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**DOC # 20220016019**

Restrictive Page 1 of 3  
Gary Christensen Washington County Recorder  
03/21/2022 01:07:08 PM Fee \$ 40.00  
By FACTION LLC



WHEN RECORDED RETURN TO:  
Corinne Schmalz  
Faction, LLC  
619 S. Bluff St. Twr 2  
St. George, UT 84770

**SUPPLEMENTARY DECLARATION OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS FOR  
VARANO VISTAS SUBDIVISION**

FACTION, LLC, a Utah limited liability company, as Declarant, pursuant to Article 7.4 of the Declaration of Covenants, Conditions, and Restrictions for Varano Vistas Subdivision, dated August 15, 2020 and recorded on the records of the Washington County Recorder on September 28, 2020, as Document Number 20200046440, ("Declaration"), hereby files this Supplementary Declaration of Covenants, Conditions, and Restrictions for Varano Vistas Subdivision.

Declarant hereby adds the following described additional land located in Washington County, State of Utah to the Varano Vistas 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, being the Declarant herein, has hereafter executed this Document on the 16 day of Mar, 2022.

DECLARANT,  
FACTION, LLC

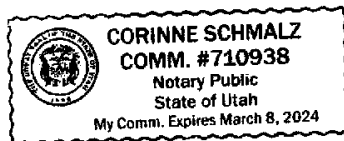
By: Troy Ence, Manager

ACKNOWLEDGMENT

STATE OF UTAH )  
 ) ss.  
COUNTY OF WASHINGTON )

On this 16 day of Mar, 2022, before me personally appeared Troy Ence, whose identity is personally known to me, and who, being by me duly sworn, did say that he is the Manager of FACTION, LLC, a Utah limited liability company ("Entity"), and that the foregoing document was signed by him on behalf of said Entity by authority of its Operating Agreement, and he acknowledged before me that said Entity executed the document and the document was the act of said Entity for its stated purpose.

Corinne Schmalz  
NOTARY PUBLIC: Residing in Washington County



**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**LOTS IN VARANO VISTAS SUBDIVISION PHASE 3**

Tax ID No.: SG-VAR-3-86, SG-VAR-3-87, SG-VAR-3-88, SG-VAR-3-89, SG-VAR-3-90, SG-VAR-3-91, SG-VAR-3-92, SG-VAR-3-93, SG-VAR-3-94, SG-VAR-3-95, SG-VAR-3-96, SG-VAR-3-97, SG-VAR-3-98, SG-VAR-3-99, SG-VAR-3-105, SG-VAR-3-106, SG-VAR-3-107, SG-VAR-3-108, SG-VAR-3-109, SG-VAR-3-110, SG-VAR-3-111, SG-VAR-3-112, SG-VAR-3-113, SG-VAR-3-114, SG-VAR-3-115, SG-VAR-3-116, SG-VAR-3-117, SG-VAR-3-118, SG-VAR-3-119, SG-VAR-3-120, SG-VAR-3-121, SG-VAR-3-122, SG-VAR-3-123, SG-VAR-3-124, SG-VAR-3-125, SG-VAR-3-126, SG-VAR-3-127, SG-VAR-3-128, SG-VAR-3-129, SG-VAR-3-130, SG-VAR-3-131, SG-VAR-3-132, SG-VAR-3-133, SG-VAR-3-134, SG-VAR-3-135, SG-VAR-3-136, SG-VAR-3-137, SG-VAR-3-138