

AFTER RECORDING, PLEASE RETURN TO:

CW THE VIEWS 1, LLC
c/o Reed Scow
COLE WEST HOMES.
2250 N Coral Canyon Blvd, Ste 200
St. George, Utah 84770

DOC # 20180043201

CCR Annexation Page 1 of 4
Russell Shirts Washington County Recorder
10/26/2018 12:31:47 PM Fee \$ 16.00
By SOUTHERN UTAH TITLE CO



**SUPPLEMENTAL TRACT DECLARATION OF ANNEXATION FOR
THE VIEWS - PHASE 2 SUBDIVISION**

THIS SUPPLEMENTAL TRACT DECLARATION OF ANNEXATION FOR THE VIEWS - PHASE 2 SUBDIVISION (hereinafter "Declaration of Annexation") is made by CW THE VIEWS 1, LLC, a Utah limited liability company, hereinafter referred to as "Declarant."

PREAMBLE

A. WHEREAS, Declarant is the owner and developer of certain real property located in the city of Washington, Washington County, State of Utah, which is particularly described as follows:

See legal description attached hereto as Exhibit "A" and incorporated herein by this reference.

(hereinafter the "Annexed Property" which Annexed Property will include the following lots: 6-9,13-16, and 26-40)

B. WHEREAS, Sections 1.2, 1.10, 2.7, Recital F, and/or Article XII of the Tract Declaration for The Views at Coral Canyon, recorded June 06, 2018, as Doc. No. 20180023471, in the Official Records of the Washington County Recorder's Office, as amended or supplemented (hereinafter referred to as "Declaration"), allow Declarant to annex additional land into the Views Project.

C. WHEREAS, by annexation into the Views Project, the Annexed Property is made subject to the Declaration by virtue of Section 1.2 and other relevant provisions of the Declaration.

D. WHEREAS, Declarant is the "Declarant" as defined in Section 1.10 of the Declaration.

E. WHEREAS, pursuant to Section 1.2, 1.10, 2.7, Recital F, Article XII, and other relevant provisions of the Declaration, Declarant now desires to add and include the above described Annexed Property to hereafter become part of the Community known as the Views Project, and thereby subject to the terms and provisions of the Declaration.

NOW THEREFORE, Declarant hereby declares, submits and annexes the Annexed Property into the Views Project and subjects said property to the Declaration, and imposes thereon the provisions of the Declaration, as follows:

1. The undersigned Declarant hereby declares the foregoing recitals to be true and accurate, and incorporate the same herein with this reference.

2. Declarant with the execution of this Declaration of Annexation hereby consents to the annexation of the Annexed Property into the Community known as the Views Project.

3. Declarant hereby declares the Annexed Property is added to and made a part of the Community subject to the Declaration. The Annexed Property is and shall be held, conveyed, hypothecated, encumbered, leased, occupied, built upon or otherwise used, improved or transferred in whole or in part, subject to this Declaration of Annexation and the Declaration.

4. The covenants and conditions running with the land of this Declaration of Annexation and the Declaration are here by imposed as equitable servitudes upon each lot within the Annexed Property, for the benefit of each and every other lot or property within the Views Project.

5. The covenants, conditions and restrictions of this Declaration of Annexation and the Declaration shall run with and shall inure to the benefit of and shall be binding upon all of the Annexed Property and shall be binding upon and inure to the benefit of all parties having, or hereafter acquiring, any right, title or interest in all or any portion of the Annexed Property.

6. This Declaration of Annexation is recorded pursuant to Section 12.2 of the Declaration, and each of the provisions hereof shall be deemed a part of the Declaration, and they may be enforced as therein provided for the enforcement of any other provisions thereof.

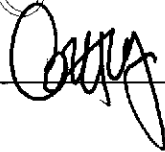
7. The rights and obligations of all Owners of lots in the Annexed Property shall be the same as the rights and obligations of the Owners of lots currently affected by the Declaration, except as may be modified herein.

