

After recording please mail to:  
Faction LLC  
619 S. Bluff St. Tower II  
St. George, UT 84770

Restrictive Page 1 of 3  
Russell Shirts Washington County Recorder  
02/26/2014 03:31:48 PM Fee \$ 14.00  
By SOUTHERN UTAH TITLE CO



**SUPPLEMENTARY  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
RIVERSTONE PHASE 3**

FACTION LLC, a Utah limited liability company, as Declarant, pursuant to Article 7.4 of the Declaration of Covenants, Conditions, and Restrictions for Riverstone Subdivision, dated October 1, 2013, and recorded on the records of the Washington County Recorder on November 13, 2013, as Document Number 20130042180 ("Declaration"), hereby files this Supplementary Declaration of Covenants, Conditions, and Restrictions for Riverstone Subdivision.

Declarant hereby adds the following described additional land located in Washington County, State of Utah to the Riverstone 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 7 day of February, 2014.

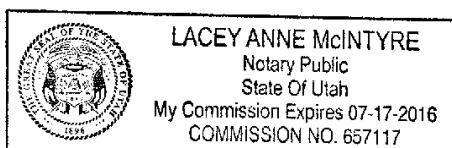
DECLARANT:  
FACTION LLC

Corinne Schmitz  
By: Corinne Schmitz  
Its: Manager

STATE OF UTAH, )  
:SS.

County of Washington. )

On this 7 day of February, 2014, personally appeared before me Corinne Schmitz, 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 Manager of Faction LLC, and that s/he executed the foregoing Declaration on behalf of said Faction LLC, being authorized and empowered to do so by the Operating Agreement of said company, and s/he acknowledged before me that such company executed the same for the uses and purposes stated therein.



Lacey Anne McIntyre  
Notary Public

**EXHIBIT A  
LEGAL DESCRIPTION  
RIVERSTONE PHASE 3**

BEGINNING AT A POINT NORTH 88°50'30" WEST 2061.62 FEET ALONG THE SECTION LINE AND NORTH 1°09'30" EAST 179.50 FEET FROM THE SOUTH QUARTER OF SECTION 13, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT OF BEGINNING ALSO BEING THE NORTHWEST BOUNDARY CORNER OF "RIVERSTONE PHASE 1 SUBDIVISION" RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE; AND RUNNING THENCE NORTH 1°04'11" EAST 99.93 FEET TO A SOUTHEAST BOUNDARY CORNER OF "RIVERSTONE PHASE 2 SUBDIVISION", RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE; THENCE ALONG THE SOUTHEASTERLY BOUNDARY OF SAID RIVERSTONE PHASE 2 THE FOLLOWING (11) ELEVEN COURSES: (1) NORTH 1°09'30" EAST 104.00 FEET; (2) SOUTH 88°50'30" EAST 159.97 FEET TO THE POINT OF CURVE OF A 127.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS POINT WHICH BEARS SOUTH 01°03'38" WEST; (3) SOUTHEASTERLY 15.08 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°46'40"; (4) SOUTH 82°09'42" EAST 105.37 FEET TO THE POINT OF CURVE ON A 172.50 FOOT RADIUS CURVE TO THE LEFT; (5) EASTERLY 23.60 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 7°50'19"; (6) EAST 35.27 FEET TO THE POINT OF CURVE OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT; (7) SOUTHEASTERLY 22.24 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°29'07" TO THE POINT OF CURVE OF A 50.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; (8) NORTHEASTERLY 105.39 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 120°46'17" TO THE POINT OF CURVE OF A 50.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; (9) NORTHEASTERLY 22.24 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°29'07"; (10) NORTH 20°11'59" EAST 25.44 FEET TO THE POINT OF CURVE OF A 207.50 FOOT RADIUS CURVE TO THE LEFT; AND (11) NORTHEASTERLY 10.28 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°50'15" TO A POINT ON THE SOUTHERLY BOUNDARY OF "LAS COLINAS PHASE 2 SUBDIVISION", RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE; THENCE ALONG SAID BOUNDARY THE FOLLOWING (2) TWO COURSES: (1) SOUTH 72°38'16" EAST 90.30 FEET; AND (2) NORTH 10°45'01" EAST 29.94 FEET TO THE SOUTHWEST CORNER OF LOT 104, "LAS COLINAS PHASE 1 SUBDIVISION", RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (3) THREE COURSES: (1) SOUTH 75°39'33" EAST 139.75 FEET TO A POINT ON A 210.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS POINT WHICH BEARS NORTH 75°39'33" WEST; (2) NORTHEASTERLY 36.22 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°53'00"; AND (3) SOUTH 74°18'01" EAST 117.86 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF "PIONEER ROAD" AND THE ARC OF A 1210.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS POINT WHICH BEARS NORTH 68°25'10" WEST; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING (2) TWO COURSES: (1) SOUTHWESTERLY 64.60 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°03'32"; AND (2) SOUTH 24°35'16" WEST 91.56 FEET TO THE NORTHEAST BOUNDARY CORNER OF SAID "RIVERSTONE PHASE 1 SUBDIVISION"; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (10) TEN COURSES: (1) NORTH 66°50'48" WEST 150.85 FEET; (2) SOUTH 23°09'12" WEST 67.47 FEET; (3) NORTH 66°50'48" WEST 88.57 FEET; (4) SOUTH 24°01'02" WEST 29.71 FEET; (5) THENCE SOUTH 33°35'15" WEST 27.13 FEET; (6) NORTH 88°50'41" WEST 54.11 FEET; (7) SOUTH 87°29'40" WEST 88.27 FEET; (8) NORTH 88°00'04" WEST 80.01 FEET; (9) SOUTH 01°09'30" WEST 100.00 FEET; AND (10) NORTH 88°50'30" WEST 235.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 2.568 ACRES