



**Declaration of Annexation of  
to the Covenants, Conditions and Restrictions  
as recorded in conjunction with Villas at Green Spring, Phase 1**


Those 31 lots together with the open space, as shown on the official plat of Villas at Green Spring, Phase 3, containing 7.66 acres (the "Annexed Lands") are hereby annexed into and shall be subject to Villas at Green Spring Protective Covenants, Conditions and Restrictions for Washington City, recorded in the Office of the Washington County Recorder February 23, 2018, No. 20180007898 (the "CC&Rs"). The Annexed Lands are more particularly described in Exhibit A.

The Annexed Lands are included in the "Expandable Area", as defined in the CC&Rs.

Dated this 26<sup>th</sup> day of December, 2018

Signed:

DECLARANT:

 CS

STATE OF UTAH, SCHOOL AND  
INSTITUTIONAL TRUST LANDS ADMINISTRATION

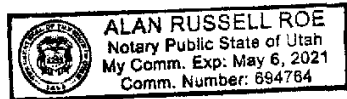
AGREED TO AND ACKNOWLEDGED THIS 14 DAY OF January 2019:  
BRENNAN HOLDINGS NO. 100. LLC, A Utah limited liability company

By:   
Name: James A. Raines  
Title: Authorized Agent

State of Utah )  
: ss.  
County of Salt Lake )

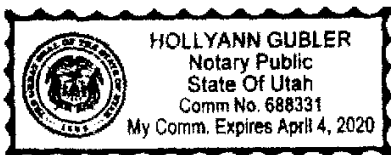
On the 26<sup>th</sup> day of December 2018, personally appeared before me Rodger Mitchell, who being by me duly sworn did say that he is the Assistant Director of State of Utah, School and Institutional Trust Lands Administration, that the Declaration was signed on behalf of said agency with appropriate authority.

  
Notary Public



State of Utah )  
 : ss.  
County of Utah )

On the 14 day of January, 2019, personally appeared before me James A. Raines, who being by me duly sworn did say that he is the Authorized Agent of Brennan Holdings No. 100, LLC, that the Declaration was signed on behalf of said agency with appropriate authority.



Halley G. Smith  
Notary Public

**Exhibit A**  
**Legal Description**  
for the  
**Villas at Green Spring, Phase 3**

BEGINNING AT THE SOUTHEAST CORNER OF "VILLAS AT GREEN SPRING PHASE 1" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; SAID POINT ALSO BEING N 1°13'49" E 1654.36 FEET ALONG THE WEST LINE OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND EAST 2144.67 FEET, FROM THE SOUTHWEST CORNER OF SAID SECTION 3, AND RUNNING ALONG THE EASTERLY BOUNDARY OF SAID "VILLAS AT GREEN SPRING PHASE 1" SUBDIVISION THENCE N 13°29'40" W 163.00 FEET, TO A POINT ON THE EASTERLY BOUNDARY OF "VILLAS AT GREEN SPRING PHASE 2" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION FOR THE FOLLOWING THIRTY ONE (31) COURSES: (1) THENCE N 76°30'20" E 53.01 FEET; (2) THENCE N 13°29'40" W 50.00 FEET, (3) TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 13°29'40" W; THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; (4) THENCE N 13°29'40" W 152.00 FEET, (5) TO A POINT ON A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; (6) THENCE N 13°29'40" W 34.00 FEET, (7) TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 13°29'40" W; THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; (8) THENCE N 13°29'40" W 6.74 FEET, (9) TO A POINT ON A 133.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 61.64 FEET THROUGH A CENTRAL ANGLE OF 26°33'11"; (10) THENCE N 13°03'32" E 89.39 FEET, (11) TO A POINT ON A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; (12) THENCE N 13°03'32" E 17.00 FEET; (13) THENCE S 76°56'28" E 12.61 FEET; (14) THENCE N 13°03'32" E 17.00 FEET; (15) THENCE N 76°56'28" W 12.85 FEET, (16) TO A POINT ON A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 30.40 FEET THROUGH A CENTRAL ANGLE OF 87°05'52"; (17) TO A POINT ON A 167.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 16.93 FEET THROUGH A CENTRAL ANGLE OF 5°48'28"; (18) THENCE N 4°20'56" E 48.84 FEET, (19) TO A POINT ON A 2.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 3.93 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; (20) THENCE S 85°39'04" E 17.00 FEET, (21) THENCE N 4°20'56" E 27.50 FEET, (22) TO A POINT ON A 63.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 18.37 FEET THROUGH A CENTRAL ANGLE OF 16°34'44"; (23) THENCE N 69°31'25" W 16.95 FEET, (24) TO A POINT ON A 2.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 4.02 FEET THROUGH A CENTRAL ANGLE OF 92°08'09"; (25) TO A POINT ON A 83.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 98.10 FEET THROUGH A CENTRAL ANGLE OF 67°43'18"; (26) THENCE S 89°39'58" E 145.79 FEET, (27) TO A POINT ON A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 30.37 FEET THROUGH A CENTRAL ANGLE OF 87°00'51"; (28) THENCE S 2°39'08" E 12.71 FEET; (29) THENCE N 87°20'52" E 50.00 FEET, (30) TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 87°20'52" E; THENCE ALONG THE ARC OF SAID CURVE 32.46 FEET THROUGH A CENTRAL ANGLE OF 92°59'09"; (31) THENCE S 89°39'58" E 75.56 FEET; THENCE S 2°39'08" E 747.61 FEET; THENCE S 76°30'20" W 408.75 FEET TO THE POINT OF BEGINNING.

CONTAINS 333,577 SQ FT OR 7.66 ACRES MORE OR LESS