

WHEN RECORDED RETURN TO:

Cole West Home
1222 W. Legacy Crossing Blvd. Ste. 6
Centerville, UT 84014



W-4-2-7-100, W-4-2-110, W-4-2-18-110, W-4-2-17-440
W-PL

**NOTICE OF REMOVAL OF LAND & AMENDMENT OF THE
AMENDED AND RESTATED RESIDENTIAL DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR CORAL CANYON**

This Notice of Removal of Land & Amendment of the Declaration of Covenants, Conditions and Restrictions for Coral Canyon ("**Notice of Removal**") is made and executed on the date set forth below, by the Coral Canyon Master Residential Owners Association, a Utah nonprofit corporation, ("**Association**") and the undersigned owners of the Subject Property.

RECITALS

A. This Notice of Removal affects the real property situated in Washington County described with particularity on Exhibit A, which exhibit is attached hereto and incorporated herein by reference (the "**Subject Property**") and shall be binding on all parties having or acquiring any right, title, or interest to the Subject Property or any part thereof.

B. The Subject Property is owned by the School and Institutional Trust Lands Administration of the State of Utah ("**SITLA**").

C. The Residential Declaration of Covenants, Conditions and Restrictions for Coral Canyon was recorded in the Washington County Recorder's Office on March 21, 2000 as Entry Number 00679603 ("**Original Declaration**").

D. The Amended and Restated Residential Declaration of Covenants, Conditions and Restrictions for Coral Canyon was recorded in the Washington County Recorder's Office on April 03, 2002 as Entry Number 00759602 ("**Amended and Restated Declaration**"), which entirely superseded and replaced the Original Declaration.

E. Cole West Land, LLC, a Utah limited liability company ("**Declarant**") is the current holder of any Declarant rights under the Amended and Restated Declaration, by assignment. The Association and the owners of the Subject Property desire to withdraw or otherwise de-annex the Subject Property from the Covered Property, and release and rescind the covenants, conditions and restrictions imposed by the Amended and Restated Declaration and all amendments thereto in relation to the Subject Property.

F. The undersigned entities comprise all of the owners and interest holders of the Subject Property at the time of the recording of this Notice of Removal and hereby consent to its adoption.

G. At the time of the recording of this Notice of Removal, the Class B Membership period has expired.

H. This Notice of Removal is made pursuant de-annexation requirements contained in Section 3.4 of the Amended and Restated Declaration and is executed by the owner of each portion of the Subject Property, no Association recreation facilities have been

constructed on the Subject Property, and no access or necessary rights of way for current residents are diminished as a result of the de-annexation of the Subject Property.

I. This Notice of Removal is secondarily made pursuant the amendment requirements contained in Section 11.2 of the Amended and Restated Declaration, the undersigned hereby certifies that this Notice of Removal was properly approved and adopted by the Association.

J. The affirmative vote of more than seventy-five percent (75%) of the authorized votes of the Members was obtained for the adoption of this Notice of Removal.

NOW THEREFORE, in consideration of the recitals set forth above, the Declarant and Association hereby declare and certify as follows:

1. De-Annexation of Land. The Declarant and Association hereby remove Subject Property from the Covered Property and rescinds both the Original Declaration and Amended and Restated Declaration from the Subject Property in its entirety, including all amendments and supplements thereto.

2. Termination of Covenants. The covenants, conditions, restrictions, assessments, and easements and all other terms and conditions as contained in both the Original Declaration and Amended and Restated Declaration no longer apply to or be a burden upon the Subject Property.

3. Termination of Membership. Effective herewith, the owners of the Subject Property are no longer be members of the Association, and all rights and obligations of such membership shall be terminated upon recording of this Notice of Removal.

4. Assignment and Transfer of Declarant Rights. All parties claiming any rights, benefits, obligations, liabilities, or duties as a "declarant" under the Original Declaration or the Amended and Restated Declaration hereby assign and transfer all "declarant" rights, benefits, obligations, liabilities, or duties, if any at all remain, to the Association. The Association hereby accepts such assignment and transfer. Hereafter, neither SITLA nor Cole West Land, LLC shall have any right or obligation related to or arising out of the development, construction, or sale of any land within the Coral Canyon subdivisions or the management of the Association.

5. Declaration. Except as modified by this Notice of Removal, the Amended and Restated Declaration will remain in full force and effect on the remainder of the Covered Property.

