

CCR Annexation Page 1 of 3
Gary Christensen Washington County Recorder
01/14/2021 03:43:21 PM Fee \$40.00 By JENKINS
BAGLEY SPERRY, PLLC

After recording mail to:
Double Dragon Investments, LLC
4663 S Medallion Dr
St George, UT 84790

Record against the property
described in Exhibit A

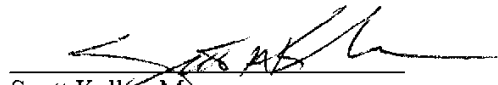
**ANNEXING AMENDMENT TO
FIFTH AMENDED AND RESTATED DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS
Chaco South Phase 1**

On March 25, 2020, Double Dragon Investments, LLC, a Utah limited liability company, the owner of 4.178 acres of real property described in that attached Exhibit A, which comprises the Chaco South Phase 1 subdivision in Washington County Utah, had the subdivision plat recorded with the Washington County Recorder, Doc. # 20200014811. The plat provides that all the Lots in the subdivision (Lots 46-47, 70-71, and 113-114) are subject to the Entrada at Snow Canyon development, including the development's declaration of covenants, conditions and restrictions.

Pursuant to the authority granted it in Section 11.1 of the Entrada at Snow Canyon Fifth Amended and Restated Declaration of Covenants, Conditions, and Restrictions recorded on September 29, 2011, as Doc. No. 20110029589 ("Declaration"), Double Dragon Investments, LLC, hereby subjects the property described in the attached Exhibit A to the provisions of the Declaration and the jurisdiction of the Entrada at Snow Canyon Property Owners Association, Inc., a Utah nonprofit corporation, effective March 25, 2020. Pursuant to Section 11.1 of the Declaration, this Annexing Amendment does not require the consent of the Entrada at Snow Canyon Property Owners Association, Inc.

Dated this 14th day of January, 2021.

Double Dragon Investments, LLC


Scott Keller, Manager

STATE OF UTAH)
)ss
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me on the 14th day of January, 2021, by Scott Keller, Manager of Double Dragon Investments, LLC, a Utah limited liability company.



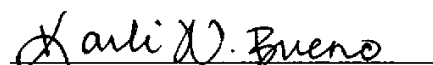

Notary Public

Exhibit A

PARCEL 1

A PARCEL OF LAND LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 01°13'53" WEST, 215.50 FEET ALONG THE SECTION LINE AND NORTH 90°00'00" WEST, 540.64 FEET FROM THE EAST 1/4 CORNER OF SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 51°38'07" WEST, 221.29 FEET; THENCE NORTH 57°28'43" WEST, 168.90 FEET; THENCE NORTH 57°27'57" WEST, 81.54 FEET; THENCE NORTH 82°50'12" WEST, 231.87 FEET TO THE EAST BOUNDARY LINE OF THE ENTRADA AT SNOW CANYON "CHACO WEST" PHASE 4A SUBDIVISION AS RECORDED AND FILED IN THE OFFICE OF THE RECORDER FOR WASHINGTON COUNTY, STATE OF UTAH; THENCE FOLLOWING ALONG THE EASTERLY AND SOUTHERLY BOUNDARY OF SAID SUBDIVISION IN THE FOLLOWING FOUR (4) COURSES: NORTH 32°58'30" EAST, 209.455 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF "KIVA TRAIL" PRIVATE ROAD, SAID POINT ALSO BEING ON THE ARC OF A 240.00 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 31°21'14" EAST; THENCE EASTERLY, 246.50 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°50'54" TO THE POINT OF TANGENCY; THENCE NORTH 62°30'20" EAST, 61.84 FEET TO THE POINT OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 27°29'40" EAST; THENCE EASTERLY TO SOUTHEASTERLY, 39.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE POINT OF TANGENCY, SAID POINT BEING ON THE WESTERLY BOUNDARY LINE OF THE ENTRADA AT SNOW CANYON "CHACO WEST" PHASE 1 SUBDIVISION AS RECORDED AND FILED IN THE OFFICE OF THE RECORDER FOR WASHINGTON COUNTY, STATE OF UTAH; THENCE FOLLOWING ALONG THE WESTERLY BOUNDARY OF SAID SUBDIVISION AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF "TACHEENE DRIVE" PRIVATE ROAD IN THE FOLLOWING TWO (2) COURSES: SOUTH 27°29'40" EAST, 211.97 FEET TO THE POINT OF A 390.00 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 62°30'20" EAST; THENCE SOUTHEASTERLY, 184.87 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°09'36" TO THE POINT OF A 30.00 FOOT RADIUS REVERSE CURVE. THE RADIUS POINT OF WHICH BEARS SOUTH 35°20'42" WEST; THENCE SOUTHERLY, 43.86 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°46'19" TO THE POINT OF TANGENCY; THENCE SOUTH 29°07'01" WEST, 56.95 FEET TO THE POINT OF A 190.00 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 60°52'59" EAST; THENCE SOUTHWESTERLY, 75.74 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°50'28" TO THE POINT OF BEGINNING. CONTAINING 135,486 SQ. FT. OR 3.110 ACRES MORE OR LESS.

