



**SUPPLEMENTAL DECLARATION  
FOR THE VILLAS AT SUN RIVER ST. GEORGE**

**PHASE 8**

Sun River Villas Development, LLC, a Utah limited liability company, Declarant under that certain Declaration of Covenants, Conditions, and Restrictions for The Villas at Sun River St. George (an age restricted community) filed of record on October 16, 2017, as Entry No. 20170041780, of the official Washington County Records, including any supplements or amendments thereto (the "Declaration"), hereby exercises its rights and privileges under said Declaration as follows:

1. Declarant hereby subjects Phase 8 of The Villas at Sun River St. George to the terms of this Supplemental Declaration as well as the terms of the Declaration and any amendments thereto. Phase 8 is located on the following described property in Washington County, State of Utah, including lots and common areas as set forth on the Plat filed concurrently herewith:

See Exhibit A attached hereto and incorporated herein for legal description.

2. Declarant hereby reserves all rights granted in the Declaration and amendments and supplements thereto.

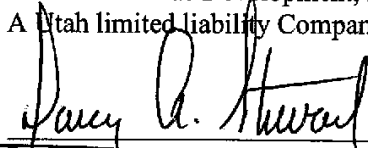
3. All other provisions of the Declaration and any amendment thereto modified or altered herein remain in full force and effect. In the event of a discrepancy between the Declaration, amendments thereto, and this Supplemental Declaration, this Supplemental Declaration shall control.

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DATED this 7<sup>th</sup> day of July, 2020.

DECLARANT:

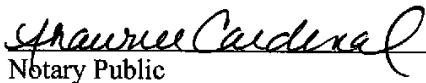
Sun River Villas Development, LLC  
A Utah limited liability Company



By: Darcy A. Stewart  
Its: Manager

STATE OF UTAH, )ss.  
County of Washington )

On this 7<sup>th</sup> day of October, 2020, personally appeared before me, Darcy A. Stewart, who being by me duly sworn did say that he is a Manager of Sun River Villas Development, LLC a Utah limited liability company, and that he executed the foregoing Supplemental Declaration on behalf said limited liability company being authorized and empowered to do so by the Operating Agreement of said company, and he did acknowledge to me that such company executed the same for the uses and purposes stated therein.

  
Notary Public



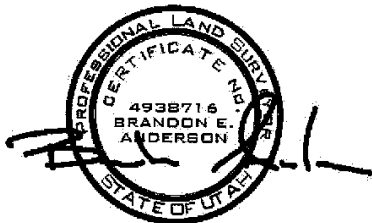
**Exhibit "A"**

**The Villas at Sun River Phase 8**

Beginning at a point on the northerly line of The Villas at Sun River Phase 3, said point being the southeast corner of The Villas at Sun River Phase 7, said point also being North 01°13'39" East 1,587.09 feet along the extension of the section line and East 3,974.25 feet from the Southwest Corner of Section 23, Township 43 South, Range 16 West, Salt Lake Base & Meridian, and running;

Thence northerly the following (9) courses along the easterly line of said Phase 7;  
thence North 32°51'40" East 64.00 feet;  
thence Easterly 31.42 feet along an arc of a 20.00 feet radius curve to the right (center bears South 57°08'20" East, long chord bears North 77°51'40" East 28.28 feet with a central angle of 90°00'00");  
thence North 32°51'40" East 30.00 feet;  
thence Northerly 31.42 feet along an arc of a 20.00 feet radius curve to the right (center bears North 32°51'40" East, long chord bears North 12°08'20" West 28.28 feet with a central angle of 90°00'00");  
thence North 32°51'40" East 136.15 feet;  
thence Easterly 31.42 feet along an arc of a 20.00 feet radius curve to the right (center bears South 57°08'20" East, long chord bears North 77°51'40" East 28.28 feet with a central angle of 90°00'00");  
thence North 03°28'51" West 37.24 feet;  
thence North 57°08'20" West 15.93 feet;  
thence North 32°51'40" East 118.50 feet to the southerly line of the Atkinville Interchange (HPP-15-195601);  
thence South 57°08'20" East 276.00 feet along said southerly line of Atkinville Interchange;  
thence South 32°51'40" West 118.50 feet;  
thence South 57°08'20" East 11.66 feet;  
thence South 03°18'52" West 34.48 feet;  
thence South 32°51'40" West 84.08 feet;  
thence South 57°08'20" East 8.53 feet;  
thence South 32°51'40" West 92.08 feet;  
thence South 69°15'39" West 37.27 feet;  
thence North 57°08'20" West 13.14 feet;  
thence South 32°51'40" West 84.00 feet;  
thence North 57°08'20" West 259.94 feet to the Point of Beginning.

Containing 121,566 square feet or 2.79 acres.



September 21, 2017