6. Defined Terms. All defined terms or capitalized terms as used in this Notice of Removal shall have the same meaning as defined in the Amended and Restated Declaration, unless otherwise set forth herein.

7. Severability. Any determination by any court of competent jurisdiction that any provision of this Notice of Removal is invalid or unenforceable shall not affect the validity or enforceability of any of the other provisions hereof.

8. Effective Date. This Notice of Removal shall take effect upon being recorded with the Washington County Recorder.

* * * *

Signature Pages to Follow

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IN WITNESS WHEREOF, the Association has caused this Notice of Removal to be executed by its duly authorized representatives this 10TH day of SEPTEMBER, 2022.

CORAL CANYON MASTER RESIDENTIAL OWNERS ASSOCIATION
a Utah nonprofit corporation

By: William Starks

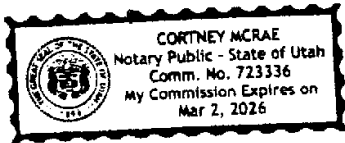
Name: William Starks

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

Its: President

On the 10TH day of SEPTEMBER, 2022, personally appeared before me WILLIAM STARKS, who by me being duly sworn, did say that she/he is an authorized representative of the Coral Canyon Master Residential Owners Association, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: CM



IN WITNESS WHEREOF, the Association has caused this Notice of Removal to be executed by its duly authorized representatives this 19TH day of SEPTEMBER, 2022.

CORAL CANYON MASTER RESIDENTIAL OWNERS ASSOCIATION
a Utah nonprofit corporation

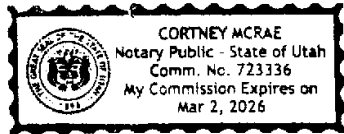
By: Nancy Schriever

Name: Nancy Schriever

Its: Secretary

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On the 19TH day of SEPTEMBER, 2022, personally appeared before me NANCY ANN SCHRIEVER, who by me being duly sworn, did say that she/he is an authorized representative of the Coral Canyon Master Residential Owners Association, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.



Notary Public: [Signature]

IN WITNESS WHEREOF, the undersigned hereby approves and consents to the
recording of this Notice of Removal against the Subject Property this 20th day of
SEPTEMBER, 2022.

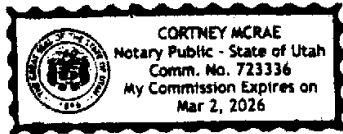
SUBJECT PROPERTY OWNER

**THE STATE OF UTAH, acting through the
SCHOOL AND INSTITUTIONAL TRUST LANDS
ADMINISTRATION ("SITLA")**

By: [Signature]
Name: Kyle Pasley
Its: Managing Director

STATE OF UTAH)
COUNTY OF WASHINGTON) ss.

On the 20th day of SEPTEMBER, 2022, personally appeared before me
KYLE PASLEY, who by me being duly sworn, did say that she/he
is an authorized representative of the SITLA, and that the foregoing instrument is signed on
behalf of said owner and executed with all necessary authority.



Notary Public: [Signature]

APPROVED AS TO FORM:

Sean D. Reyes
Attorney General

By: Chris Shiraldi

Name: Chris Shiraldi
Title: Special Assistant Attorney General

IN WITNESS WHEREOF, the undersigned hereby approves and consents to the
 recordation of this Notice of Removal against the Subject Property this 20TH day of
SEPTEMBER, 2022.

DECLARANT & SUBJECT PROPERTY LESSEE

COLE WEST LAND, LLC, a Utah limited liability
 company

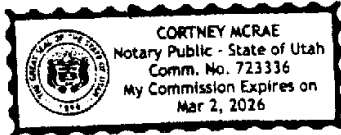
By: *Chris Winter*

Name: Chris Winter

Its: Authorized Agent

STATE OF UTAH)
) ss.
 COUNTY OF WASHINGTON)

On the 20TH day of SEPTEMBER, 2022, personally appeared before me
CHRIS WINTER, who by me being duly sworn, did say that she/he
 is an authorized representative of the company, and that the foregoing instrument is signed on
 behalf of said owner and executed with all necessary authority.