PARCEL 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 01°13'53" WEST, 839.57 FEET ALONG THE SECTION LINE AND NORTH 90°0'00" EAST, 867.09 FEET FROM THE WEST 1/4 CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE SOUTHERLY BOUNDARY LINE OF THE ENTRADA AT SNOW CANYON "CHACO WEST" PHASE 1 SUBDIVISION AS RECORDED AND FILED IN THE OFFICE OF THE RECORDER FOR WASHINGTON COUNTY, STATE OF UTAH; RUNNING THENCE ALONG SAID SOUTHERLY BOUNDARY LINE AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF "CHACO TRAIL" PRIVATE STREET IN THE FOLLOWING THREE (3) COURSES: NORTH 86°20'11" EAST, 88.62 FEET TO THE POINT OF A 230.00 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 03°39'49" WEST; THENCE NORTHEASTERLY, 144.25 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°56'05" TO THE POINT OF TANGENCY; THENCE NORTH 50°24'06" EAST, 20.32 FEET TO THE WESTERLY BOUNDARY LINE OF THE ENTRADA AT SNOW CANYON "CHACO BENCH" -PHASE 1- SUBDIVISION; RUNNING THENCE ALONG SAID WESTERLY BOUNDARY LINE IN THE FOLLOWING TWO (2) COURSES: SOUTH 37°09'32" EAST, 136.27 FEET; THENCE SOUTH 27°51'43" EAST, 17.47 FEET; THENCE SOUTH 60°20'27" WEST, 147.45 FEET; THENCE NORTH 64°02'48" WEST, 50.04 FEET; THENCE SOUTH 62°49'20" WEST, 154.84 FEET TO THE POINT OF A 185.00 FOOT RADIUS CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH 62°51'55" EAST; THENCE NORTHWESTERLY, 19.79 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°07'50" TO THE POINT OF TANGENCY; THENCE NORTH 21°00'15" WEST, 115.75 FEET TO THE POINT OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH 68°59' 45" EAST; THENCE NORTHERLY, 26.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°51'41" TO THE SOUTHERLY BOUNDARY LINE OF THE ENTRADA AT SNOW CANYON "CHACO BENCH" -PHASE 1- SUBDIVISION, SAID POINT ALSO BEING ON THE ARC OF A 55.00 FOOT RADIUS REVERSE CURVE, THE RADIUS POINT OF WHICH BEARS NORTH 51°08'34" WEST; RUNNING THENCE ALONG SAID SOUTHERLY BOUNDARY LINE AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF "CHACO TRAIL" PRIVATE STREET IN THE FOLLOWING TWO (2) COURSES: NORTHEASTERLY, 10.13 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°33'18" TO THE POINT OF A 30.00 FOOT RADIUS REVERSE CURVE, THE RADIUS POINT OF WHICH BEARS SOUTH 61°41'52" EAST; THENCE NORTHEASTERLY, 30.39 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°02'03" TO THE POINT OF BEGINNING, CONTAINING 46.564 SQ. FT. OR 1.068 ACRES MORE OR LESS.