Ent 1368224 Bk 2463 Pg 1407 Date 05-Dec-2024 03:42PM Fee \$114.00 Tennille Johnson, Rec. - Filed By KM Cache County, UT For US TITLE INSURANCE AGENCY Electronically Submitted by Simplifile

WHEN RECORDED, RETURN TO: McDonald Fielding, PLLC Attn: Kyle Fielding 230 N 1680 E Suite W2 St. George UT 84790 (801) 792-2561

Parcel Nos.

03-237-0064 through 03-237-0095

03-237-0096 through 03-237-0110

Supplemental Declaration of Annexation (Firefly Estates *Master*)

THIS SUPPLEMENTAL DECLARATION OF ANNEXATION (hereafter "Declaration") is made Heritage Land Development, LLC, a Utah limited liability company ("Declarant").

RECITALS

A. Declarant is the developer of land located in Cache County, State of Utah, particularly described in the attached **Exhibit A** and known generally as the Firefly Estates Phase 2A and 2B subdivisions (the "Phase 2 Property"); and

B. Declarant intends to develop the Phase A Property subject to the "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR FIREFLY ESTATES" originally recorded in the office of the Cache County Recorder on September 21, 2021, as Entry No. 1299426 (the "CC&Rs"), originally referencing the land known as Firefly Estates (the "Phase 1 Property" as defined in the attached **Exhibit B**, and referred to in the CC&Rs as the "Community").

C. Under Section 2.5 of the CC&Rs, Declarant reserved the exclusive option to expand the Project to include "Additional Land" and the Phase 2 Property is hereby designated Additional Land that is hereby made a part of the Community.

EXPANSION/ANNEXATION

NOW, THEREFORE, the Declarant declares as follows:

The Community is expanded to include the Phase 2 Property, and the Phase 2 Property is hereby annexed into and made a part of the Community. The Phase 2 Property is hereby made subject to all covenants, conditions, restrictions, easements, burdens, servitudes, and other obligations as specified in the CC&Rs. The intent of this Declaration is for the Phase 2 Property to be made an integral part of the Community, equivalent in all respects to all other property already referenced in the CC&Rs, so that the Phase 2 Property and that other property collectively constitute a single, cohesive development project and defined collectively in the CC&Rs as the Project.

Each conveyance or installment contract for the sale of a Lot and every other instrument affecting title to a Lot may describe that Lot by the number shown on the Plat with appropriate reference to the Plat and to the Declaration, as each shall appear on the records of the Cache County Recorder, State of Utah, and in substantially the following form:

Lot _____, [subdivision/plat], recorded on ______ as Entry No. ______, together with a non-exclusive right and easement of use and enjoyment to the Common Areas appurtenant to the Lot. This conveyance is subject to the provisions of the Declaration of Covenants, Conditions and Restrictions for Firefly Estates, recorded in the office of the Cache County Recorder on September 21, 2021, as Entry No. 1299426, as may be amended.

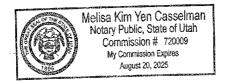
Executed effective as of the date set forth above:

Heritage Land Development, LLC A Utah limited liability company

Name#L. Boyd Cook Title: Authorized Signer

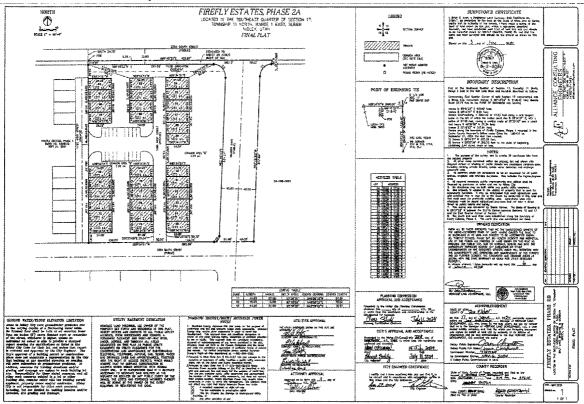
STATE OF <u>Uran</u>))ss: County of <u>Box Elore</u>)

The foregoing instrument was acknowledged before me on this <u>5</u>^m day of <u>December</u> 2024 by <u>L. Boyd Cook</u> in his capacity as <u>Authorized Signer</u> of Heritage Land Development, LLC.



Notary Public

EXHIBIT A (Legal Description of Phase 2 Property)



All of Lots 64-95, Firefly Estates, Phase 2A, according to the official plat thereof on file in the official records of the Cache County Recorder's office.

All of Lots 96-110, Firefly Estates, Phase 2B, according to the official plat thereof on file in the official records of the Cache County Recorder's office.

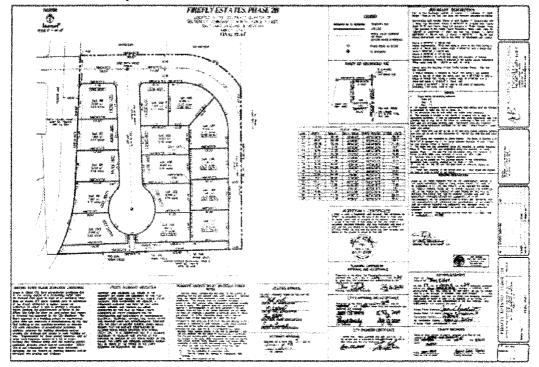


EXHIBIT B (Legal Description of the Original Property)

All of Lots 1-63, Firefly Estates, Phase 1, according to the official plat thereof on file in the official records of the Cache County Recorder's office.

