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DOC # 20180019346

Restrictive Page 1 of 3
Russell Shirts Washington County Recorder
05/09/2018 12:38:49 PM Fee \$ 14.00
By G T TITLE



After recording please mail to:
Salisbury Land Development, L.L.C.
494 West 1300 North
Springville, Utah 84663

**SUPPLEMENTARY
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
SEQUOIA ESTATES - PHASE 5**

SALISBURY LAND DEVELOPMENT, L.L.C., a Utah limited liability company, as Declarant, pursuant to Article 2.4 of the Amended Declaration of Covenants, Conditions, and Restrictions for Sequoia Estates Subdivision, recorded on the records of the Washington County Recorder on August 14, 2017, as Document Number 20170032846, and as amended, ("Declaration"), hereby files this Supplementary Declaration of Covenants, Conditions, and Restrictions for Sequoia Estates Subdivision.

Declarant hereby adds the following described additional land located in Washington County, State of Utah to the Sequoia Estates 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 11 day of April, 2018.

DECLARANT:
Salisbury Land Development, L.L.C.

Rick Salisbury
By: Rick Salisbury
Its: Manager

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

On this the 11 day of April, 2018, before me
Justin Gee, a notary public, personally appeared Rick Salisbury,
proved on the basis of satisfactory evidence to be the person whose name is subscribed
to in this document, and acknowledged they executed the same.

Justin Gee
Notary Public

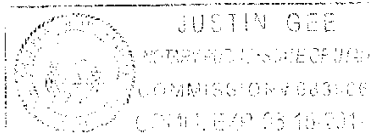


EXHIBIT A
LEGAL DESCRIPTION
SEQUOIA ESTATES – PHASE 5

BEGINNING AT THE SOUTHEAST CORNER OF THE SEQUOIA ESTATES – PHASE 4 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 88°48'18" WEST ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 124.822 FEET AND SOUTH 01°10'59" WEST 380.295 FEET FROM THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°48'18" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SAID SECTION 15), AND RUNNING THENCE SOUTH 01°10'59" WEST 490.000 FEET; THENCE NORTH 88°49'01" WEST 32.500 FEET; THENCE NORTH 88°47'25" WEST 640.000 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE SEQUOIA ESTATES – PHASE 2 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 01°10'59" EAST, ALONG SAID SUBDIVISION BOUNDARY AND THE BOUNDARY OF THE SEQUOIA ESTATES – PHASE 1 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, A DISTANCE OF 490.000 FEET TO THE SOUTHWEST CORNER OF SAID SEQUOIA ESTATES – PHASE 4 SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (2) TWO COURSES: (1) SOUTH 88°47'25" EAST 640.000 FEET; AND (2) SOUTH 88°49'01" EAST 32.500 FEET TO THE POINT OF BEGINNING.

CONTAINS 329.525 SQ. FT., (7.565 ACRES)