

**WHEN RECORDED RETURN TO:**

DC Sage Haven Condominiums, LLC  
2427 North Main  
Logan, UT 84341

**SUPPLEMENT TO THE AMENDED AND RESTATED DECLARATION OF  
CONDOMINIUM FOR DC SAGE HAVEN CONDOMINIUMS**

(Phase 12C)

This Supplement to the Amended and Restated Declaration of Condominium for DC Sage Haven Condominiums ("**Supplemental Declaration**") is executed and adopted by DC Sage Haven Condominiums, LLC, a Utah limited liability company ("**Declarant**").

**RECITALS**

A. This Supplemental Declaration shall amend and supplement the Amended and Restated Declaration of Condominium for DC Sage Haven Condominiums recorded with the Washington County Recorder's Office on August 22, 2024, as Entry No. 20240026539 ("**Declaration**").

B. DC Sage Haven Condominiums, LLC is the Declarant as identified and set forth in the Declaration

C. DC Sage Haven Condominiums, LLC is the owner of the Subject Property and consents to subjecting this real property to the terms and conditions set forth herein.

D. Under the terms of the Declaration, Declarant reserved the unilateral right to expand the Project by the addition of all or a portion of the Additional Land described in the Declaration.

E. Declarant desires to add a portion of the Additional Land and 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.

**ANNEXATION**

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

1. **Annexation of Additional Land.** 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 submitted to and properly annexed into the Project.

2. Plat. The real property described in paragraph 1, and the improvements thereon, all of which are submitted to the terms and conditions of the Declaration, are more particularly set forth in the **SAGE HAVEN PHASE 12C CONDOMINIUMS** plat recorded in the office of the Washington County Recorder.

3. Submission. The Subject Property shall hereinafter be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, charges, and liens set forth in the Declaration and all supplements and amendments thereto.

4. Membership. The Owner of each Unit within the Subject Property shall be a member of the DC Sage Haven Condominium Association, Inc. ("**Association**") and shall be entitled to all benefits and voting rights of such membership and shall be subject to the Declaration, as may be amended from time to time.

5. Common Expenses. In accordance with the Declaration, Common Expenses shall be apportioned among Unit Owners according to their Allocated Interest, including the Owners of Units annexed into to the Association through this Supplemental Declaration.

6. Undivided Interest. The Undivided Interests as set forth on Exhibit B of the Declaration and all Supplements to the Declaration recorded prior to the recording of this Supplemental Declaration shall be amended and restated as set forth in the Exhibit B attached hereto.

7. Assessments. Each Unit within the Subject Property shall be liable for all Assessments levied by the Association as permitted under the Declaration. Each Unit within the Subject Property shall also be liable for all Assessments levied by the Master Association as permitted under the Master Declaration.

8. Maintenance. Unit Owners are subject to the maintenance requirements set forth in the Declaration. Unit Owners shall also be subject to the general maintenance allocations set forth in the Master Declaration for Units within the Residential Areas if such maintenance responsibilities are not otherwise assigned in the Declaration.

9. Master Association. The Owner of each Unit within the Subject Property shall also be a member of the Desert Color Community Master Association, Inc. ("**Master Association**"), and shall be entitled to all benefits and voting rights of such membership and shall be subject to the Amended and Restated Declaration of Covenants, Conditions, Restrictions, Easements, Terms and Reservations for Desert Color Community recorded with the Washington County Recorder's Office on July 29, 2020 as Entry No. 20200039512 ("**Master Declaration**"), as may be amended from time to time. The terms of the Declaration shall be subordinate to the terms of the Master Declaration.

10. Reservation of Declarant's Rights. All rights concerning the Project reserved to Declarant 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 same terms, provisions and limitations set forth in the Declaration.

11. Effective Date. This Supplemental Declaration shall take effect upon being recorded with the Washington County Recorder.

\* \* \* \*



**EXHIBIT A**

**(Legal Description of Subject Property)**

All of **SAGE HAVEN PHASE 12C CONDOMINIUMS**, according to the official plat recorded in the office of the Washington County Recorder on July 29, 2024 as Entry Number 20240023614.

<b>Parcel Numbers:</b>	<b>SG-SAHC-12C-3-101</b>	<b>SG-SAHC-12C-3-102</b>	<b>SG-SAHC-12C-3-201</b>
<b>SG-SAHC-12C-3-202</b>	<b>SG-SAHC-12C-3-203</b>	<b>SG-SAHC-12C-3-204</b>	<b>SG-SAHC-12C-3-301</b>
<b>SG-SAHC-12C-3-302</b>	<b>SG-SAHC-12C-3-303</b>	<b>SG-SAHC-12C-3-304</b>	<b>SG-SAHC-12C-3-COMMON</b>

**ALSO TO BE RECORDED AGAINST THE FOLLOWING PARCELS:**

All of **SAGE HAVEN PHASE 12B CONDOMINIUMS**, according to the official plat filed in the office of the Washington County Recorder on March 13, 2024, as Entry Number 20240007507.

<b>Parcel Numbers:</b>	<b>SG-SAHC-12B-2-101</b>	<b>SG-SAHC-12B-2-102</b>	<b>SG-SAHC-12B-2-201</b>
<b>SG-SAHC-12B-2-202</b>	<b>SG-SAHC-12B-2-203</b>	<b>SG-SAHC-12B-2-204</b>	<b>SG-SAHC-12B-2-301</b>
<b>SG-SAHC-12B-2-302</b>	<b>SG-SAHC-12B-2-303</b>	<b>SG-SAHC-12B-2-304</b>	<b>SG-SAHC-12B-2-COMMON</b>

**EXHIBIT B**  
**UNDIVIDED INTEREST IN COMMON AREAS**

Upon the recording of this Supplemental Declaration, the Project will consist of 20 Units.

**Each Unit in the Project shall have an equal Allocated Interest  
equivalent to a 1/20<sup>th</sup> fractional amount.**