Notary Public: *Cortney McRae*

EXHIBIT "A"
SUBJECT PROPERTY/WITHDRAWN LAND

CORAL CANYON AREA 3 LEGAL DESCRIPTION

Beginning at the North 1/4 corner of Section 7, Township 42 South, Range 14 West, Salt Lake Base and Meridian, running thence North 1°17'40" West, 1167.15 feet along the center section line to a point on the boundary of Coral Canyon Subdivision, Area 2 – Phase 3; thence along said boundary as follows: South 56°43'19" East, 1508.21 feet to a point on the boundary of Estates at Burke Springs Subdivision; thence along said boundary as follows: South 1°47'35" East, 150.27 feet; thence South 52°50'25" East, 106.03 feet; thence South 1°15'57" East, 147.15 feet to a point on the section line; thence South 89°05'27" East, 387.25 feet along the section line to the Northwest corner of Coral Canyon Subdivision, Area 2 – Phase 1; thence along said boundary as follows: South 0°35'57" East, 105.60 feet; thence South 36°52'46" East, 215.88 feet; thence South 17°58'34" West, 244.60 feet; thence South 54°31'53" East, 388.39 feet to a point on the boundary of Coral Canyon Subdivision, Area 6 – Phase 1; thence along said boundary as follows: Southwesterly 293.27 feet along a 465.00 foot radius curve to the left, radius point bears South 48°07'42" East; thence Southwesterly 293.27 feet along the arc of said curve through a central angle of 36°08'10"; thence South 5°44'08" West, 340.13 feet to the point of curve of a 715.00 foot radius curve to the left; thence Southeasterly 538.48 feet along the arc of said curve through a central angle of 43°09'01"; thence South 52°35'07" West, 112.35 feet to a point on the boundary as follows: North 67°54'54" West, 825.18 feet; thence North 63°58'55" West, 68.71 feet; thence North 81°54'29" West, 65.00 feet to a point on a 467.50 foot radius curve to the left, radius point bears North 81°54'29" West; thence Southwesterly 264.03 feet along the arc of said curve through a central angle of 32°21'32"; thence South 40°27'03" West, 267.97 feet; thence South 72°56'16" West, 685.35 feet; thence leaving said boundary and running North 40°28'45" West, 327.21 feet; thence North 46°25'46" West, 171.31 feet; thence North 4°14'38" West, 567.08 feet; thence North 13°25'06" West, 477.18 feet; thence North 13°27'52" West, 860.98 feet to a point on the section line; thence South 89°01'27" East, 527.77 feet along the section line to the point of beginning.

Containing 120.319 acres

CORAL CANYON AREAS 5, 8, AND 13 LEGAL DESCRIPTION

Beginning at a point South 88°56'17" East, 2080.67 feet along the section line and South 2054.37 feet from the Northwest corner of Section 18, Township 42 South, Range 14 West, Salt Lake Base and Meridian, said point being the Southeasterly corner of Highland Park Area 4 – Phase 1 Subdivision, running thence along the Easterly boundary of said subdivision the following three (3) courses: North 35°23'48" East, 901.34 feet; thence North 52°06'47" East, 222.43 feet; thence North 02°30'05" East, 177.90 feet to a point on the Southeasterly right of way line of Telegraph Road; thence more or less along said Southerly right of way line the following twenty six (26) courses: Northeasterly 84.80 feet along the arc of a 1377.33 foot radius curve to the left through a central angle of 03°31'39", radius point bears North 18°10'55" West; thence North 68°17'26" East,

