



After recording please mail to:
Salisbury Developers, Inc.
494 West 1500 North
Springville, Utah 84663

**SUPPLEMENTARY
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
SAGE CANYON – PHASE 9 SUBDIVISION**

SALISBURY DEVELOPERS, INC., a Utah corporation, as Declarant, pursuant to Article 7.4 of the Declaration of Covenants, Conditions, and Restrictions for Sage Canyon Subdivision, dated June 12, 2018, and recorded on the records of the Washington County Recorder on June 13, 2018, as Document Number 20180024542 ("Declaration"), hereby files this Supplementary Declaration of Covenants, Conditions, and Restrictions for Sage Canyon Subdivision.

Declarant hereby adds the following described additional land located in Washington County, State of Utah to the Sage Canyon 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 May, 2020.

DECLARANT:
Salisbury Developers, Inc.

Rick Salisbury

By: Rick Salisbury
Its: President

STATE OF UTAH,)

:SS.

County of Washington.)

On this the 11 day of May, 2020, 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.





Notary Public

**EXHIBIT A
LEGAL DESCRIPTION
SAGE CANYON – PHASE 9 SUBDIVISION**

BEGINNING AT THE SOUTHWESTERLY BOUNDARY CORNER OF THE SAGE CANYON - PHASE 8 SUBDIVISION AND A POINT ON THE EASTERLY BOUNDARY OF THE SAGE CANYON - PHASE 7 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE SAID POINT BEING SOUTH 88°43'03" EAST ALONG THE SECTION LINE, A DISTANCE OF 495.743 FEET AND SOUTH 01°16'57" WEST 1277.503 FEET FROM THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°43'03" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 33), AND RUNNING THENCE ALONG SAID SAGE CANYON - PHASE 8 SUBDIVISION BOUNDARY THE FOLLOWING (3) THREE COURSES: (1) NORTH 62°49'01" EAST 597.032 FEET; (2) NORTH 62°48'59" EAST 584.634 FEET; AND (3) NORTH 64°37'55" EAST 25.000 FEET; THENCE SOUTH 25°22'05" EAST 258.313 FEET; THENCE SOUTH 64°37'55" WEST 25.000 FEET; THENCE SOUTH 63°01'47" WEST 553.441 FEET; THENCE SOUTH 27°03'14" EAST 3.402 FEET; THENCE SOUTH 63°02'29" WEST 45.000 FEET; THENCE SOUTH 63°02'55" WEST 558.065 FEET; THENCE SOUTH 63°02'58" WEST 17.500 FEET TO THE SOUTHEASTERLY BOUNDARY CORNER OF SAID SAGE CANYON - PHASE 7 SUBDIVISION AND A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 63°02'55" WEST); THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (3) THREE COURSES: (1) RUNNING NORTHWESTERLY ALONG THE ARC OF A 5007.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°06'56", A DISTANCE OF 10.100 FEET; (2) NORTH 27°04'01" WEST 236.773 FEET TO A POINT OF CURVATURE; AND (3) RUNNING NORTHWESTERLY ALONG THE ARC OF A 5007.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°06'58", A DISTANCE OF 10.148 FEET TO THE POINT OF BEGINNING.

CONTAINS 310,039 SQ. FT., (7.118 ACRES)