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**DOC # 20220012770**

Restrictive Page 1 of 3  
Gary Christensen Washington County Recorder  
03/04/2022 09:01:48 AM Fee \$ 40.00  
By SOUTHERN UTAH TITLE CO



After recording please mail to:  
The Ledges at Snow Canyon, L.L.C.  
113 East 200 North, Suite 2  
St. George, Utah 84770

**SUPPLEMENTARY  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
FISH ROCK – PHASE 3 SUBDIVISION**

The Ledges at Snow Canyon, L.L.C., a Utah limited liability company, as Declarant, pursuant to Article 14.2 of the Neighborhood Declaration of Covenants, Conditions, and Restrictions for The Ledges of St. George Fish Rock Subdivision, dated December 18, 2018, and recorded on the records of the Washington County Recorder on January 15, 2019, as Document Number 20190001792 (“Declaration”), hereby files this Supplementary Declaration of Covenants, Conditions, and Restrictions for Tonaquint Cove Subdivision.

Declarant hereby adds the following described additional land located in Washington County, State of Utah to The Ledges of St. George Fish Rock 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.



**EXHIBIT A  
LEGAL DESCRIPTION  
FISH ROCK – PHASE 3 SUBDIVISION**

BEGINNING THE NORTHEASTERLY BOUNDARY CORNER OF THE FISH ROCK – PHASE 2 SUBDIVISION AND A POINT ON THE SOUTHEASTERLY BOUNDARY OF THE LEDGES OF ST. GEORGE SAND COVE – PHASE 1 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE SAID POINT BEING SOUTH 88°52'06" EAST ALONG THE SECTION LINE, A DISTANCE OF 82.447 FEET AND SOUTH 1625.811 FEET FROM THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°40'34" EAST BETWEEN THE NORTH QUARTER CORNER OF SECTION 27 AND THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN), AND RUNNING THENCE ALONG THE BOUNDARY OF SAID THE LEDGES OF ST. GEORGE SAND COVE – PHASE 1 SUBDIVISION THE FOLLOWING (2) TWO COURSES: (1) NORTH 34°41'04" EAST 281.867 FEET; AND (2) NORTH 04°35'13" EAST 152.889 FEET; THENCE SOUTH 85°24'47" EAST 132.510 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 525.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 25°41'24", A DISTANCE OF 235.396 FEET; THENCE SOUTH 30°16'37" WEST 50.000 FEET; THENCE SOUTH 18°52'32" WEST 273.303 FEET; THENCE SOUTH 20°21'33" WEST 103.970 FEET; THENCE SOUTH 27°21'53" WEST 99.774 FEET; THENCE SOUTH 36°54'29" WEST 78.880 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID FISH ROCK – PHASE 2 SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (3) THREE COURSES: (1) NORTH 53°23'43" WEST 160.787 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 53°23'43" WEST); (2) RUNNING NORTHEASTERLY ALONG THE ARC OF A 1020.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°03'31", A DISTANCE OF 36.648 FEET; AND (3) NORTH 55°27'14" WEST 214.449 FEET TO THE POINT OF BEGINNING.

CONTAINS 183,042 SQ. FT., (4.202 ACRES)