

After recording please mail to:

3000 East Holdings, L.L.C..

120 East St. George Blvd, Suite 301

St. George, Utah 84770

SUPPLEMENTARY

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

FOR

THE ARBORS - PHASE 10

3000 EAST HOLDINGS, L.L.C., a Utah corporation, as Declarant, pursuant to Article 2.4 of the Declaration of Covenants, Conditions, and Restrictions for The Arbors Subdivision, dated February 17 2017, and recorded on the records of the Washington County Recorder on April 6, 2017, as Document Number 20170014045 ("Declaration"), hereby files this Supplementary Declaration of Covenants, Conditions, and Restrictions for the Arbors Subdivision.

Declarant hereby adds the following described additional land located in Washington County, State of Utah to The Arbors 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 Supplementary Declaration shall be subject to the terms and conditions of the Declaration.

IN WITNESS WHEREOF, the undersigned has hereunto executed this Declaration this 28th day of

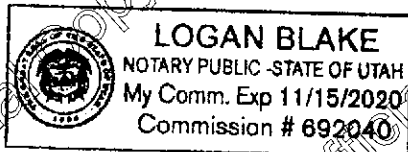
August, 2020.

DECLARANT:
3000 EAST HOLDINGS, L.L.C.


By: Brett Burgess
Its: Manager of 3000 EAST HOLDINGS, L.L.C.

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

On this the 28 day of August, 2020, before me
Logan Blake, a notary public, personally appeared Brett Burgess, 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
THE ARBORS - PHASE 10

BEGINNING AT A POINT ON THE WESTERLY BOUNDARY OF THE ARBORS - PHASE 8 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 88°42'32" WEST ALONG THE QUARTER SECTION LINE A DISTANCE OF 1918.590 FEET FROM THE CENTER QUARTER CORNER OF SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°48'18" EAST BETWEEN THE SOUTHWEST CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 10), AND RUNNING THENCE ALONG THE WESTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (5) FIVE COURSES: (1) SOUTH 00°42'50" WEST 389.563 FEET; (2) NORTH 88°42'38" WEST 95.524 FEET; (3) SOUTH 01°17'22" WEST 60.000 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 01°17'22" WEST); (4) RUNNING SOUTHEASTERLY ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.416 FEET; AND (5) SOUTH 01°17'22" WEST 106.952 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THE ARBORS - PHASE 4 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 88°42'38" WEST ALONG SAID SUBDIVISION BOUNDARY, A DISTANCE OF 173.756 FEET TO THE NORTHEAST BOUNDARY CORNER OF THE ARBORS - PHASE 3 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (4) FOUR COURSES: (1) NORTH 89°17'12" WEST 188.975 FEET; (2) NORTH 00°42'50" EAST 14.853 FEET; (3) NORTH 88°42'38" WEST 201.076 FEET; AND (4) NORTH 89°17'10" WEST 14.000 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LITTLE VALLEY ROAD, AS DEDICATED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 00°42'50" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 629.736 FEET; THENCE SOUTH 88°42'42" EAST 590.721 FEET; THENCE SOUTH 88°43'29" EAST 64.496 FEET TO THE NORTHWEST BOUNDARY CORNER OF SAID ARBORS - PHASE 8 SUBDIVISION; THENCE SOUTH 00°42'50" WEST ALONG SAID SUBDIVISION BOUNDARY, A DISTANCE OF 66.053 FEET TO THE POINT OF BEGINNING.

CONTAINS 402,808 SQ. FT., (9.247 ACRES)