



Note to Recorder:
Record against the real property
located in Washington County,
Utah described in Exhibit A.

After Recording mail to:
Starley Law, PLLC
Attn: Matthew Starley
37 W 1070 S, Ste. 102
St. George, UT 84770

**DECLARATION OF ANNEXATION FOR PHASE 3
OF THE VISTAS AT ENTRADA AT SNOW CANYON**

Lots 20-26

4167 Vistas, LLC a Nevada Limited Liability Company ("Owner"), by virtue of that certain Trustee's Deed recorded _____, as Doc. ID No. _____ is the owner of Phase 3 of The Vistas at Entrada at Snow Canyon, which is more particularly described in Exhibit A. Entrada at Snow Canyon Property Owners Association, Inc. (the "Association") is a Utah Corporation which manages The Vistas at Entrada at Snow Canyon subdivision as the Management Committee as that term is used in the Declaration, defined below.

The Vistas at Entrada at Snow Canyon is subject to that certain Declaration of Covenants, Conditions, and Restrictions recorded on February 6, 1996, as Entry No. 522642, in Book 972, at Pages 165-191, of the Official Washington County Records and all amendments, Declarations, annexations and supplements thereto (the "Declaration"), which are understood to be as follows:

As amended by the AMENDMENT TO THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS, recorded July 10, 1996 as Entry No. 537850, in Book 1017, at Pages 439-467;

As further amended by the THIRD AMENDMENT TO THE AMENDED DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS recorded June 27, 1997, as Entry No. 569928, in Book 1112, at pages 77-79;

As further amended by the FIRST AMENDMENT TO THE AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS recorded January 16, 1998, as Entry No. 588555, in Book 1168, at Pages 665-668;

As further amended by the FOURTH AMENDMENT TO THE AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS recorded September 16, 1999, as Entry No. 661646, in Book 1346, at Pages 1224-1226 and Annexing Amendment thereto recorded March 8, 2000, as Entry No. 678303, in Book 1362, at Pages 432-434;

As further amended by the SECOND AMENDED AND RESTATED DECLARATION recorded June 12, 2000, as Entry No. 687892, in Book 1371, at Pages 1039-1070, and ANNEXING AMENDMENT to AMENDED DECLARATIONS, recorded June 13, 2003, as Entry No. 824520, in Book 1554, at Pages 1339-1401;

As further amended by the AMENDMENT TO SECOND AMENDED AND RESTATED DECLARATION recorded October 23, 2003, as Entry No. 847180, in Book 1591, at Pages 317-320;

As further amended by AMENDMENT TO SECOND AMENDED AND RESTATED DECLARATION recorded February 24, 2006, as Document No. 20060004998;

As further amended by CORRECTIVE THIRD AMENDED AND RESTATED DECLARATION recorded September 12, 2006 as Document 20060041971, in the Official Records of Washington County, Utah, Records Office;

As further amended by the FOURTH AMENDED AND RESTATED DECLARATION recorded December 31, 2008 as Document 20080049295 in the Official Records of the Washington County, Utah Records Office; and

As finally amended to date by the FIFTH AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS recorded September 29, 2011 as Document 20110029589 in the Official Records of the Washington County, Utah Records Office.

ANNEXATION

This is a Declaration of Annexation prepared pursuant to Article 11 of the Declaration.

All required approvals have been given.

The Owner intends to record Phase 3 of The Vistas at Entrada at Snow Canyon, which consists of Lots 20-26 (and 4.980 acres) as originally anticipated in the site plan for The Vistas at Entrada at Snow Canyon.

The Owner and the Association intend and hereby subject Phase 3, Lots 20-26 of The Vistas at Entrada at Snow Canyon to the terms of the Declaration. Phase 3, Lots 20-26 are located on the following described property in Washington County, State of Utah, as set forth on the Plat filed concurrently herewith:

See Exhibit A attached hereto and incorporated herein for legal description (hereinafter referred to as the "Phase 3, Lots 20-26")


