

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

**DOC # 20230001979**

Restrictive Page 1 of 3  
Gary Christensen Washington County Recorder  
01/24/2023 12:01:52 PM Fee \$ 40.00  
By SOUTHERN UTAH TITLE CO



**SUPPLEMENTARY  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
WEBB ACRES - PHASE 2**

Quality Properties, Inc., a Utah corporation, as Declarant, pursuant to Article 2.4 of the Declaration of Covenants, Conditions, and Restrictions for The Webb Acres Subdivision, dated January 11, 2019, and recorded on the records of the Washington County Recorder on February 21, 2019, as Document Number 20190006290 ("Declaration"), hereby files this Supplementary Declaration of Covenants, Conditions, and Restrictions for the Webb Acres Subdivision.

Declarant hereby adds the following described additional land located in Washington County, State of Utah to The Webb Acres 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  
WEBB ACRES - PHASE 2**

BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING NORTH 01°00'10" EAST ALONG SAID SECTION LINE, A DISTANCE OF 429.829 FEET FROM THE EAST QUARTER CORNER OF SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 88°59'50" WEST 30.000 FEET; THENCE NORTH 89°04'03" WEST 989.574 FEET; THENCE SOUTH 00°56'26" WEST 23.006 FEET; THENCE NORTH 89°03'35" WEST 178.642 FEET TO THE EASTERLY BOUNDARY OF THE WEBB ACRES SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 00°56'25" EAST ALONG SAID EASTERLY SUBDIVISION BOUNDARY, A DISTANCE OF 381.982 FEET TO THE SOUTHWESTERLY BOUNDARY CORNER OF THE ABBERLEY FARM SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (4) FOUR COURSES: (1) SOUTH 89°04'03" EAST 483.052 FEET; (2) NORTH 01°09'59" EAST 234.427 FEET; (3) SOUTH 88°50'01" EAST 120.000 FEET; AND (4) NORTH 01°09'55" EAST 0.121 FEET; THENCE SOUTH 88°42'15" EAST 594.897 FEET TO THE SECTION LINE; THENCE SOUTH 01°00'10" WEST ALONG SAID SECTION LINE, A DISTANCE OF 572.304 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 420.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°19'19", A DISTANCE OF 17.022 FEET; THENCE NORTH 88°59'50" WEST 0.345 FEET TO THE POINT OF BEGINNING.

CONTAINS 600,636 SQ. FT., (13.789 ACRES)