207.08 feet; thence South 01°30'23" West, 38.08 feet; thence North 68°17'26" East, 304.48 feet to the point of curve of a 1084.25 foot radius curve to the left; thence Northeasterly 369.05 feet along the arc of said curve through a central angle of 19°30'08"; thence North 48°47'18" East, 259.47 feet to the point of a curve of a 1212.33 foot radius curve to the right; thence Northeasterly 360.36 feet along the arc of said curve through a central angle of 17°01'52"; thence North 65°49'11" East, 539.58 feet more or less to a point on the North line of said Section 18; thence North 88°57'23" West, 82.13 feet along said North section line; thence North 65°49'11" East, 1084.99 feet; thence North 66°14'13" East, 142.40 feet; thence North 66°39'15" East, 486.86 feet; thence North 23°20'44" West, 5.00 feet; thence North 66°39'15" East, 309.10 feet to the point of curve of a 1208.30 foot radius curve to the left; thence Northeasterly 461.11 feet along the arc of said curve through a central angle of 21°51'55"; thence North 44°47'20" East, 1220.68 feet to the point of curve of a 1088.29 foot radius curve to the right; thence Northeasterly 277.28 feet along the arc of said curve through a central angle of 14°35'54"; thence North 59°23'14" East, 394.26 feet to the point of curve of a 1060.65 foot radius curve to the left; thence Northeasterly 735.53 feet along the arc of said curve through a central angle of 39°43'59"; thence North 19°39'15" East, 231.03 feet to the point of curve of a 1744.48 foot radius curve to the right; thence Northeasterly 962.50 feet along the arc of said curve through a central angle of 31°36'45"; thence North 51°16'00" East, 694.38 feet to the point of curve of a 3340.00 foot radius curve to the left; thence Northeasterly 694.96 feet along the arc of said curve through a central angle of 11°55'18"; thence North 39°20'42" East, 192.49 feet; thence North 50°39'18" West, 10.00 feet to the point of curve of a 1150.00 foot radius curve to the right, radius point bears South 50°39'18" East; thence Northeasterly 795.06 feet along the arc of said curve through a central angle of 39°36'43"; thence leaving Telegraph Road right of way running South 01°06'38" West, 173.94 feet to the Northeast corner of Section 8, Township 42 South, Range 14 West, Salt Lake Base and Meridian; thence South 01°05'53" West, 1338.15 feet more or less to the Southeast corner of Sectional Lot 1 of said Section 8; thence North 88°43'32" West, 658.07 feet along the South line of said Sectional Lot 1; thence along the 1/64th lines of said Section 8 more or less the following seven (7) courses: South 01°09'07" West, 668.14 feet; thence North 88°38'41" West, 658.70 feet; thence South 01°12'21" West, 667.21 feet; thence North 88°33'51" West, 659.33 feet; thence South 01°23'21" West, 663.68 feet; thence North 88°39'23" West, 658.46 feet; thence South 01°18'52" West, 664.74 feet to the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 8; thence more or less along the 1/256th lines of said Section 8 the following eight (8) courses: North 88°25'46" West, 328.89 feet; thence South 01°19'23" West, 332.14 feet; thence North 88°23'21" West, 328.94 feet; thence South 01°19'54" West, 331.91 feet; thence North 88°20'56" West, 328.99 feet; thence South 01°20'25" West, 331.60 feet; thence North 88°19'19" West, 329.04 feet; thence South 01°20'56" West, 331.45 feet to a point on the South line of said Section 8; thence North 88°16'07" West, 658.15 feet more or less along the section line to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 17, Township 42 South, Range 14 West, Salt Lake Base and Meridian; thence South 01°09'34" West, 660.76 feet along the 1/64th line to the Southeast corner of said Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 17; thence North 88°22'10" West, 658.65 feet along the South line of said Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 17 to the East line of said Section 18; thence South 01°11'53" West, 336.93 feet along the Section line to angle point AP-1 as shown on the "Dependent Resurvey, Subdivision of Sections and Metes and Bounds Survey" by the Bureau of Land Management, dated November 23, 2005 on file in the BLM Cadastral Survey Records; thence along the metes and bounds survey line through Section 18 as shown on said Dependent Resurvey the following seven (7) courses: South 48°22'11" West, 610.30 feet; thence South 40°37'23" West, 618.49 feet; thence South 08°19'20" East, 741.58 feet; thence South 52°03'11" West, 523.97 feet;

thence South 29°29'41" West, 309.41 feet; thence South 42°11'41" West, 1559.78 feet; thence South 54°29'29" West, 470.71 feet to a point on the North-South center section line of said Section 18; thence North 01°29'59" East, 1371.81 feet along the center section line to the Southeast corner of Sectional Lot 36 of said Section 18; thence North 88°52'58" West, 947.63 feet along the South line of said Sectional Lot 36 and the South line of Sectional Lot 38; thence North 01°30'12" East, 1250.64 feet to the point of beginning.

Containing 373.68 acres more or less.

