makes the following Phase 2 Supplemental Declaration:

- 1. **Recitals.** The recitals as set forth above are hereby incorporated herein.
- 2. **Definitions.** Unless specifically defined in this Phase 2 Supplemental Declaration, any capitalized terms used in this Phase 2 Supplemental Declaration shall have the meaning set forth in the Declaration.
- 3. **Supplemental Plat.** Recorded concurrently herewith is a plat of Phase 2 of the IRON HORSE Subdivision (the "Phase 2 Plat"). The Phase 2 shall be deemed to amend, add to or supplement the Plat of the Declaration and any reference to the Plat as provided in the Declaration shall hereafter be deemed to be amended to include the Phase 2 Plat.
- 4. **Description of Additional Land.** The real property which is described as the Phase 2 Property on Exhibit A attached hereto is hereby made subject to the Declaration and deemed incorporated

into the Project (the "Phase 2 Land"). The Phase 2 Land shall be included in the term Land as contained in the Declaration.

5. Submission of Common Area Improvements. Declarant hereby submits to the Declaration, as supplemented by this Phase 2 Supplemental Declaration, any and all improvements which have been constructed by or shall hereafter be constructed by Declarant upon all Common Areas (if any) located upon the Phase 2 Land.

6. Rights and Benefits; Covenants and Restrictions. The Phase 2 Land, and the residences located thereon, shall be entitled to all of the rights, benefits, easements, privileges and licenses, and subject to all the covenants, conditions, restrictions, uses, limitations, obligations and responsibilities placed upon the Land, all as set forth in the Declaration or as provided by law. Each and every provision of the Declaration shall be deemed to run with and apply to the Phase 2 Land, and shall be binding upon the Declarant, its successors and assigns, and any person acquiring, leasing or owning an interest in the real property and improvements comprising the Project, and to their respect personal representatives, heirs, successors and assigns.

7. Governing Law. This Phase 2 Supplemental Declaration shall be construed in accordance with the laws of the State of Utah.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Declaration the day and year first above written.

**DECLARANT:**

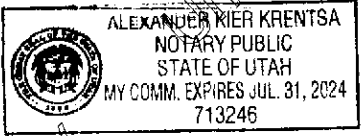
**LA VERKIN RV, LLC**

By: [Signature]  
Title: MEMBER

STATE OF UTAH )  
                          )SS  
COUNTY OF WASHINGTON )

On the 8th day of September personally appeared before me Lanse Choufnos, who being by me duly sworn did say, each for himself, that he is the members / managers of the LA VERKIN RV, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its articles of organization and each duly acknowledged to me that said Limited Liability Company executed the same

[Signature]  
Notary Public



## EXHIBIT A

to

PHASE 2 SUPPLEMENTAL DECLARATION  
IRON HORSE PHASE 2 BOUNDARY DESCRIPTION

BEGINNING AT A POINT S 1°03'08" W 62.03 FEET ALONG THE WEST LINE OF SECTION 1, TOWNSHIP 43 SOUTH RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND S 88°56'52" E 387.49 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 1, POINT BEING THE SOUTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20200024924, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE ALONG SAID PARCEL THE FOLLOWING SEVEN (7) COURSES, (1) N 0°36'18" E 251.35 FEET, (2) THENCE N 89°23'42" W 58.99 FEET, TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE LEFT, (3) THENCE ALONG THE ARC OF SAID CURVE 11.25 FEET THROUGH A CENTRAL ANGLE OF 32°13'29", TO THE POINT OF A 50.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (4) THENCE ALONG THE ARC OF SAID CURVE 138.03 FEET THROUGH A CENTRAL ANGLE OF 158°10'00", TO THE POINT OF A 20.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (5) THENCE ALONG THE ARC OF SAID CURVE 11.03 FEET THROUGH A CENTRAL ANGLE OF 31°36'20", TO THE POINT OF A 375.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (6) THENCE ALONG THE ARC OF SAID CURVE 92.72 FEET THROUGH A CENTRAL ANGLE OF 14°09'59", TO THE POINT OF A 575.00 FOOT COMPOUND CURVE TO THE RIGHT, (7) THENCE ALONG THE ARC OF SAID CURVE 6.22 FEET THROUGH A CENTRAL ANGLE OF 0°37'12" TO A POINT ON THE BOUNDARY OF SUGAR PLUM IN THE FIELDS PHASE 6, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE S 89°23'42" E 1050.94 FEET ALONG SAID LINE AND ALONG THE BOUNDARY OF SUGAR PLUM IN THE FIELDS PHASE 5, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, TO THE SOUTHEAST CORNER OF LOT 71 OF SAID SUGAR PLUM IN THE FIELDS PHASE 5; THENCE S 1°02'54" W 408.58 FEET ALONG THE WEST LINE OF SECTIONAL LOT 7, TO THE COMMON CORNER OF SECTIONAL LOTS 7, 8, 9 & 10; THENCE S 1°06'02" W 39.16 FEET ALONG THE WEST LINE OF SECTIONAL LOT 10, TO THE NORTHEAST CORNER OF IRON HORSE PHASE 1, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES, (1) N 89°01'12" W 816.39 FEET, (2) THENCE N 81°50'21" W 119.38 FEET, TO THE POINT OF BEGINNING.

CONTAINS 439,172 SQ FT OR 10.08 ACRES MORE OR LESS