

3.

DOC # 20210030176

Restrictive Page 1 of 3
Gary Christensen, Washington County Recorder
04/28/2021 08:54 AM Fee \$ 40.00
By SOUTHERN UTAH TITLE CO



WHEN RECORDED RETURN TO:
Melon Development, Inc.
4102 S. 1440 E. Circle
St. George, UT 84790

**SUPPLEMENTARY DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
RED WATERS SUBDIVISION PHASE 2 POD 1**

MELON DEVELOPMENT, Inc., a Utah corporation, as Declarant, pursuant to Article 7.4 of the Declaration of Covenants, Conditions, and Restrictions for Red Waters Subdivision, dated August 13, 2020 and recorded on the records of the Washington County Recorder on August 24, 2020, as Document Number 20200044917, ("Declaration"), hereby files this Supplementary Declaration of Covenants, Conditions, and Restrictions for Red Waters Subdivision.

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

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereafter executed this Document on the 25 day of March, 2021.

DECLARANT,
MELON DEVELOPMENT, INC



By: Judd Palmer, President

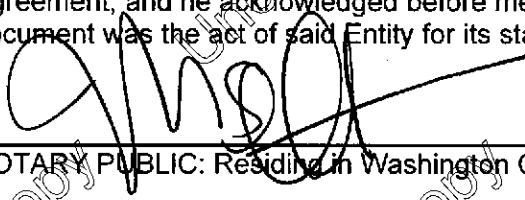
ACKNOWLEDGMENT

STATE OF UTAH)

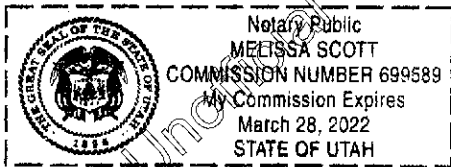
ss.

COUNTY OF WASHINGTON)

On this 25 day of March, 2021, before me personally appeared Judd Palmer, whose identity is personally known to me, and who, being by me duly sworn, did say that he is the President of MELON DEVELOPMENT, Inc, a Utah corporation ("Entity"), and that the foregoing document was signed by him on behalf of said Entity by authority of its Operating Agreement, and he acknowledged before me that said Entity executed the document and the document was the act of said Entity for its stated purpose.



NOTARY PUBLIC: Residing in Washington County



**EXHIBIT A
LEGAL DESCRIPTION
RED WATERS SUBDIVISION PHASE 2 POD 1**

Parcel Number: W-4-2-19-1201 (part of)

BEGINNING AT THE NORTHWEST CORNER OF RED WATERS PHASE 1, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH, SAID POINT LIES SOUTH 88°50'31" EAST ALONG THE SECTION LINE 472.89 FEET AND SOUTH 745.99 FEET, FROM THE NORTH QUARTER CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID RED WATERS PHASE 1 THE FOLLOWING TWELVE (12) COURSES: 1) SOUTH 08°59'03" EAST 68.27 FEET, 2) SOUTH 08°08'03" EAST 69.72 FEET, 3) SOUTH 04°39'55" EAST 20.95 FEET, 4) WESTERLY ALONG A 325.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 78°48'04" WEST A DISTANCE OF 33.61 FEET), CENTER POINT LIES SOUTH 08°14'07" EAST THROUGH A CENTRAL ANGLE OF 05°55'37" A DISTANCE OF 33.62 FEET, 5) SOUTH 11°00'16" EAST 76.73 FEET, 6) SOUTH 10°27'35" EAST 65.77 FEET, 7) SOUTH 20°21'43" EAST 79.88 FEET, 8) SOUTH 34°25'56" EAST 76.23 FEET, 9) SOUTH 46°01'59" EAST 13.10 FEET, 10) SOUTH 46°13'02" EAST 325.00 FEET, 11) SOUTH 51°32'56" EAST 50.23 FEET, AND 12) SOUTH 45°34'43" EAST 110.00 FEET; THENCE SOUTH 43°58'01" WEST 309.49 FEET; THENCE NORTH 46°01'59" WEST 110.00 FEET; THENCE SOUTH 43°58'01" WEST 30.51 FEET; THENCE NORTH 46°01'59" WEST 370.00 FEET; THENCE SOUTH 43°58'01" WEST 17.35 FEET; THENCE NORTH 46°01'59" WEST 140.00 FEET; THENCE NORTH 43°58'01" EAST 36.48 FEET; THENCE NORTH 46°08'41" WEST 95.00 FEET; THENCE NORTH 01°33'27" EAST 18.11 FEET; THENCE NORTH 28°06'21" WEST 176.00 FEET; THENCE NORTH 75°15'14" WEST 57.22 FEET; THENCE NORTH 20°57'46" WEST 177.09 FEET; THENCE NORTH 78°16'31" EAST 291.21 FEET; THENCE NORTH 11°15'33" WEST 44.64 FEET; THENCE NORTH 73°44'16" EAST 222.38 FEET, TO THE POINT OF BEGINNING.

CONTAINING 378,665 SQUARE FEET OR 8.69 ACRES.