

Restrictive Page 1 of 6

Gary Christensen Washington County Recorder

04/06/2023 04:11:10 PM Fee \$40.00 By

BANGERTE FRAZIER GROUP, PC

WHEN RECORDED RETURN TO:
50 E 2500 N Ste. 101,
North Logan, UT 84341

Recorded against the property
Described in Exhibit A

**SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS FOR AZALEA TOWNHOMES**

This Supplemental Declaration to the Declaration of Covenants, Conditions, and Restrictions for Azalea Townhomes ("Supplemental Declaration") is executed and adopted by Visionary Homes 2020, LLC, a Utah limited liability company ("Declarant").

RECITALS

- A. This Supplemental Declaration shall supplement the Declaration of Covenants, Conditions, and Restrictions for Azalea Townhomes recorded with the Washington County Recorder's Office on January 19, 2021 as Entry No. 20210003800 ("Declaration").
- B. Visionary Homes 2020, LLC is the Declarant as identified and set forth in the Declaration.
- C. As set forth in the Declaration and the Azalea Townhomes Phase 2, 3 & 4 plat map ("plat map") Declarant consents to expanding the Project and/or subjecting the real property described in Exhibit A ("subject property") to the terms and conditions set forth herein.
- D. Under the terms of the Declaration, Declarant reserved the unilateral right to add Additional Land to the Project and/or define additional rights and use restrictions for portions of Additional Land without the requirement of Owner vote or consent.
- E. Declarant desires to confirm that the subject property as set forth herein, is subject to the terms, covenants and restrictions contained in the Declaration and as hereinafter provided for.
- F. Capitalized terms shall have the same meaning as set forth in the Declaration.

NOW THEREFORE, in consideration of the recitals set forth above, the Declarant hereby declares and certifies as follows:

1. Submission. Declarant hereby confirms that all of the real property identified on Exhibit A attached hereto, together with (i) all buildings, improvements, and structures situated on or comprising a part of the above-described real property, whether now existing or hereafter constructed; (ii) all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying said real property; and (iii) all articles of personal property intended for use in connection therewith (collectively referred to herein as the “subject property”) is subject to the Declaration (including all amendments thereto) and part of the Project. The subject property shall be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, charges, and liens set forth in the Declaration, this Supplemental Declaration, and all supplements and amendments thereto.
2. Plat. The real property described in paragraph 1, and the improvements thereon, all of which are submitted to the terms and conditions of this Supplemental Declaration, are more particularly set forth in the plat map, which plat map is recorded in the office of the Washington County Recorder and incorporated herein.
3. Membership. The Owner of each Unit within the subject property is a member of the Azalea Townhomes Homeowners Association, Inc. (“Association”) and shall be entitled to all benefits and voting rights of such membership and shall be subject to the Declaration (including all amendments thereto), as may be amended from time to time.
4. Common Area. The Common Areas, Limited Common Areas, Units, open spaces, civic spaces, streets, and all other areas shall be owned and maintained as indicated on the plat and Declaration (including all amendments thereto).
5. Reservation of Declarant’s Rights. Pursuant to the Declaration (including all amendments thereto), all rights concerning the Project reserved to Declarant as set forth in the Declaration are hereby incorporated and reserved to Declarant with respect to the subject property. The exercise of Declarant’s rights concerning such subject property shall be governed by the terms, provisions and limitations set forth in the Declaration (including all amendments thereto).

IN WITNESS WHEREOF, the undersigned, acting as Declarant, hereby adopts and consents to the terms of this Supplemental Declaration this 6 day of April, 2023.

DECLARANT
VISIONARY HOMES 2020, LLC
a Utah limited Liability Company

By: Reed Scow
Name: Reed Scow
Its Manager/Authorized Representative

STATE OF UTAH)
COUNTY OF Cache) ss
)

On the 6 day of April, 2023 personally appeared before me Reed Scow who by me begin duly sworn, did say that he/she is an authorized representative of Visionary Homes 2020, LLC, and/or in the capacity as the Manager/Authorized Representative of Visionary Homes 2020, LLC and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Kaye Lucherini

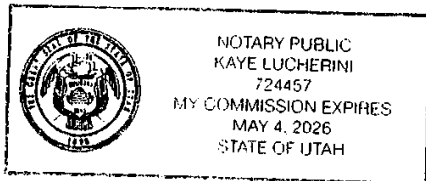


EXHIBIT A
(Legal Description)

