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**DOC # 20210071938**

Restrictive Page 1 of 3  
Gary Christensen Washington County Recorder  
11/08/2021 04:07:47 PM Fee \$ 40.00  
By SOUTHERN UTAH TITLE CO



After recording please mail to:  
Faction LLC  
619 S. Bluff St. Tower II  
St. George, UT 84770

**SUPPLEMENTARY  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
SAND RIDGE – PHASE 4 SUBDIVISION**

FACTION LLC, a Utah limited liability company, as Declarant, pursuant to Article 7.4 of the Declaration of Covenants, Conditions, and Restrictions for Sand Ridge Subdivision, dated June 22, 2020 and recorded on the records of the Washington County Recorder on August 10, 2020, as Document Number 20200042194, ("Declaration"), hereby files this Supplementary Declaration of Covenants, Conditions, and Restrictions for Sand Ridge Subdivision.

Declarant hereby adds the following described additional land located in Washington County, State of Utah to the Sand Ridge 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 28<sup>th</sup> day of June, 2021.

DECLARANT:  
FACTION, LLC

  
\_\_\_\_\_  
By: Troy Ence  
Its: Manager

STATE OF UTAH, )

:SS.

County of Washington. )

On this the 28 day of June, 2021, before me  
Logan Blake, a notary public, personally appeared Troy  
Ence, 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**  
**SAND RIDGE – PHASE 4 SUBDIVISION**

BEGINNING AT THE SOUTHEASTERLY BOUNDARY CORNER OF THE SAND RIDGE – PHASE 2 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 88°42'48" EAST ALONG THE SECTION LINE, A DISTANCE OF 22.384 FEET AND SOUTH 01°17'12" WEST 439.625 FEET FROM THE NORTH QUARTER 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 SOUTH 24°43'00" EAST 87.963 FEET; THENCE SOUTH 31°39'40" EAST 103.696 FEET; THENCE NORTH 86°02'05" EAST 97.426 FEET; THENCE SOUTH 05°06'21" EAST 100.342 FEET; THENCE SOUTH 29°27'52" EAST 49.552 FEET; THENCE SOUTH 04°18'48" EAST 135.223 FEET; THENCE SOUTH 83°46'56" WEST 85.448 FEET; THENCE SOUTH 82°29'19" WEST 97.197 FEET; THENCE SOUTH 75°26'48" WEST 50.055 FEET; THENCE SOUTH 78°08'40" WEST 100.000 FEET; THENCE SOUTH 77°47'55" WEST 88.002 FEET; THENCE SOUTH 77°13'47" WEST 88.011 FEET; THENCE SOUTH 76°27'46" WEST 87.096 FEET; THENCE SOUTH 75°07'28" WEST 86.236 FEET; THENCE SOUTH 74°03'31" WEST 86.211 FEET; THENCE SOUTH 73°00'00" WEST 86.273 FEET; THENCE SOUTH 71°52'40" WEST 86.417 FEET; THENCE SOUTH 68°34'24" WEST 86.457 FEET; THENCE SOUTH 67°41'14" WEST 98.790 FEET; THENCE SOUTH 64°37'55" WEST 25.000 FEET TO THE EASTERLY BOUNDARY OF THE SAGE CANYON – PHASE 11 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 25°22'05" WEST ALONG SAID SUBDIVISION BOUNDARY AND THE EASTERLY BOUNDARY OF THE SAGE CANYON – PHASE 10 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, A DISTANCE OF 272.872 FEET TO THE SOUTHWEST CORNER OF SAID SAND RIDGE – PHASE 2 SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (15) FIFTEEN COURSES: (1) NORTH 64°37'55" EAST 25.000 FEET; (2) NORTH 63°08'15" EAST 106.636 FEET; (3) NORTH 69°44'11" EAST 90.771 FEET; (4) NORTH 70°36'53" EAST 89.655 FEET; (5) NORTH 68°04'12" EAST 89.334 FEET; (6) NORTH 68°54'55" EAST 89.496 FEET; (7) NORTH 69°55'33" EAST 89.770 FEET; (8) NORTH 70°55'04" EAST 90.294 FEET; (9) NORTH 71°28'04" EAST 90.710 FEET; (10) NORTH 73°03'53" EAST 62.387 FEET; (11) NORTH 03°46'53" WEST 75.800 FEET; (12) NORTH 64°37'55" EAST 106.600 FEET; (13) NORTH 64°37'55" EAST 50.000 FEET; (14) NORTH 25°22'05" WEST 5.638 FEET; AND (15) NORTH 64°39'22" EAST 101.000 FEET TO THE POINT OF BEGINNING.

CONTAINS 387,700 SQ. FT., (8.900 ACRES)