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Gary Christensen Washington County Recorder
11/29/2021 12:41:27 PM Fee \$ 40.00
By SOUTHERN UTAH TITLE CO



After recording please mail to:
Desert Canyons Development, Inc.
1472 East 3950 South
St. George, Utah 84790

**SUPPLEMENTARY
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
DESERT CLIFFS – PHASE 2A & 3A SUBDIVISION**

DESERT CANYONS DEVELOPMENT, INC., as Declarant, pursuant to Article 13 of the Declaration of Covenants, Conditions, and Restrictions for Desert Cliffs Subdivision, dated the 8th day of March, 2021, and recorded on the records of the Washington County Recorder on April 1, 2021, as Document Number 20210023386 “Declaration”), hereby files this Supplementary Declaration of Covenants, Conditions, and Restrictions for Desert Cliffs.

Declarant hereby adds the following described additional land located in Washington County, State of Utah to the Desert Cliffs 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 4th day of November, 2021.

DECLARANT:
Desert Canyons Development, Inc.

Ed Burgess
By: Ed Burgess
Its: Vice President

STATE OF UTAH,)

:SS.

County of Washington.)

On this the 4 day of November, 2021, before me
Joann Pickett, 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.



Joann Pickett
Notary Public

EXHIBIT A
LEGAL DESCRIPTION
DESERT CLIFFS – PHASE 2A & 3A

BEGINNING AT THE SOUTHEASTERLY BOUNDARY CORNER OF THE DESERT CLIFFS – PHASE 1 SUBDIVISION, AND A POINT ON THE WESTERLY BOUNDARY OF THE DESERT PLAYA – PHASE 1 & 2 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 01°10'49" EAST ALONG THE SECTION LINE, A DISTANCE OF 1495.483 FEET AND NORTH 88°49'11" WEST 1453.105 FEET FROM THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°45'30" EAST BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 35), AND RUNNING THENCE ALONG THE WESTERLY BOUNDARY OF SAID DESERT PLAYA – PHASE 1 & 2 SUBDIVISION THE FOLLOWING (2) COURSES: (1) SOUTH 01°35'18" WEST 60.364 FEET; AND (2) SOUTH 00°30'49" WEST 68.284 FEET THE NORTHWESTERLY BOUNDARY CORNER OF THE DESERT PLAYA – PHASE 3 & 4 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE WESTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (2) TWO COURSES: (1) SOUTH 05°40'00" EAST 68.302 FEET; AND (2) SOUTH 10°53'49" EAST 86.375 FEET; THENCE SOUTH 80°00'24" WEST 23.453 FEET; THENCE SOUTH 13°31'33" EAST 146.445 FEET; THENCE SOUTH 76°28'27" WEST 4.996 FEET; THENCE SOUTH 12°35'49" EAST 125.137 FEET; THENCE NORTH 84°01'37" EAST 126.356 FEET; THENCE NORTH 65°02'38" EAST 58.047 FEET; THENCE SOUTH 11°05'55" EAST 14.807 FEET; THENCE SOUTH 41°49'57" WEST 14.530 FEET; THENCE SOUTH 42°49'07" WEST 48.040 FEET; THENCE SOUTH 41°42'31" WEST 47.367 FEET; THENCE SOUTH 32°06'32" WEST 93.978 FEET; THENCE SOUTH 21°24'40" WEST 91.328 FEET; THENCE NORTH 72°43'13" WEST 26.277 FEET; THENCE SOUTH 68°30'30" WEST 84.487 FEET; THENCE SOUTH 65°58'32" WEST 31.996 FEET; THENCE SOUTH 77°23'34" WEST 63.665 FEET; THENCE NORTH 12°21'25" WEST 361.848 FEET; THENCE NORTH 22°24'20" WEST 166.093 FEET; THENCE NORTH 01°24'02" EAST 62.756 FEET; THENCE NORTH 10°08'52" EAST 115.346 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 10°08'52" EAST); THENCE ALONG THE ARC OF A 963.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°59'08", A DISTANCE OF 33.374 FEET; THENCE NORTH 12°08'00" EAST 145.930 FEET TO THE SOUTHERLY BOUNDARY OF SAID DESERT CLIFFS – PHASE 1 SUBDIVISION; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (4) FOUR COURSES: (1) SOUTH 78°55'39" EAST 60.926 FEET; (2) SOUTH 86°01'44" EAST 76.526 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 86°01'44" EAST); (3) RUNNING NORTHEASTERLY ALONG THE ARC OF A 975.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°14'43", A DISTANCE OF 21.192 FEET; AND (4) SOUTH 82°56'07" EAST 100.578 FEET TO THE POINT OF BEGINNING.

CONTAINS 207,907 SQ. FT., (4.773 ACRES)