

After recording please mail to:  
3000 East Holdings, L.L.C.,  
120 East St. George Blvd, Suite 301  
St. George, Utah 84770



**SUPPLEMENTARY  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
THE ARBORS - PHASE 5**

3000 EAST HOLDINGS, L.L.C., a Utah corporation, as Declarant, pursuant to Article 2.4 of the Declaration of Covenants, Conditions, and Restrictions for The Arbors Subdivision, dated February 17 2017, and recorded on the records of the Washington County Recorder on April 6, 2017, as Document Number 20170014045 ("Declaration"), hereby files this Supplementary Declaration of Covenants, Conditions, and Restrictions for the Arbors Subdivision.

Declarant hereby adds the following described additional land located in Washington County, State of Utah to The Arbors 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.

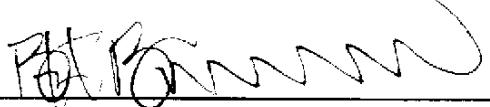
Declarant reserves the right to expand the borders of annexable territory to real property as provided in the Declaration, but with no obligation to do so and no claim as to right, title, or interest to said real property.

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.

IN WITNESS WHEREOF, the undersigned has hereunto executed this Declaration this 26<sup>th</sup> day of JUNE, 2017.

DECLARANT:  
3000 EAST HOLDINGS, L.L.C.



By: Brett Burgess  
Its: Manager of 3000 EAST HOLDINGS, L.L.C.

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

On this 26 day of June, 2017, personally appeared before me Brett Burgess, who being personally known to me (or satisfactorily proved to me), and who being by me duly sworn did say that he is the Manager of 3000 EAST HOLDINGS, L.L.C., and that he executed the foregoing Declaration on behalf of said 3000 EAST HOLDINGS, L.L.C., being authorized and empowered to do so by the Operating Agreement of said limited liability company, and he acknowledged before me that such limited liability company executed the same for the uses and purposes stated therein.

  
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Notary Public



**EXHIBIT A  
LEGAL DESCRIPTION  
THE ARBORS - PHASE 5**

BEGINNING AT A POINT ON THE QUARTER SECTION LINE, SAID POINT BEING SOUTH 00°52'31" WEST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 953.556 FEET FROM THE CENTER QUARTER CORNER OF SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°48'18" EAST BETWEEN THE SOUTHWEST CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 10), AND RUNNING THENCE SOUTH 00°52'31" WEST ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 195.057 FEET TO THE NORTHEAST CORNER OF THE ARBORS – PHASE 2 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING (8) EIGHT COURSES: (1) NORTH 89°08'19" WEST 60.000 FEET; (2) NORTH 88°42'38" WEST 131.006 FEET; (3) NORTH 01°17'22" EAST 3.651 FEET; (4) NORTH 88°42'44" WEST 45.000 FEET; (5) NORTH 88°45'25" WEST 832.651 FEET; (6) NORTH 88°39'05" WEST 50.000 FEET; (7) SOUTH 01°20'55" WEST 2.592 FEET; AND (8) NORTH 88°45'25" WEST 119.847 FEET TO THE SOUTHEAST CORNER OF THE ARBORS – PHASE 4 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 01°17'22" EAST ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION, A DISTANCE OF 291.206 FEET; THENCE SOUTH 88°42'38" EAST 1035.000 FEET; THENCE SOUTH 01°17'22" WEST 96.043 FEET; THENCE SOUTH 88°42'38" EAST 202.094 FEET TO THE POINT OF BEGINNING.

CONTAINS 338,262 SQ. FT., (7.765 ACRES)