

Recorded at the Request of:
CW Desert Village Partnership, L.P.

Record Against the Property
Described in Exhibit A

After Recording Mail to:
Jenkins Bagley Sperry, PLLC
285 W. Tabernacle St. Ste. 301
St. George, UT 84770

**SUPPLEMENTAL DECLARATION
FOR
DESERT VILLAGE TOWNHOMES PHASE 2**

This Supplemental Declaration for Desert Village Townhomes Phase 2 is made this 1
day of OCTOBER, 2021, by CW Desert Village Partnership, L.P.

RECITALS:

A. CW Desert Village Partnership, L.P. is the Founder, by assignment, ("Founder") of the rights under that Charter of Declarations, Covenants, Restrictions, and Reservation of Easements for Desert Village Townhomes Owners Association recorded in the Washington County Records as Entry No. 20210020906 (the "Declaration") to annex Desert Village Townhomes Phase 2 into the Project.

B. Relatively contemporaneously with the recording of the Supplemental Declaration in the records of the Washington County Recorder, Founder will be recording a Plat Map for Desert Village Townhomes Phase 2.

C. Article XVI of the Declaration provides that land may be annexed into and made a part of the Desert Village Townhomes community and Founder desires to designate Desert Village Townhomes Phase 2 as a development within the Desert Village Townhomes community upon the terms and conditions of this Supplemental Declaration.

NOW THEREFORE, the Founder does hereby declare and provide as follows:

I. DEFINITIONS. As used in this Supplemental Declaration capitalized terms shall have the meaning assigned to them in the Declaration.

II. PROJECT DESIGNATION. Desert Village Townhomes Phase 2 development is hereby annexed into and made a part of the Desert Village Townhomes community.

III. MASTER DOCUMENTS.

A. Effect of Declaration. Desert Village Townhomes Phase 2 shall be subject to all of the terms and provisions of the Declaration.

B. Governing Documents. Desert Village Townhomes Phase 2 shall be subject to all terms and provisions of the Governing Documents as defined in the Community Association Act (Utah Code Section 57-8a-101, *et. seq.*), as the same are amended and supplemented from time to time.

IV. BINDING EFFECT. Desert Village Townhomes Phase 2, (including all Units, Common Area, and Limited Common Area therein, shall be held, conveyed, hypothecated, encumbered, used, occupied, and improved only in accordance with the provisions of the Declaration, the Governing Documents, and this Supplemental Declaration (as the same may be amended and supplemented from time to time), which easements, covenants, restrictions, and charges shall run with the land and shall be binding upon all persons having or acquiring any right, title, or interest in Desert Village Townhomes Phase 2 or any part thereof and shall inure to the benefit of each Owner thereof.

V. PROPERTY DESCRIPTION. The legal description for Desert Village Townhomes Phase 2 is attached hereto and incorporated herein as Exhibit A.

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

Founder:
CW Desert Village Partnership, L.P.

[Signature]
By: COLIN WRIGHT
Its: AUTHORIZED REPRESENTATIVE

STATE OF UTAH,
County of DAVIS

On this 1 day of OCTOBER, 2021, personally appeared before me COLIN WRIGHT, who is personally known to me (or satisfactorily proved to me), and who being by me duly sworn did say that he/she is the AUTHORIZED REPRESENTATIVE of CW Desert Village Partnership, L.P., a Delaware limited partnership, and that he/she executed the foregoing Supplemental Declaration on behalf of said limited liability company being authorized and empowered to do so by the operating agreement of said company or resolution of its managers, and he/she acknowledged before me that such company executed the same for the uses and purposes stated therein.



[Signature]
Notary Public

Exhibit A
(Legal Description)

Beginning at a point being South 00°37'37" West 1,282.08 feet along the section line and East 161.10 feet from the Northwest Corner of Section 9, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running; thence North 00°55'23" East 59.13 feet to the southerly line of Desert Village Townhomes Phase 1; thence easterly the following (6) courses along said southerly line of Desert Village Townhomes Phase 1; thence South 89°40'10" East 5.00 feet; thence Northeast 31.31 feet along an arc of a 20.00 foot radius curve to the right (center bears South 89°04'37" East, long chord bears North 45°46'30" East 28.21 feet with a central angle of 89°42'13"); thence South 89°22'23" East 319.01 feet; thence East 34.65 feet along an arc of a 132.00 foot radius curve to the right (center bears South 00°37'37" West, long chord bears South 81°51'09" East 34.55 feet with a central angle of 15°02'28"); thence North 15°40'05" East 43.81 feet; thence North 53°27'17" East 129.22 feet; thence Southeast 192.29 feet along an arc of a 475.00 foot radius curve to the left (center bears North 53°27'17" East, long chord bears South 48°08'33" East 190.98 feet with a central angle of 23°11'40"); thence South 59°44'23" East 441.32 feet; thence South 102.80 feet along an arc of a 75.00 foot radius curve to the right (center bears South 30°15'37" West, long chord bears South 20°28'26" East 94.94 feet with a central angle of 78°31'55"); thence South 18°21'25" West 61.68 feet; thence North 72°16'20" West 91.96 feet; thence West 31.09 feet along an arc of a 25.00 foot radius curve to the left (center bears South 17°43'40" West, long chord bears South 72°06'07" West 29.12 feet with a central angle of 71°15'07"); thence Southwest 32.06 feet along an arc of a 174.00 foot radius curve to the right (center bears North 53°31'26" West, long chord bears South 41°45'18" West 32.02 feet with a central angle of 10°33'28"); thence North 42°57'58" West 35.00 feet; thence Southwest 72.24 feet along an arc of a 139.00 foot radius curve to the right (center bears North 42°57'58" West, long chord bears South 61°55'20" West 71.43 feet with a central angle of 29°46'36"); thence North 59°44'23" West 335.79 feet; thence North 47°57'40" West 208.22 feet; thence North 86°04'50" West 123.83 feet; thence North 89°22'23" West 241.32 feet to the Point of Beginning. Containing 191,921 square feet or 4.41 acres.