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**DOC # 20190046803**

Restrictive Page 1 of 3  
Russell Shirts Washington County Recorder  
11/12/2019 09:32:54 AM Fee \$ 40.00  
By SOUTHERN UTAH TITLE CO

After recording please mail to:  
Desert Bluff Townhomes, L.L.C.  
494 West 1300 North  
Springville, UT 84663



**SUPPLEMENTARY**

**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS**

**FOR**

**DESERT BLUFF AT DESERT CANYONS TOWNHOMES – PHASE 2 SUBDIVISION**

DESERT BLUFF TOWNHOMES,, L.L.C., a Utah limited liability company, as Declarant, pursuant to Article 7.4 of the Declaration of Covenants, Conditions, and Restrictions for Desert Bluffs, dated July 18, 2018, and recorded on the records of the Washington County Recorder on August 1, 2018, as Document Number 20180031454 (“Declaration”), hereby files this Supplementary Declaration of Covenants, Conditions, and Restrictions for Desert Bluffs.

Declarant hereby adds the following described additional land located in Washington County, State of Utah to the Desert Bluff at Desert Canyons Townhomes:

**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 Areas 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 Supplementary Declaration shall be subject to the terms and conditions of the Declaration.

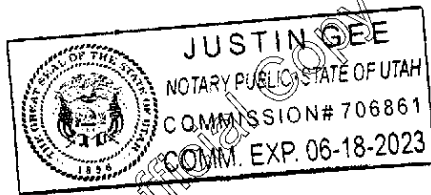
Dated this 15 day of October, 2019.

DECLARANT:  
Salisbury Developers, Inc.

[Signature]  
By: Rick Salisbury  
Its: President

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

On this the 15 day of October, 2019, before me  
John Gee, a Notary Public, personally appeared Rick  
Salisbury, 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.



[Signature]  
Notary Public

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**DESERT BLUFF AT DESERT CANYONS – PHASE 2 SUBDIVISION**

BEGINNING AT THE SOUTHEASTERLY CORNER OF THE DESERT BLUFF AT DESERT CANYONS TOWNHOMES – PHASE 3 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 2556.984 FEET AND NORTH 88°49'11" WEST 2319.757 FEET FROM THE EAST ONE-QUARTER CORNER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, (BASIS OF BEARING BEING NORTH 01°10'49" EAST ALONG THE EASTERLY SECTION LINE BETWEEN THE EAST ONE-QUARTER CORNER AND THE NORTHEAST CORNER OF SAID SECTION 35), AND RUNNING THENCE SOUTH 31°51'34" EAST 38.317 FEET; THENCE SOUTH 35°30'19" EAST 101.847 FEET; THENCE SOUTH 52°13'58" EAST 571.609 FEET; THENCE SOUTH 32°09'09" EAST 126.232 FEET; THENCE SOUTH 31°35'07" WEST 174.774 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 31°35'07" EAST); THENCE ALONG THE ARC OF A 650.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°42'48", A DISTANCE OF 19.436 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 650.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°44'04", A DISTANCE OF 42.367 FEET; THENCE NORTH 88°09'52" WEST 16.475 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 28°15'49" WEST); THENCE ALONG THE ARC OF A 642.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40°52'57", A DISTANCE OF 458.447 FEET TO THE SOUTHEASTERLY BOUNDARY CORNER OF THE DESERT CANYONS PARKWAY ROADWAY DEDICATION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE EASTERLY EXTENT OF SAID RIGHT-OF-WAY BOUNDARY AND LINE EXTENDED THE FOLLOWING (2) TWO COURSES: (1) NORTH 12°37'08" WEST 40.500 FEET; AND (2) NORTH 20°52'38" WEST 434.611 FEET; THENCE SOUTH 69°08'05" WEST 224.618 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE DESERT BLUFF AT DESERT CANYONS TOWNHOMES – PHASE 1 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (3) THREE COURSES: (1) NORTH 27°22'57" WEST 20.082 FEET; (2) NORTH 20°52'39" WEST 68.462 FEET; AND (3) NORTH 14°21'40" WEST 5.007 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 11°24'14" WEST), AND A POINT ON THE SOUTHERLY BOUNDARY OF SAID DESERT BLUFF AT DESERT CANYONS TOWNHOMES – PHASE 3 SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (5) FIVE COURSES: (1) RUNNING NORTHEASTERLY ALONG THE ARC OF A 467.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°28'25", A DISTANCE OF 77.298 FEET; (2) NORTH 69°07'21" EAST 195.136 FEET TO A POINT OF CURVATURE; (3) RUNNING NORTHEASTERLY ALONG THE ARC OF A 317.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12°56'10", A DISTANCE OF 71.685 FEET TO A POINT OF REVERSE CURVATURE; (4) RUNNING SOUTHEASTERLY ALONG THE ARC OF A 25.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 82°18'49", A DISTANCE OF 35.916 FEET; AND (5) NORTH 48°30'30" EAST 83.507 FEET TO THE POINT OF BEGINNING.

CONTAINS 294,522 SQ. FT., (6.761 ACRES)