



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 RESERVE – PHASE 3 SUBDIVISION**

DESERT CANYONS DEVELOPMENT, INC., a Utah corporation, as Declarant, pursuant to Article 13 of the Declaration of Covenants, Conditions, and Restrictions for Desert Reserve Subdivision, recorded on the records of the Washington County Recorder on November 29, 2021, as Document Number 20210075521 "Declaration"), hereby files this Supplementary Declaration of Covenants, Conditions, and Restrictions for Desert Reserve.

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

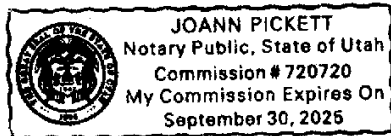
Dated this the 4<sup>th</sup> day of May, 2023.

DECLARANT:  
Desert Canyons Development, Inc. a Utah corporation

Ed Burgess  
By: Ed Burgess  
Its: Vice President

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

On this the 4 day of May, 2023, 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 RESERVE – PHASE 3**

BEGINNING AT THE SOUTHEASTERLY BOUNDARY CORNER OF THE DESERT RESERVE – PHASE 1 & 2 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 1422.185 FEET AND NORTH 88°49'11" WEST 443.278 FEET FROM THE EAST ONE-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 ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (4) FOUR COURSES: (1) NORTH 32°15'25" WEST 92.095 FEET TO A POINT OF CURVATURE; (2) RUNNING NORTHWESTERLY ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 97°20'46", A DISTANCE OF 33.980 FEET; (3) NORTH 50°23'48" EAST 55.513 FEET; AND (4) NORTH 32°15'25" WEST 142.010 FEET TO THE NORTHEASTERLY BOUNDARY CORNER OF SAID SUBDIVISION AND THE SOUTHWESTERLY BOUNDARY CORNER OF THE DESERT PROVIDENCE – PHASE 1 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SUBDIVISION AND LINE EXTENDED, THE FOLLOWING (5) FIVE COURSES: (1) NORTH 57°44'35" EAST 17.500 FEET; (2) NORTH 32°15'25" WEST 6.446 FEET; (3) NORTH 50°23'48" EAST 73.421 FEET; (4) NORTH 47°14'10" EAST 125.732 FEET; AND (5) NORTH 41°36'01" EAST 193.500 FEET; THENCE NORTH 39°52'26" EAST 63.102 FEET; THENCE NORTH 37°40'14" EAST 278.926 FEET; THENCE NORTH 46°19'11" EAST 50.000 FEET; THENCE SOUTH 43°40'49" EAST 44.572 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 275.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°10'22", A DISTANCE OF 0.829 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF A 50.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29°55'35", A DISTANCE OF 26.116 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 60.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 26°05'10", A DISTANCE OF 27.317 FEET; THENCE SOUTH 47°41'37" EAST 75.359 FEET; THENCE SOUTH 08°38'53" EAST 55.435 FEET; THENCE SOUTH 82°15'16" WEST 62.602 FEET; THENCE SOUTH 55°56'54" WEST 38.606 FEET; THENCE SOUTH 01°02'09" WEST 119.839 FEET; THENCE SOUTH 03°09'34" WEST 27.914 FEET; THENCE SOUTH 08°08'02" WEST 17.621 FEET; THENCE SOUTH 39°35'28" WEST 24.725 FEET; THENCE SOUTH 39°26'53" WEST 316.197 FEET; THENCE SOUTH 51°12'35" WEST 176.846 FEET; THENCE SOUTH 56°45'30" WEST 63.015 FEET; THENCE SOUTH 41°39'59" WEST 86.729 FEET TO THE POINT OF BEGINNING.

CONTAINS 206,739 SQ. FT., (4.746 ACRES)