(remainder of page intentionally left blank; signatures and acknowledgments to follow)

Declarant has executed this Declaration of Annexation on this 26 day of September, 2018, but it shall not be effective until recorded in the office of the Washington County Recorder

DECLARANT:

COLE WEST HOME, LLC
A Utah Limited Liability Company
By: CW GROUP, LLC, a Utah limited liability company,
Its Managing Member
By: CW THE VIEWS 1, LLC
A Utah Limited Liability Company

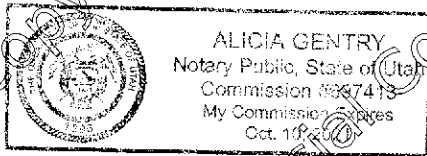
By: 

Name: Colin H Wright
Title: Manager

STATE OF Utah)

COUNTY OF Davis)

On the 26 day of September, 2018, personally appeared before me Colin Wright, who being duly sworn, did say that he is the Manager of CW The Views 1, LLC, and the foregoing instrument was signed on behalf of said company by authority of its governing documents, and for the uses and purposes set forth herein above.




Notary Public

EXHIBIT A
To Declaration of Annexation

LEGAL DESCRIPTION OF THE ANNEXED PROPERTY

BEGINNING AT A POINT S0°56'40"W, 1840.57 FEET ALONG THE SECTION LINE (BETWEEN THE NORTHEAST CORNER OF SECTION 13, T42S, R15W, SLB&M AND THE WEST 1/4 CORNER OF SECTION 18, T42S, R14W, SLB&M BOTH MONUMENTED WITH BLM BRASS CAPS) AND EAST 1191.97 FEET FROM SAID NORTHEAST CORNER OF SECTION 13, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF VIEWS AT CORAL CANYON, PHASE 1 SUBDIVISION, RUNNING THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING NINE (9) COURSES: S55°36'42"E, 125.00 FEET; THENCE S53°59'08"E, 55.00 FEET TO THE POINT OF CURVE OF A 1527.50 FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS N53°59'08"W; THENCE NORTHEASTERLY 26.34 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°59'17"; THENCE S56°21'27"E, 171.38 FEET; THENCE S30°19'24"W, 7.62 FEET; THENCE S62°51'56"E, 173.03 FEET TO THE POINT OF CURVE OF A 772.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS N69°14'20"W; THENCE SOUTHWESTERLY 62.22 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°36'53"; THENCE S64°37'27"E, 197.79 FEET; THENCE S16°49'36"W, 21.53 FEET; THENCE S66°45'54"W, 103.36 FEET; THENCE N58°23'33"W, 83.04 FEET TO A POINT ON AN 827.50 FOOT RADIUS CURVE TO THE RIGHT, RADIUS POINT BEARS N58°23'33"W; THENCE SOUTHWESTERLY 144.96 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°02'13" TO THE POINT OF CURVE OF A 272.50 FOOT RADIUS REVERSE CURVE; THENCE SOUTHWESTERLY 93.32 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°37'17"; THENCE S67°17'16"E, 125.00 FEET; THENCE S22°42'44"W, 94.00 FEET; THENCE S23°58'04"W, 102.43 FEET; THENCE N61°34'53"W, 180.00 FEET TO A POINT ON A 272.50 FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS N61°34'53"W; THENCE NORTHEASTERLY 27.14 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°42'22"; THENCE N22°42'44"E, 29.00 FEET TO THE POINT OF CURVE OF A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 23.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N67°17'16"W, 17.50 FEET TO THE POINT OF CURVE OF A 327.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY 67.68 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°50'24"; THENCE S63°18'59"W, 137.17 FEET; THENCE N43°57'28"W, 336.54 FEET; THENCE N33°34'29"W, 55.00 FEET TO A POINT ON A 1472.50 FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS N33°34'29"W; THENCE NORTHEASTERLY 31.18 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°12'48"; THENCE N33°08'58"W, 125.45 FEET TO THE POINT OF CURVE OF A 1347.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS N34°53'05"W; THENCE NORTHEASTERLY 444.30 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°53'30" TO THE POINT OF BEGINNING.

CONTAINING 8.717 ACRES.