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**DOC # 20220002847**

Restrictive Page 1 of 3  
Gary Christensen Washington County Recorder  
01/14/2022 09:48:59 AM Fee \$ 40.00  
By G T TITLE



After recording please mail to:  
Salisbury Developers, Inc.  
494 West 1500 North  
Springville, Utah 84663

**SUPPLEMENTARY  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
ROSEWOOD – PHASE 5 SUBDIVISION**

SALISBURY DEVELOPERS, INC., a Utah corporation, as Declarant, pursuant to Article 7.4 of the Declaration of Covenants, Conditions, and Restrictions for Rosewood Subdivision, dated October 26, 2017, and recorded on the records of the Washington County Recorder on February 21, 2018, as Document Number 20180007366 (“Declaration”), hereby files this Supplementary Declaration of Covenants, Conditions, and Restrictions for Rosewood Subdivision.

Declarant hereby adds the following described additional land located in Washington County, State of Utah to the Rosewood 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 Areas 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 2 day of August, 2021.

DECLARANT:  
Salisbury Developers, Inc.

[Signature]  
By: Rick Salisbury  
Its: President

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

On this the 2 day of August, 2021, before me  
Justin Gee, a Notary Public, personally appeared Rick  
Salisbury, 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.



[Signature]  
Notary Public

**EXHIBIT A  
LEGAL DESCRIPTION  
ROSEWOOD – PHASE 5 SUBDIVISION**

BEGINNING AT THE COMMON BOUNDARY CORNER OF THE ELMWOOD ESTATES – PHASE 5D SUBDIVISION AND ELMWOOD ESTATES – PHASE 4 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 01°00'22" EAST ALONG THE SECTION LINE, A DISTANCE OF 1339.780 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 88°45'28" WEST ALONG THE NORTHERLY BOUNDARY OF SAID ELMWOOD ESTATES – PHASE 4 SUBDIVISION, A DISTANCE OF 12.000 FEET TO THE SOUTHEASTERLY BOUNDARY CORNER OF THE ROSEWOOD ESTATES – PHASE 4 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (3) THREE COURSES: (1) NORTH 01°00'22" EAST 164.500 FEET; (2) NORTH 88°42'38" WEST 6.000 FEET; AND (3) NORTH 01°00'22" EAST 105.001 FEET TO THE NORTHEASTERLY BOUNDARY CORNER OF SAID SUBDIVISION; THENCE SOUTH 88°42'38" EAST 985.187 FEET; THENCE SOUTH 20°21'04" WEST 76.462 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 909.000 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 06°04'00", A DISTANCE OF 96.249 FEET; THENCE SOUTH 26°25'04" WEST 549.941 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 1009.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°27'12", A DISTANCE OF 25.595 FEET TO THE NORTHERLY BOUNDARY OF THE OCOTILLO ESTATES SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (2) TWO COURSES: (1) NORTH 62°11'36" WEST 9.000 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 62°07'42" WEST); AND (2) RUNNING SOUTHWESTERLY ALONG THE ARC OF A 1000.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 0°49'16", A DISTANCE OF 14.332 FEET TO THE NORTHERLY BOUNDARY OF THE ELMWOOD – PHASE 5 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING (7) SEVEN COURSES: (1) NORTH 61°18'26" WEST 30.000 FEET; (2) NORTH 57°26'38" WEST 99.848 FEET; (3) NORTH 63°45'53" WEST 93.393 FEET; (4) NORTH 69°52'28" WEST 93.393 FEET; (5) NORTH 75°59'03" WEST 93.393 FEET; (6) NORTH 82°45'48" WEST 121.192 FEET; AND (7) NORTH 88°59'38" WEST 15.000 FEET TO THE SOUTHEASTERLY BOUNDARY CORNER OF SAID ELMWOOD ESTATES – PHASE 5D SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (3) THREE COURSES: (1) NORTH 01°00'22" EAST 248.037 FEET; (2) NORTH 79°43'08" WEST 32.931 FEET; AND (3) NORTH 88°36'08" WEST 100.002 FEET TO THE POINT OF BEGINNING.

CONTAINS 455,714 SQ. FT., (10.462 ACRES)