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Restrictive Page 1 of 3  
Gary Christensen Washington County Recorder  
09/22/2022 08:06:01 AM Fee \$ 40.00  
By SOUTHERN UTAH TITLE CO

After recording please mail to:  
Desert Canyons Development, Inc.  
1472 East 3950 South  
St. George, Utah 84790



**SUPPLEMENTARY  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
DESERT CLIFFS – PHASE 2B SUBDIVISION**

DESERT CANYONS DEVELOPMENT, INC., as Declarant, pursuant to Article 13 of the Declaration of Covenants, Conditions, and Restrictions for Desert Cliffs Subdivision, dated the 8<sup>th</sup> day of March, 2021, and recorded on the records of the Washington County Recorder on April 1, 2021, as Document Number 20210023386 "Declaration"), hereby files this Supplementary Declaration of Covenants, Conditions, and Restrictions for Desert Cliffs.

Declarant hereby adds the following described additional land located in Washington County, State of Utah to the Desert Cliffs 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**  
**DESERT CLIFFS – PHASE 2B**

BEGINNING AT A POINT ON THE WESTERLY BOUNDARY OF THE DESERT CLIFFS - PHASE 2A & 3A SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 01°10'49" EAST ALONG THE SECTION LINE, A DISTANCE OF 1173.098 FEET AND NORTH 88°49'11" WEST 1703.948 FEET FROM THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°45'30" EAST BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 35), AND RUNNING THENCE NORTH 66°31'19" WEST 45.842 FEET; THENCE SOUTH 41°45'18" WEST 117.356 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 41°45'18" WEST); THENCE ALONG THE ARC OF A 322.500 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°31'08", A DISTANCE OF 8.550 FEET; THENCE SOUTH 43°16'26" WEST 145.044 FEET; THENCE SOUTH 36°30'31" WEST 44.192 FEET; THENCE NORTH 56°46'31" WEST 88.818 FEET; THENCE NORTH 57°58'26" WEST 112.073 FEET; THENCE NORTH 38°09'36" WEST 49.719 FEET; THENCE NORTH 21°25'59" WEST 84.601 FEET; THENCE NORTH 05°42'35" WEST 99.223 FEET; THENCE NORTH 09°55'57" WEST 92.293 FEET; THENCE NORTH 35°31'52" WEST 107.910 FEET; THENCE NORTH 67°53'37" WEST 94.904 FEET; THENCE NORTH 65°44'54" WEST 12.806 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE DESERT CLIFFS - PHASE 1 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (10) TEN COURSES: (1) NORTH 15°44'57" EAST 80.027 FEET; (2) NORTH 00°48'52" WEST 54.403 FEET; (3) NORTH 70°47'44" EAST 75.535 FEET; (4) NORTH 82°20'14" EAST 71.711 FEET; (5) SOUTH 75°18'58" EAST 205.562 FEET; (6) SOUTH 73°17'15" EAST 76.448 FEET; (7) SOUTH 62°29'15" EAST 84.498 FEET; (8) SOUTH 68°24'46" EAST 84.495 FEET; (9) SOUTH 74°19'57" EAST 84.390 FEET; AND (10) SOUTH 78°55'39" EAST 8.431 FEET TO THE NORTHWESTERLY BOUNDARY CORNER OF SAID DESERT CLIFFS - PHASE 2A & 3A SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (4) FOUR COURSES: (1) SOUTH 12°08'00" WEST 145.930 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 12°08'00" EAST); (2) RUNNING SOUTHEASTERLY ALONG THE ARC OF A 963.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°59'08", A DISTANCE OF 33.374 FEET; (3) SOUTH 10°08'52" WEST 115.346 FEET; AND (4) SOUTH 01°24'02" WEST 62.756 FEET TO THE POINT OF BEGINNING.

CONTAINS 286,342 SQ. FT., (6.573 ACRES)