Beginning at a point on the Center section line said point being on the easterly line of Sage Villas, said point also being North 00°41'25" East 419.28 feet along the section line from the South Quarter Corner of Section 6, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence North 00°41'25" East 593.83 feet along said Center section line to the southerly line of Azalea Townhomes Phase 1;

thence the following (66) courses along said westerly line of Azalea Townhomes Phase 1;

thence South 52°31'45" East 2.86 feet;
thence North 37°28'15" East 4.65 feet;
thence South 52°31'45" East 19.30 feet;
thence South 37°28'15" West 4.00 feet;
thence South 52°31'45" East 15.00 feet;
thence South 37°28'15" West 5.00 feet;
thence South 52°31'45" East 25.70 feet;
thence North 37°28'15" East 4.83 feet;
thence South 52°31'45" East 24.97 feet;
thence South 37°28'15" West 4.67 feet;
thence South 52°31'45" East 40.03 feet;
thence North 37°28'15" East 4.84 feet;
thence South 52°31'45" East 19.30 feet;
thence South 37°28'15" West 2.90 feet;
thence South 52°31'45" East 35.23 feet;
thence North 37°28'15" East 4.14 feet;
thence South 52°31'45" East 25.00 feet;
thence North 37°28'15" East 4.00 feet;
thence South 52°31'45" East 29.30 feet;
thence South 37°28'15" West 5.00 feet;
thence South 52°31'45" East 30.00 feet;
thence South 37°28'15" West 4.00 feet;
thence South 52°31'45" East 40.70 feet;
thence North 37°28'15" East 3.08 feet;
thence South 52°31'45" East 21.31 feet;
thence North 37°28'15" East 6.00 feet;
thence South 52°31'45" East 29.30 feet;
thence South 37°28'15" West 4.00 feet;
thence South 52°31'45" East 25.00 feet;
thence South 37°28'15" West 5.00 feet;
thence South 52°31'45" East 20.70 feet;
thence North 37°28'15" East 2.00 feet;
thence South 52°31'45" East 34.30 feet;
thence South 37°28'15" West 3.00 feet;
thence South 52°31'45" East 20.70 feet;
thence North 37°28'15" East 5.00 feet;
thence South 52°31'45" East 15.00 feet;
thence North 37°28'15" East 4.00 feet;
thence South 52°31'45" East 25.55 feet;
thence South 37°28'15" West 5.00 feet;
thence South 52°31'45" East 23.21 feet;

thence South 37°28'15" West 3.06 feet;
thence South 52°31'45" East 35.70 feet;
thence North 37°28'15" East 4.50 feet;
thence South 52°31'42" East 19.30 feet;
thence South 37°28'15" West 4.65 feet;
thence South 52°31'42" East 10.35 feet;
thence South 37°27'08" West 66.96 feet;
thence South 89°14'27" West 19.36 feet;
thence South 35°05'48" West 40.25 feet;
thence South 07°04'50" East 20.05 feet;
thence South 37°27'08" West 65.52 feet;
thence Southwest 37.57 feet along an arc of a 80.50 foot radius curve to the right (center bears North 52°32'52" West, long chord bears South 50°49'16" West 37.23 feet with a central angle of 26°44'17");
thence North 52°36'51" West 28.94 feet;
thence South 37°23'09" West 12.79 feet;
thence North 89°18'40" West 52.64 feet;
thence South 00°41'20" West 15.50 feet;
thence Southwest 7.85 feet along an arc of a 5.00 foot radius curve to the right (center bears North 89°18'40" West, long chord bears South 45°41'20" West 7.07 feet with a central angle of 90°00'00");
thence North 89°18'40" West 59.78 feet;
thence Northwest 31.42 feet along an arc of a 20.00 foot radius curve to the right (center bears North 00°41'20" East, long chord bears North 44°18'40" West 28.28 feet with a central angle of 90°00'00");
thence North 00°41'20" East 6.25 feet;
thence North 89°18'40" West 29.00 feet;
thence South 00°41'20" West 6.25 feet;
thence Southwest 31.42 feet along an arc of a 20.00 foot radius curve to the right (center bears North 89°18'40" West, long chord bears South 45°41'20" West 28.28 feet with a central angle of 90°00'00");
thence South 00°41'20" West 29.00 feet;
thence South 01°48'02" West 10.30 feet to the northerly line of Azalea Townhomes Phase 5;
thence South 88°33'27" West 79.46 feet along said northerly line of Azalea Townhomes Phase 5;
thence North 89°18'40" West 24.76 feet to the Point of Beginning.

Containing 162,606 square feet or 3.73 acres.

Parcel Numbers

I-AZA-2and3and4-35
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I-AZA-2and3and4-80
I-AZA-2and3and4-81