

1224 South River Road
Bldg B Ste 107
St. George, Utah 84790

DOC # 20200014031

CCR Annexation Page 1 of 3
Russell Shirts Washington County Recorder
03/20/2020 10:47:17 AM Fee \$ 40.00
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PHASE 2 SUPPLEMENTAL DECLARATION

TO

DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS

OF

VINEYARD RIDGE SUBDIVISION

THIS PHASE 2 SUPPLEMENTAL DECLARATION TO THE DECLARATION OF, COVENANTS, CONDITIONS AND RESTRICTIONS OF VINEYARD RIDGE SUBDIVISION (Phase 2 Supplemental Declaration") is made and executed this 5 day of NOVEMBER, 2019 by VINEYARD RIDGE LLC A UTAH LIMITED LIABILITY COMPANY, ("Declarant") in contemplation of the following facts and circumstances:

A. On JUNE 8, 2018, Declarant executed and recorded that certain and Declaration of Covenants, Conditions and Restrictions of VINEYARD RIDGE SUBDIVISION which was recorded in the office of the Washington County Recorder as Entry No. 20180027824 (the "Declaration");

B. Under the terms of Section 2.4 of the Declaration, the Declarant has the right to annex all or part of the Expansion Property to the Declaration.

C. Declarant desires to expand the Subdivision and to add the portion of the Expansion Property comprising Phase 2 to the Declaration.

NOW THEREFORE, pursuant to the foregoing, Declarant hereby makes the following Phase 2 Supplemental Declaration:

1. Recitals. The recitals as set forth above are hereby incorporated herein.
2. Definitions. Unless specifically defined in this Phase 2 Supplemental Declaration, any capitalized terms used in this Phase 2 Supplemental Declaration shall have the meaning set forth in the Declaration.
3. Supplemental Plat. Recorded concurrently herewith is a plat of Phase 2 of the THE VINEYARD RIDGE Subdivision (the "Phase 2 Plat"). The Phase 2 PLAT shall be deemed to amend, add to or supplement the Plat as defined in Section 2.4 of the Declaration and any reference to the Plat as provided in the Declaration shall hereafter be deemed to be amended to include the Phase 2 Plat.
4. Description of Additional Land. The real property which is described as the Phase 2 Property on Exhibit A attached hereto is hereby made subject to the Declaration and deemed incorporated into the Project (the "Phase 2 Land"). The Phase 2 Land shall be included in the term Land as contained in the Declaration.

5. Rights and Benefits; Covenants and Restrictions. The Phase 2 Land, and the Residences located thereon, shall be entitled to all of the rights, benefits, easements, privileges and licenses, and subject to all the covenants, conditions, restrictions, uses, limitations, obligations and responsibilities placed upon the Land, all as set forth in the Declaration or as provided by law. Each and every provision of the Declaration shall be deemed to run with and apply to the Phase 2 Land, and shall be binding upon the Declarant, its successors and assigns, and any person acquiring, leasing or owning an interest in the real property and improvements comprising the Project, and to their respect personal representatives, heirs, successors and assigns.

6. Governing Law. This Phase 2 Supplemental Declaration shall be construed in accordance with the laws of the State of Utah.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Declaration the day and year first above written.

DECLARANT:

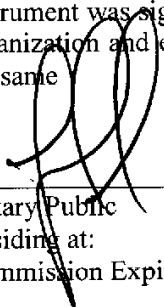
VINEYARD RIDGE LLC

By: 
Title: SHAUN SULLIVAN, MANAGER

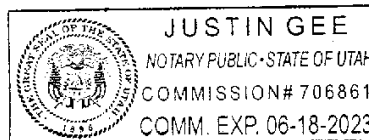
STATE OF UTAH)
 : ss.
COUNTY OF WASHINGTON)

On the 5 day of NOVEMBER, 2019 personally appeared before me SHAUN SULLIVAN

Who being by me duly sworn did say, each for himself, that he is the members / managers of the VINEYARD RIDGE LLC a Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its articles of organization and each duly acknowledged to me that said Limited Liability Company executed the same



Notary Public
Residing at:
Commission Expires:



**EXHIBIT
TO
PHASE 2 SUPPLEMENTAL DECLARATION
Description of Phase 2 Land**

VINEYARD RIDGE PHASE 2

BEGINNING AT A POINT S89°20'42"E, 1466.66 FEET ALONG THE EAST-WEST CENTER SECTION LINE (BETWEEN THE WEST 1/4 CORNER AND THE CENTER WEST 1/16TH CORNER OF SECTION 22) AND SOUTH 716.97 FEET FROM THE WEST 1/4 CORNER OF SECTION 22, T42S, R16W, SLB&M, SAID POINT BEING ON THE BOUNDARY OF "VINEYARD RIDGE PHASE 1" SUBDIVISION, FILED AS DOCUMENT NO. 20180027821 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING TWELVE (12) COURSES: N74°50'43"E, 168.01 FEET; THENCE N79°45'03"E, 45.00 FEET TO THE POINT OF CURVE OF A 577.50 FOOT RADIUS CURVE TO THE RIGHT, RADIUS POINT BEARS N79°45'03"E; THENCE NORTHWESTERLY 33.87 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°21'36"; THENCE S89°26'09"E, 216.58 FEET; THENCE N0°32'24"E, 122.88 FEET; THENCE S89°20'40"E, 16.00 FEET; THENCE N0°31'00"E, 121.75 FEET; THENCE S89°20'09"E, 526.00 FEET; THENCE S0°29'07"W, 144.17 FEET; THENCE S89°21'19"E, 88.36 FEET TO THE POINT OF CURVE OF A 64.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS N0°38'45"W; THENCE NORTHEASTERLY 33.41 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°40'56"; THENCE S22°45'22"E, 77.40 FEET TO THE BOUNDARY OF "WAILEA FALLS AT STONEBRIDGE PHASE 2" SUBDIVISION, FILED AS DOCUMENT NO. 909058 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: S78°15'40"W, 304.68 FEET; THENCE S43°52'13"W, 132.60 FEET; THENCE S43°52'13"W, 148.47 FEET; THENCE S1°25'30"W, 214.70 FEET; THENCE N88°34'29"W, 85.38 FEET; THENCE S76°09'00"W, 76.39 FEET; THENCE S40°40'12"W, 81.35 FEET; THENCE S9°44'18"W, 56.82 FEET; THENCE N61°06'22"W, 161.05 FEET; THENCE N80°37'51"W, 33.63 FEET; THENCE N80°21'10"W, 56.57 FEET; THENCE N31°29'51"W, 112.80 FEET; THENCE N7°37'57"W, 109.75 FEET; THENCE N17°00'01"W, 46.25 FEET; THENCE N22°21'51"W, 67.47 FEET; THENCE N26°46'41"W, 106.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.860 ACRES.