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DOC # 20220047996

Restrictive Page 1 of 3
Gary Christensen Washington County Recorder
10/27/2022 11:01:29 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 HORIZON – PHASE 2 SUBDIVISION**

DESERT CANYONS DEVELOPMENT, INC., a Utah corporation, as Declarant, pursuant to Article 7.4 of the Declaration of Covenants, Conditions, and Restrictions for Desert Horizon Residential Subdivision, dated the 13th day of December, 2021, and recorded on the records of the Washington County Recorder on January 19, 2022, as Document Number 20220003756“, Declaration”), hereby files this Supplementary Declaration of Covenants, Conditions, and Restrictions for Desert Horizon – Phase 2.

Declarant hereby adds the following described additional land located in Washington County, State of Utah to the Desert Horizon Residential 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.

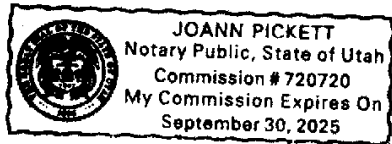
Dated this the 28th day of SEPTEMBER, 2022.

DECLARANT:
Desert Canyons Development, Inc.

Ed Burgess
By: Ed Burgess
Its: Vice President

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

On this the 28th day of September, 2022, before me
Joann Pickett, a Notary Public, personally appeared Ed 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.



Joann Pickett
Notary Public

**EXHIBIT A
LEGAL DESCRIPTION
DESERT HORIZON – PHASE 2**

BEGINNING AT A POINT ON THE WESTERLY BOUNDARY OF THE DESERT SAGE SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 88°47'21" WEST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 2483.113 FEET FROM THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING NORTH 88°47'21" WEST ALONG THE QUARTER SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 34), AND RUNNING THENCE SOUTH 00°57'08" WEST ALONG SAID WESTERLY SUBDIVISION BOUNDARY, A DISTANCE OF 203.746 FEET TO THE NORTHEASTERLY BOUNDARY CORNER OF THE DESERT SOLACE – PHASE 3 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 88°45'47" WEST ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION, A DISTANCE OF 569.916 FEET; THENCE NORTH 01°14'13" EAST 120.000 FEET; THENCE NORTH 88°45'47" WEST 20.793 FEET; THENCE NORTH 01°14'13" EAST 145.000 FEET; THENCE SOUTH 88°45'47" EAST 79.600 FEET; THENCE NORTH 01°14'13" EAST 150.000 FEET; THENCE SOUTH 88°45'47" EAST 13.820 FEET; THENCE NORTH 47°06'16" WEST 118.558 FEET; THENCE NORTH 60°01'04" WEST 44.073 FEET; THENCE NORTH 88°45'47" WEST 136.840 FEET; THENCE NORTH 36°40'50" EAST 184.494 FEET; THENCE NORTH 53°19'10" WEST 4.063 FEET; THENCE NORTH 36°40'50" EAST 45.000 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 36°40'50" EAST); THENCE ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 95°39'16", A DISTANCE OF 33.390 FEET; THENCE NORTH 31°01'34" EAST 84.909 FEET TO THE SOUTHERLY BOUNDARY OF THE DESERT HORIZON – PHASE 1 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (7) SEVEN COURSES: (1) SOUTH 58°58'26" EAST 50.000 FEET; (2) SOUTH 60°14'38" EAST 97.045 FEET; (3) SOUTH 66°58'31" EAST 88.479 FEET; (4) SOUTH 73°23'45" EAST 88.479 FEET; (5) SOUTH 79°48'58" EAST 88.479 FEET; (6) SOUTH 86°14'11" EAST 88.479 FEET; AND (7) NORTH 87°05'14" EAST 95.520 FEET TO THE WESTERLY BOUNDARY OF SAID DESERT SAGE SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (2) TWO COURSES: (1) SOUTH 04°06'15" WEST 181.389 FEET; AND (2) SOUTH 00°57'08" WEST 261.254 FEET TO THE POINT OF BEGINNING.

CONTAINS 405,631 SQ. FT., (9.312 ACRES)