

4
1
DOC # 20120024653

Restrictive Page 1 of 4
Russell Shirts Washington County Recorder
07/27/2012 12:32:55 PM Fee \$ 16.00
By SOUTHERN UTAH TITLE CO

After recording please mail to:
Quality Properties Inc.
113 E. 200 N. #2
St. George, UT 84770



**SUPPLEMENTARY
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
SYCAMORE SUBDIVISION
PHASE 2**

QUALITY PROPERTIES, INC., a Utah corporation, as Declarant, pursuant to Article 6.2 of the Declaration of Covenants, Conditions, and Restrictions for Sycamore Subdivision, dated April 10, 2012, and recorded on the records of the Washington County Recorder on April 24, 2012, as Document Number 20120013366 ("Declaration"), hereby files this Supplementary Declaration of Covenants, Conditions, and Restrictions for Sycamore Subdivision.

Declarant hereby adds the following described additional land located in Washington County, State of Utah to the Sycamore 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 25 day of July, 2012.

DECLARANT:
QUALITY PROPERTIES INC.

Ed Burgess

By:

Its:

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

On this 25 day of July, 2012, personally appeared before me
Ed Burgess, who being personally known to me (or satisfactorily proved
to me), and who being by me duly sworn did say that s/he is the President
of Quality Properties Inc., and that s/he executed the foregoing Declaration on behalf
of said Quality Properties Inc., being authorized and empowered to do so by the
Operating Agreement of said corporation, and s/he acknowledged before me that such
corporation executed the same for the uses and purposes stated therein.



Deborah Samler
Notary Public

**EXHIBIT A
LEGAL DESCRIPTION
SYCAMORE PHASE 2**

BEGINNING AT THE WEST ONE QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; THENCE RUNNING ALONG THE ONE QUARTER SECTION LINE SOUTH 88°45'11" EAST, 745.26 FEET; SAID POINT BEING ON THE SOUTH EAST CORNER OF SYCAMORE PHASE 1; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUNNING ALONG THE EAST BOUNDARY OF SYCAMORE PHASE 1 NORTH 01°09'56" EAST, 347.15 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF SUN VALLEY ESTATES PHASE 7 AS RECORDED AT THE WASHINGTON COUNTY RECORDER'S OFFICE (DOC.#20120008105); THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: SOUTH 88°50'04" EAST, 717.10 FEET; THENCE NORTH 01°09'56" EAST, 40.51 FEET; THENCE SOUTH 88°50'04" EAST, 125.00 FEET; SOUTH 01°09'56" WEST, 304.39 FEET; THENCE SOUTH 83°07'01" WEST, 120.08 FEET TO A POINT OF A 620.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS POINT BEARS NORTH 83°07'01" EAST); THENCE 68.85 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°21'46" TO A POINT ON THE ONE QUARTER SECTION LINE OF SECTION 15; THENCE ALONG SAID SECTION LINE NORTH 88°45'11" WEST, 736.61 FEET TO THE POINT OF BEGINNING. *LB*

CONTAINS: 6.641 ACRES

