



After recording please mail to:
3000 East Holdings, L.L.C..
120 East St. George Blvd, Suite 301
St. George, Utah 84770

**SUPPLEMENTARY
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
THE ARBORS - PHASE 11**

3000 EAST HOLDINGS, L.L.C., a Utah corporation, as Declarant, pursuant to Article 2.4 of the Declaration of Covenants, Conditions, and Restrictions for The Arbors Subdivision, dated February 17 2017, and recorded on the records of the Washington County Recorder on April 6, 2017, as Document Number 20170014045 ("Declaration"), hereby files this Supplementary Declaration of Covenants, Conditions, and Restrictions for the Arbors Subdivision.

Declarant hereby adds the following described additional land located in Washington County, State of Utah to The Arbors 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.

IN WITNESS WHEREOF, the undersigned has hereunto executed this Declaration this 8th day of DECEMBER, 2021.

DECLARANT:
3000 EAST HOLDINGS, L.L.C.

[Handwritten Signature]

By: Brett Burgess
Its: Manager of 3000 EAST HOLDINGS, L.L.C.

STATE OF UTAH,)
)
) :SS.
)
County of Washington.)

On this the 8th day of December, 2021, before me Logan Blake, a notary public, personally appeared Brett 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.



[Handwritten Signature]
NOTARY PUBLIC

**EXHIBIT A
LEGAL DESCRIPTION
THE ARBORS - PHASE 11**

BEGINNING AT A POINT ON THE QUARTER SECTION LINE, SAID POINT BEING NORTH 88°42'32" WEST ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 1225.201 FEET FROM THE CENTER QUARTER CORNER OF SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°48'18" EAST BETWEEN THE SOUTHWEST CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 10), AND RUNNING THENCE SOUTH 01°17'22" WEST 249.524 FEET TO THE NORTHERLY BOUNDARY OF THE ARBORS - PHASE 9 SUBDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SUBDIVISION BOUNDARY AND THE NORTHERLY BOUNDARY OF THE ARBORS - PHASE 8 SUBDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE THE FOLLOWING (3) THREE COURSES: (1) NORTH 88°42'38" WEST 515.000 FEET; (2) NORTH 01°17'22" EAST 315.637 FEET; AND (3) NORTH 88°43'29" WEST 32.500 FEET; THENCE NORTH 01°17'22" EAST 21.461 FEET; THENCE SOUTH 88°42'38" EAST 547.500 FEET; THENCE SOUTH 01°17'22" WEST 87.567 FEET TO THE POINT OF BEGINNING.

CONTAINS 174,299 SQ. FT., (4.001 ACRES)