

DOC # 20140005508

Restrictive Page 1 of 3
Russell Shirts Washington County Recorder
02/25/2014 11:43:34 AM Fee \$ 14.00
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 4**

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.

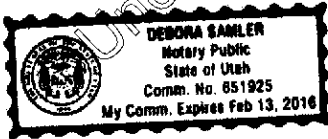
Dated this 8 day of August, 2013

DECLARANT:
QUALITY PROPERTIES INC.

Ed Burgess
By: _____
Its: President

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

On this 8 day of August 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.



Debora Samler
Notary Public

**EXHIBIT A
LEGAL DESCRIPTION
SYCAMORE PHASE 4**

BEGINNING AT A POINT S 88°45'11" E, 739.97 FEET ALONG THE CENTER SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING SOUTH 1°09'50" WEST ALONG THE SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE SOUTHWEST CORNER OF SAID SECTION 15), SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF SYCAMORE PHASE 1 SUBDIVISION AS FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER (DOC. #20120013365), RUNNING THENCE S 88°45'11" E, 710.96 FEET ALONG THE CENTER SECTION LINE AND THE SOUTHERLY BOUNDARY OF SYCAMORE PHASE 1 SUBDIVISION AND SYCAMORE PHASE 2 SUBDIVISION (DOC. #20120024652) TO A POINT ON A 650.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS N 77°26'12" E; THENCE SOUTHEASTERLY 247.38 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°48'23"; THENCE S 55°37'38" W, 29.96 FEET; THENCE S 58°58'09" W, 99.68 FEET; THENCE N 31°01'51" W, 75.79 FEET; THENCE S 59°03'07" W, 116.86 FEET; THENCE S 61°59'41" W, 50.19 FEET; THENCE S 57°24'30" W, 103.14 FEET; THENCE N 31°36'23" W, 117.97 FEET; THENCE N 82°37'08" W, 116.77 FEET; THENCE N 84°13'51" W, 67.85 FEET; THENCE N 88°44'28" W, 97.12 FEET; THENCE S 88°59'04" W, 42.75 FEET; THENCE S 88°28'30" W, 52.60 FEET TO THE SOUTHEAST CORNER OF SYCAMORE PHASE 3 SUBDIVISION AS FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES: N 1°15'19" E, 107.16 FEET; THENCE N 5°33'41" E, 50.14 FEET; THENCE N 1°15'19" E, 104.32 FEET TO THE POINT OF BEGINNING.

CONTAINS: 4.89 ACRES