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**DOC # 20220012174**

Restrictive Page 1 of 3  
Gary Christensen Washington County Recorder  
03/01/2022 02:18:28 PM Fee \$ 40.00  
By SOUTHERN UTAH TITLE CO



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 12**

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 12**

BEGINNING AT 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 00°52'31" WEST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 269.496 FEET TO THE NORTHEASTERLY BOUNDARY CORNER OF THE ARBORS - PHASE 9 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (3) THREE COURSES: (1) NORTH 88°42'38" WEST 197.149 FEET; (2) NORTH 01°17'22" EAST 20.000 FEET; AND (3) NORTH 88°42'38" WEST 1030.000 FEET TO THE SOUTHEASTERLY BOUNDARY CORNER OF THE ARBORS - PHASE 11 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 01°17'22" EAST ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION, A DISTANCE OF 337.090 FEET; THENCE SOUTH 88°42'38" EAST 1042.500 FEET; THENCE SOUTH 01°17'22" WEST 42.090 FEET; THENCE SOUTH 88°42'38" EAST 127.370 FEET; THENCE SOUTH 89°07'13" EAST 30.001 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 3000 EAST STREET, DEDICATED AS PART OF THE SEEGMILLER DRIVE ROADWAY DEDICATION, RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID DEDICATION BOUNDARY THE FOLLOWING (2) TWO COURSES: (1) SOUTH 00°52'37" WEST 45.726 FEET; AND (2) SOUTH 88°42'32" EAST 25.001 FEET TO THE POINT OF BEGINNING.

CONTAINS 408,338 SQ. FT., (9.374 ACRES)