

Restrictive Page 1 of 3
Gary Christensen Washington County Recorder
12/05/2023 09:57:51 AM Fee \$40.00 By US TITLE
INSURANCE AGENCY

Recorded at the Request of:
Desert Flower Development, LLC

Record Against the Property
Described in Exhibit A

After Recording Mail to:
Jenkins Bagley Sperry, PLLC
285 W. Tabernacle St. Ste. 301
St. George, UT 84770

**SUPPLEMENTAL DECLARATION
FOR
DESERT FLOWER**

This Supplemental Declaration for Desert Flower, a planned unit development, is made this 11 day of December, 2022, by Desert Flower Development, LLC

RECITALS:

A. Desert Flower Development, LLC is the Declarant ("Declarant") holding all the rights under that This Declaration of Covenants, Conditions, Restrictions, and Reservations of Easements for Desert Flower (the "Declaration") to annex Desert Flower, Phase 2 into the Project pursuant to Article XV of the Declaration.

B. Relatively contemporaneously with the recording of the Supplemental Declaration in the records of the Washington County Recorder, Declarant will be recording a Plat Map for Desert Flower Phase 2 ("DESERT FLOWER PHASE 2").

C. The Declaration provides that land may be annexed into and made a part of the Desert Flower community and Declarant desires to designate Desert Flower Phase 2 as a development within the Desert Flower community upon the terms and conditions of the Declaration this Supplemental Declaration.

NOW THEREFORE, the Declarant and Declarant Affiliate do hereby declare and provide as follows:

I. DEFINITIONS. As used in this Supplemental Declaration capitalized terms shall have the meaning assigned to them in the Declaration.

II. PROJECT DESIGNATION. Desert Flower Phase 2 development is hereby annexed into and made a part of the Desert Flower community.

III. MASTER DOCUMENTS.

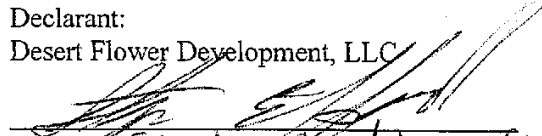
A. Effect of Declaration. Desert Flower Phase 2 shall be subject to all of the terms and provisions of the Declaration.

B. Governing Documents. Desert Flower Phase 2 shall be subject to all terms and provisions of the Governing Documents as defined in the Community Association Act (Utah Code Section 57-8a-101, *et. seq.*), as the same are amended and supplemented from time to time.

IV. BINDING EFFECT. Desert Flower Phase 2, including all Lots, Common Area, Exclusive Common Area (if any), and Limited Common Area therein, shall be held, conveyed, hypothecated, encumbered, used, occupied, and improved only in accordance with the provisions of the Declaration, the Governing Documents, and this Supplemental Declaration (as the same may be amended and supplemented from time to time), which easements, covenants, restrictions, and charges shall run with the land and shall be binding upon all persons having or acquiring any right, title, or interest in Desert Flower Phase 2 or any part thereof and shall inure to the benefit of each Owner thereof.

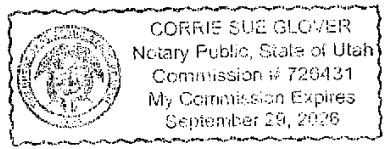
V. PROPERTY DESCRIPTION. The legal description for Desert Flower Phase 2 is attached hereto and incorporated herein as Exhibit A.


IN WITNESS WHEREOF, the undersigned Declarant has executed this Declaration the date and year first written above.

Declarant:
Desert Flower Development, LLC

By: Stephen E. Hawcroft
Its: Managing member

STATE OF UTAH,)
County of Jefferies) ss.

On this 1st day of December, 2023, personally appeared before me Stephen E. Hawcroft, who is personally known to me (or satisfactorily proved to me), and who being by me duly sworn did say that he/she is the Managing member of Desert Flower Development, LLC, a Utah limited liability company, and that he/she executed the foregoing Supplemental Declaration on behalf of said limited liability company being authorized and empowered to do so by the operating agreement of said company or resolution of its managers, and he/she acknowledged before me that such company executed the same for the uses and purposes stated therein.





Notary Public

EXHIBIT "A"

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BELLA VISTA DRIVE AS SHOWN ON ROAD DEDICATION PLAT DOCUMENT NO. 20070012069, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, BEING N 1°05'22" E 660.73 FEET ALONG THE EAST SECTION LINE OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND N 88°54'38" W 604.31 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 14, AND RUNNING THENCE S 89°42'48" W 405.73 FEET; THENCE N 0°17'01" W 45.19 FEET, THENCE S 89°42'59" W 77.25 FEET; THENCE N 1°30'25" E 75.32 FEET; THENCE S 88°29'35" E 74.93 FEET; THENCE N 0°17'01" W 31.87 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY OF DESERT FLOWER PHASE 1, RECORDED AND ON FILE IN THE OFFICE OF THE SAID RECORDER; THENCE N 89°42'48" E 398.60 FEET ALONG SAID BOUNDARY, TO A POINT ON THE SAID WESTERLY RIGHT OF WAY OF BELLA VISTA DRIVE; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES, (1) S 0°17'12" E 4.00 FEET, TO A POINT ON A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 0°17'12" E, (2) THENCE ALONG THE ARC OF SAID CURVE 39.92 FEET THROUGH A CENTRAL ANGLE OF 91°29'22", (3) THENCE S 1°12'10" W 31.99 FEET, TO THE POINT OF A 275.00 FOOT RADIUS CURVE TO THE RIGHT, (3) THENCE ALONG THE ARC OF SAID CURVE 90.41 FEET THROUGH A CENTRAL ANGLE OF 18°50'11", TO THE POINT OF BEGINNING.

BEING THE PROPOSED PLAT OF DESERT FLOWER PHASE 2.

Situated In Washington County, State of Utah

APN: W-233