

Supplemental Declaration Page 1 of 3
Russell Shirts Washington County Recorder
11/15/2013 12:03:27 PM Fee \$14.00 By
SOUTHERN UTAH TITLE

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
MEADOW VALLEY FARMS PHASE 3**

QUALITY PROPERTIES, INC., a Utah corporation, as Declarant, pursuant to Article 6.2 of the Declaration of Covenants, Conditions, and Restrictions for Meadow Valley Farms Subdivision, dated June 12, 2012, and recorded on the records of the Washington County Recorder on June 14, 2012, as Document Number 20120019520 ("Declaration"), hereby files this Supplementary Declaration of Covenants, Conditions, and Restrictions for Meadow Valley Farms Subdivision.

Declarant hereby adds the following described additional land located in Washington County, State of Utah to the Meadow Valley Farms 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 Supplementary Declaration shall be subject to the terms and conditions of the Declaration.

Dated this 15 day of November, 2013.

DECLARANT:
QUALITY PROPERTIES INC.

Ed Burgess
By: President
Its:

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

On this 15th day of November, 2013, 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.

Stephanie Gledhill
Notary Public



EXHIBIT A
LEGAL DESCRIPTION
MEADOW VALLEY FARMS PHASE 3

BEGINNING AT A POINT S 01°09'50" W 1292.96 FEET ALONG THE SECTION LINE AND WEST 1036.03 FEET FROM THE EAST ONE-QUARTER CORNER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE WEST BOUNDARY OF MEADOW VALLEY FARMS PHASE 2, ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE (DOC. #20120028120), RUNNING N 88°34'48" W 801.69 FEET; THENCE N 1°18'00" E 151.00 FEET; THENCE N 0°21'29" E 58.01 FEET; THENCE N 1°25'12" E 107.87 FEET; THENCE S 74°54'51" E 26.62 FEET; THENCE N 1°16'57" E 30.00 FEET; THENCE N 74°54'51" W 140.49 FEET; THENCE S 24°08'39" W 29.50 FEET; THENCE N 74°54'51" W 34.25 FEET; THENCE N 24°44'39" E 105.47 FEET; THENCE S 75°46'21" E 1.23 FEET; THENCE N 24°08'39" E 393.29 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF RANCHO VERDE ESTATES, ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE (DOC. #528450); THENCE S 88°35'44" E 476.25 FEET TO SAID WEST BOUNDARY OF MEADOW VALLEY FARMS PHASE 2; THENCE S 1°11'02" W 305.12 FEET; THENCE S 88°34'48" E 266.07 FEET TO A POINT ON THE WESTERLY BOUNDARY OF MEADOW VALLEY FARMS PHASE 1, ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE (DOC. #20120019519), SAID POINT BEING ON A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 31.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE S 1°25'12" W 130.00 FEET; THENCE LEAVING SAID BOUNDARY S 1°25'12" W 359.01 FEET TO THE POINT OF BEGINNING.

CONTAINS: 13.565 ACRES

Tax ID No. SG-5-3-16-2442
SG-5-3-16-2334
SG-MVF-2-25
SG-MVF-2-26
SG-MVF-2-27
SG-MVF-2-28