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Restrictive Page 1 of 3
Gary Christensen Washington County Recorder
03/22/2022 10:21:42 AM Fee \$ 40.00
By SOUTHERN UTAH TITLE CO



After recording please mail to:
Tonaquint Ridge, Inc.
1472 East 3950 South
St. George, Utah 84790

**SUPPLEMENTARY
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
TONAQUINT COVE – PHASE 4 SUBDIVISION**

DEVELOPMENT SOLUTIONS GROUP, INC., a Utah corporation, as Declarant, pursuant to Article 7.4 of the Declaration of Covenants, Conditions, and Restrictions for Tonaquint Cove Subdivision, dated October 23, 2018, and recorded on the records of the Washington County Recorder on October 23, 2018, as Doc. No. 20180042469 (“Declaration”), and amended as Doc. No. 20200035144, 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 Tonaquint Cove 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.

Dated this 11th day of MARCH, 2022.


DECLARANT:
Development Solutions Group, Inc.


By: Ryan Thomas
Its: Vice President

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

On this the 11th day of March, 2022, before me
Logan Blake, a Notary Public, personally appeared Ryan
Thomas, 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.




Notary Public

**EXHIBIT A
LEGAL DESCRIPTION
TONAQUINT COVE – PHASE 4 SUBDIVISION**

BEGINNING AT A POINT NORTH 00°09'59" WEST ALONG THE SECTION LINE, A DISTANCE OF 807.301 FEET AND WEST 667.315 FROM THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 28°25'09" WEST 434.140 FEET; THENCE NORTH 62°12'51" WEST 887.370 FEET; THENCE NORTH 27°47'09" EAST 434.498 FEET; THENCE SOUTH 62°12'52" EAST 857.171 FEET; THENCE SOUTH 61°34'51" EAST 35.000 FEET TO THE POINT OF BEGINNING.

CONTAINS 386,598 SQ. FT., (8.875 ACRES)