



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 16 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 1 day of October, 2021.

DECLARANT:  
Salisbury Developers, Inc.

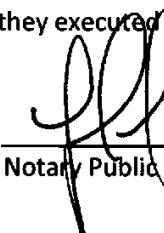
Rick - —  
By: Rick Salisbury  
Its: President

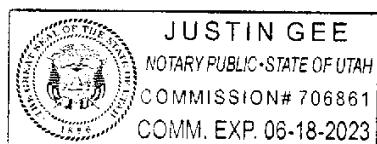
STATE OF UTAH, )

:SS.

County of Washington. )

On this the 1 day of October, 2021, 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.

  
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Notary Public



**EXHIBIT A  
LEGAL DESCRIPTION  
SAGE CANYON – PHASE 16 SUBDIVISION**

BEGINNING AT THE SOUTHEASTERLY BOUNDARY CORNER OF THE SAGE CANYON – PHASE 15 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 1091.295 FEET AND SOUTH 01°17'12" WEST 656.955 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°42'48" EAST BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SAID SECTION 33), AND RUNNING THENCE SOUTH 15°09'26" EAST 97.302 FEET; THENCE SOUTH 01°50'17" WEST 297.125 FEET; THENCE SOUTH 03°38'19" WEST 19.528 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHERN PARKWAY; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (3) THREE COURSES: (1) NORTH 86°21'41" WEST 43.054 FEET; (2) SOUTH 68°16'13" WEST 108.207 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 01°32'00" WEST); AND (3) RUNNING SOUTHWESTERLY ALONG THE ARC OF A 4150.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°15'51", A DISTANCE OF 743.441 FEET; THENCE NORTH 08°43'50" WEST 19.024 FEET; THENCE NORTH 08°45'21" WEST 120.000 FEET; THENCE NORTH 12°14'37" WEST 45.083 FEET; THENCE NORTH 08°47'32" WEST 106.765 FEET TO A POINT ON THE EXTENSION OF THE SOUTHERLY BOUNDARY OF SAID SAGE CANYON – PHASE 15 SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY AND LINE EXTENDED THE FOLLOWING (11) ELEVEN COURSES: (1) NORTH 83°46'56" EAST 172.691 FEET; (2) NORTH 79°26'44" EAST 89.196 FEET; (3) NORTH 81°56'07" EAST 85.157 FEET; (4) NORTH 78°59'47" EAST 85.106 FEET; (5) NORTH 84°52'18" EAST 85.171 FEET; (6) NORTH 87°05'36" EAST 85.788 FEET; (7) NORTH 82°11'03" EAST 84.377 FEET; (8) NORTH 07°14'36" WEST 20.001 FEET; (9) NORTH 74°50'34" EAST 153.615 FEET; (10) NORTH 15°09'26" WEST 35.076 FEET; AND (11) NORTH 74°50'34" EAST 102.500 FEET TO THE POINT OF BEGINNING.

CONTAINS 296,250 SQ. FT., (6.801 ACRES)