The undersigned hereby consent to the annexation of Phase 3, Lots 20-26 into The Vistas at Entrada at Snow Canyon and further declare that the Phase 3, Lots 20-26 Property shall hereafter be held, sold, conveyed, encumbered, leased, used, occupied and improved as part of the Properties (as that term is used in the Declaration) and subject to the Declaration and all protective covenants, conditions, restrictions and equitable servitudes set forth in the Declaration, as amended from time to time, the terms of which are deemed incorporated herein by this reference, and to the jurisdiction of the Association and entitled to all rights and privileges afforded therein. The covenants, conditions and restrictions of the Declaration are intended to, and shall in all cases run with the title of the land, and be binding upon the successors, assigns, heirs, lien holders, and any other person holding any interest in the Phase 3, Lots 20-26, and shall inure to the benefit of all other lots that are subject to the Declaration. The covenants, conditions and restrictions of the Declaration shall be binding upon the undersigned including, Entrada at Snow Canyon Property Owners Association, Inc. and the Owner as well as their successors in interest, and may be enforced by them or by an owner to the extent provided in the Declaration.

The Owner and the Association hereby declare that Phase 3, Lots 20-26 Property is added to and made a part of the Properties subject to the Declaration. The Phase 3, Lots 20-26 Property is and shall be held, conveyed, hypothecated, encumbered, leased, occupied, built upon or otherwise used, improved or transferred in whole or in part, subject to the Declaration.

The Owner is joined in this Declaration of Annexation by the Entrada at Snow Canyon Property Owners Association, Inc. and its managers. The Owner and the Entrada at Snow Canyon Property Owners Association, Inc. hereby consent and agree to this Declaration of Annexation and the annexation of the Phase 3, Lots 20-26 Property into The Vistas at Entrada at Snow Canyon and to the Phase 3, Lots 20-26 Property being subject to the Declaration and all amendments and supplements thereto.

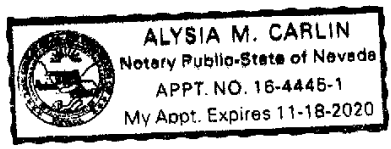
DATED this 29th day of March, 2018.

4167 Vistas, LLC
A Nevada Limited Liability Company

By: 
Its: Authorized Signer

State of Nevada,)
 :SS
County of Clark.)

On this 29 day of March, 2018, personally appeared before me, Patrick Vascar who being by me duly sworn did say that he is a member and authorized signer of 4167 Vistas, LLC, a Nevada Limited Liability Company, and that he executed the forgoing Declaration of Annexation on behalf of said limited liability company being authorized and empowered to do so by the operating agreement of said company, and he did acknowledge to me that such company executed the same for the uses and purposes states therein.




NOTARY PUBLIC

EXHIBIT A
Legal Description

BEGINNING AT A POINT S89°48'55"E, 1944.01 FEET ALONG THE SECTION LINE AND SOUTH 189.29 FEET FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE BOUNDARY OF "THE VISTAS AT ENTRADA PHASE 2", RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES: S74°19'21"E, 104.57 FEET; THENCE N85°46'20"E, 126.16 FEET; THENCE N74°20'47"E, 169.39 FEET; THENCE S1°33'20"W, 264.41 FEET; THENCE S15°10'46"E, 128.12 FEET; THENCE S73°53'55"W, 110.82 FEET; THENCE S72°10'25"W, 229.63 FEET; THENCE N17°49'12"W, 140.41 FEET; THENCE S71°38'36"W, 40.81 FEET TO THE POINT OF CURVE OF A 181.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 50.87 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°06'08"; THENCE S55°32'29"W, 13.87 FEET TO THE POINT OF CURVE OF A 31.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 10.08 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°37'37"; THENCE S11°29'59"W, 26.61 FEET TO THE POINT OF CURVE OF A 31.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS N76°05'06"E; THENCE SOUTHEASTERLY 10.08 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°37'37"; THENCE S57°27'29"W, 53.20 FEET TO A POINT ON THE BOUNDARY OF "KACHINA SPRINGS EAST, PHASE III", SAID POINT BEING ON A 575.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS S61°05'16"W; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: NORTHWESTERLY 159.83 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°55'33"; THENCE N44°50'15"W, 107.15 FEET TO A POINT ON THE BOUNDARY OF "THE VISTAS AT ENTRADA PHASE 1 2ND AMENDED & EXTENDED; THENCE N48°43'04"E, 362.36 FEET ALONG SAID BOUNDARY TO THE POINT OF BEGINNING.

CONTAINING 4.980 ACRES.