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Gary Christensen Washington County Recorder
08/12/2022 12:06:01 PM Fee \$ 40.00
By SOUTHERN UTAH TITLE CO

After recording please mail to:
The Ledges at Snow Canyon, L.L.C.
113 East 200 North, Suite 2
St. George, Utah 84770



**SUPPLEMENTARY
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
FISH ROCK – PHASE 4 SUBDIVISION**

The Ledges at Snow Canyon, L.L.C., a Utah limited liability company, as Declarant, pursuant to Article 14.2 of the Neighborhood Declaration of Covenants, Conditions, and Restrictions for The Ledges of St. George Fish Rock Subdivision, dated December 18, 2018, and recorded on the records of the Washington County Recorder on January 15, 2019, as Document Number 20190001792 (“Declaration”), hereby files this Supplementary Declaration of Covenants, Conditions, and Restrictions for Tonaquint Cove Subdivision.

Declarant hereby adds the following described additional land located in Washington County, State of Utah to The Ledges of St. George Fish Rock 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.

**EXHIBIT A
LEGAL DESCRIPTION
FISH ROCK – PHASE 4 SUBDIVISION**

BEGINNING THE NORTHEASTERLY BOUNDARY CORNER OF THE FISH ROCK – PHASE 3 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE SAID POINT BEING SOUTH 88°52'06" EAST ALONG THE SECTION LINE, A DISTANCE OF 609.970 FEET AND SOUTH 1311.740 FEET FROM THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°40'34" EAST BETWEEN THE NORTH QUARTER CORNER OF SECTION 27 AND THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN), SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 30°16'37" WEST), AND RUNNING THENCE ALONG THE ARC OF A 525.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°07'34", A DISTANCE OF 92.785 FEET; THENCE SOUTH 49°35'49" EAST 390.034 FEET; THENCE SOUTH 40°24'11" WEST 344.275 FEET; THENCE SOUTH 31°40'38" WEST 235.469 FEET; THENCE SOUTH 43°00'23" WEST 118.104 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THE LEDGES OF ST. GEORGE POCKET MESA – PHASE 4 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 50°11'27" WEST ALONG SAID SUBDIVISION BOUNDARY, A DISTANCE OF 118.104 FEET TO THE SOUTHEASTERLY BOUNDARY CORNER OF THE FISH ROCK – PHASE 2 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SUBDIVISION BOUNDARY AND THE BOUNDARY OF THE FISH ROCK – PHASE 3 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE THE FOLLOWING (10) COURSES: (1) NORTH 36°13'01" WEST 170.000 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 36°13'01" WEST); (2) RUNNING NORTHEASTERLY ALONG THE ARC OF A 772.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°31'54", A DISTANCE OF 34.133 FEET; (3) NORTH 38°44'55" WEST 44.853 FEET; (4) NORTH 38°31'03" WEST 130.030 FEET; (5) NORTH 46°29'09" EAST 99.732 FEET; (6) NORTH 36°54'29" EAST 99.751 FEET; (7) NORTH 27°21'53" EAST 99.774 FEET; (8) NORTH 20°21'33" EAST 103.970 FEET; (9) NORTH 18°52'32" EAST 273.303 FEET; AND (10) NORTH 30°16'37" EAST 50.000 FEET TO THE POINT OF BEGINNING.

CONTAINS 289,694 SQ. FT., (6.650 ACRES)

S6-7272-C