* * * *

CORAL CANYON AREA 10 LEGAL DESCRIPTION

Beginning at a point North 00°22'33" East, 18.96 feet along the section line from the West 1/4 corner of Section 4, Township 42 South, Range 14 West, Salt Lake Base and Meridian, said point also being on the Northeasterly right of way line of Utah State Highway U-9, running thence North 49°13'12" West, 365.19 feet along said right of way line to the Southeasterly corner of Coral Springs Condominiums Phase 1 filed as document no. 20060051812 in the office of the Washington County Recorder; thence along the Southeasterly boundary of Coral Springs Condominiums Phase 1 the following five (5) courses: North 40°49'42" East, 165.55 feet; thence North 09°54'17" East, 142.85 feet; thence North 01°57'27" West, 134.36 feet; thence North 35°26'49" East, 421.96 feet; thence North 01°06'49" West, 111.00 feet to the Southeasterly corner of Coral Springs Condominiums Phase 2 filed as document no. 20080002379 in the office of the Washington County Recorder; running thence along the Southeasterly boundary of said Coral Springs Condominiums Phase 2 the following six (6) courses: North 52°08'16" East, 223.04 feet; thence North 16°32'00" East, 292.85 feet; thence North 41°04'16" East, 310.01 feet; thence South 84°14'12" East, 63.51 feet; thence North 20°29'44" East, 153.47 feet; thence North 59°29'19" East, 152.44 feet to the Southeasterly corner of a parcel of land described in document no. 20120019889 as filed in the office of the Washington County Recorder; running thence along the Easterly and Northerly boundary of said parcel the following six (6) courses: North 29°52'49" East, 164.10 feet; thence North 20°37'17" East, 286.54 feet; thence North 43°57'12" East, 128.95 feet; thence North 11°08'24" East, 142.74 feet; thence North 28°01'53" East, 145.92 feet; thence North 33°22'56" East, 206.03 feet to a point on the boundary of that certain parcel described in document no. 20210044852 as filed in the office of the Washington County Recorder; thence along said boundary the following seven (7) courses: North 72°00'23" East, 120.03 feet; thence North 89°54'10" East, 115.41 feet; thence North 12°17'16" East, 99.91 feet; thence North 30°11'36" East, 71.04 feet; thence North 15°11'01" East, 147.25 feet; thence North 11°15'32" East, 49.53 feet; thence North 35°27'03" East, 83.66 feet to a point on the Southerly right of way line of Foothills Canyon Drive as shown on the Foothills Canyon Drive Roadway Dedication Plat recorded as document no. 20080030227 in the office of the Washington County Recorder; thence along the Southerly and Westerly right of way line of Foothills Canyon Drive the following nine (9) courses: North 82°14'26" East, 188.08 feet to the point of curve of a 530.00 foot radius curve to the right thence Southeasterly 767.17 feet along the arc of said curve through a central angle of 82°56'07"; thence South 14°49'27" East, 213.72 feet to the point of curve of a 460.00 foot radius curve to the right; thence Southwesterly 326.79 feet along the arc of said curve through a central angle of 40°42'13" to the point of curve of a 540.00 foot radius reverse curve; thence Southeasterly 308.33 feet along the arc of said curve through a central angle of 32°42'55" to the point of curve of a

460.00 foot radius reverse curve; thence Southwesterly 204.85 feet along the arc of said curve through a central angle of 25°30'57" to the point of curve of a 540.00 foot radius reverse curve; thence Southeasterly 253.39 feet along the arc of said curve through a central angle of 26°53'06" to the point of curve of a 960.00 foot radius reverse curve; thence Southwesterly 946.29 feet along the arc of said curve through a central angle of 56°28'40" to the point of curve of a 540.00 foot radius reverse curve; thence Southeasterly 781.93 feet along the arc of said curve through a central angle of 82°57'57"; thence S34°41'35"E, 29.63 feet more or less to a point on the right of way line of Old Highway 91, said point also being on a 650.10 foot radius curve to the left, radius point bears South 38°12'43" East; thence Southwesterly along the arc of said curve and said right of way line 353.76 feet through a central angle of 31°10'40" to the Northeasterly corner of a parcel of land described in document no. 552744 as filed in the office of the Washington County Recorder; running thence along the Northerly and Westerly boundary of said parcel the following four (4) courses: North 73°35'59" West, 226.50 feet; thence South 16°24'01" West, 139.00 feet; thence South 30°30'26" West, 99.86 feet; thence South 00°52'12" West, 205.77 feet more or less to a point on the Northerly right of way line of Utah State Highway U-9, said point also being on a 1709.86 foot radius non-tangent curve to the right, radius point bears North 07°36'33" West; thence Northwesterly 1449.50 feet along the arc of said curve and said right of way through a central angle of 48°34'16"; thence continuing along said right of way running North 49°13'12" West, 168.50 feet to the point of beginning.

Containing 143.737 acres more or less.