

## SUPPLEMENTAL DECLARATION

Green Valley Development, Inc. (also known as Green Valley Development Co., Inc.); Declarant under that certain Declaration of Condominium for the Sports Village Phase I, dated July 23, 1981, recorded September 17, 1981, as entry number 231254 book 296, Pages 240 through 302 of Official Washington County Records hereby exercises its rights and privileges under said Declaration to amend and supplement said Declaration as follows:

**242619** 1. Declarant hereby annexes to the Sports Village Condominiums Phase I that certain property known as Sports Village Phase II (some times also referred to as the Villa Mallorca Phase, Part I) the following described property located in the City of St. George, County of Washington, State of Utah, (said property being inclusive of land reserved for expansion in the Declaration):

Beginning at a point N 89°30'30" W 130.00 feet along the North section line and S 0°35'10" E 383.30 feet from the Northeast corner of Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian; running thence S 89°30'30" E 115.09 feet to the most westerly corner of Lot 8 Green Valley Subdivision No. 4; Thence S 34°30' E 350.00 feet along the boundary of said subdivision; Thence S 54°10' E 115.00 feet to the Northwest corner of Lot 8 Green Valley Subdivision No. 5; Thence S 3°19'31" W 184.50 feet along the Westerly line of said Lot 8 to a point on a 560.00 foot radius curve to the left (bearing to radius point is S 3°19'31" W); Thence Southwesterly 196.37 feet along the arc of said curve to the point of a 25.00 foot radius reverse curve to the right; Thence Northwesterly 37.13 feet along the arc of said curve to the point of tangency; said point being on the Easterly right of way line for Village Road; Thence as follows along said Easterly line: N 21°40'08" W 27.29 feet to the point of a 325.00 foot radius curve to the left; Thence Northwesterly 140.85 feet along the arc of said curve to the point of tangency; Thence N 46°30' W 265.83 feet; Thence leaving Village Road N 43°30' E 161.16 feet; Thence N 0°35'10" W 108.12 feet to the point of beginning. Containing 3.507 acres. Said property is annexed to be held, sold,

conveyed, encumbered, leased, occupied and improved as part of the property subject to the Declaration, as more particularly described below:

2. Declarant further states that the said addition contains a total of three architecturally compatible buildings to be known as Buildings 22, 23 and 24 with 11 units per building, for a total of 33 units as more particularly described on Exhibit "A" hereto, as more further described on the Record of Survey Map of the Sports Village Phase II, filed concurrently herewith.

**242619** 3. Declarant further amends the undivided interest of each unit in the Common Areas of the total Sports Village project, (as allowed in such Declaration and under the Utah Condominium Act), from 1/112 to 1/145, 145 being the total platted units in the project to date. All units shall share in common expenses according to their undivided interest, which is hereby amended.

4. Declarant continues to reserve all rights to expand, and such other rights as are conferred in the Declaration.

5. Pursuant to its rights to amend the Declaration, (as provided in Paragraph 25 and 33(4)), to clarify the intents of the Original Declaration in light of existing circumstances, Declarant hereby declares that in reserving unto itself the right to effect a timeshare regime, that such right was reserved solely unto itself and that no units in Phase I or Phase II of the Sports Village shall be sold under a Timeshare Regime or an undivided interest, corporate or trust arrangements or other similar scheme involving more than 13 owners per unit, except under a properly filed Supplementary Declaration, executed by Declarant or its assigns, as set forth and allowed in the Declaration. For purposes of this paragraph, an

owner shall mean all owners of record in an immediate family unit of husband and wife and children; such a family unit shall be counted, for this purpose, as one owner.

DATED this 5<sup>th</sup> day of November, 1982.

GREEN VALLEY DEVELOPMENT, INC.

Alan H. Coombs  
ALAN H. COOMBS, President

Ronald W. Snow  
RONALD W. SNOW, Secretary

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STATE OF UTAH                    )  
                                      ) ss.  
COUNTY OF WASHINGTON )

On this 5<sup>th</sup> day of November, 1982, personally appeared before me ALAN H. COOMBS and RONALD W. SNOW, known to me to be the President and Secretary, respectively, of GREEN VALLEY DEVELOPMENT, INC., a Utah corporation, who being by me duly sworn to say that they are the President and Secretary, respectively, of said corporation and that the foregoing instrument was signed on behalf of said corporation by authority of the By-Laws or a resolution of its Board of Directors, and acknowledge to me that said corporation executed the same.



Timothy H. Hain  
NOTARY PUBLIC  
Residing in:  
S. George, Utah

# EXHIBIT A

## Schedule of Unit Numbers, Parking and Undivided Interest

### BUILDING 22

<u>Unit No.</u>	<u>Type</u>	<u>Parking Assignment</u>	<u>Undivided Interest in Common Areas</u>
1	Chiquita	27C	1/145
2	Chiquita	28C	" "
3	Barcelona	32C	" "
4	Barcelona	26C	" "
5	Capri	24C	" "
6	Chiquita	29C	" "
7	Chiquita	30C	" "
8	Barcelona	33C	" "
9	Barcelona	25C	" "
10	Capri	23C	" "
11	Barcelona	31C	" "

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### BUILDING 23

<u>Unit No.</u>	<u>Type</u>	<u>Parking Assignment</u>	<u>Undivided Interest in Common Areas</u>
1	Athena	21C	1/145
2	Barcelona	20C	" "
3	Athena	18C	" "
4	Chiquita	13C	" "
5	Chiquita	12C	" "
6	Athena	22C	" "

BUILDING 23 (continued)

<u>Unit No.</u>	<u>Type</u>	<u>Parking Assignment</u>	<u>Undivided Interest in Common Areas</u>
7	Barcelona	16C	" "
8	Athena	17C	" "
9	Chiquita	15C	" "
10	Chiquita	14C	" "
11	Athena	19C	" "

BUILDING 24

<u>Unit No.</u>	<u>Type</u>	<u>Parking Assignment</u>	<u>Undivided Interest in Common Areas</u>
1	Chiquita	11C	1/145
2	Chiquita	10C	" "
3	Barcelona	7C	" "
4	Barcelona	3C	" "
5	Capri	5C	" "
6	Chiquita	9C	" "
7	Chiquita	8C	" "
8	Barcelona	2C	" "
9	Barcelona	4C	" "
10	Capri	6C	" "
11	Barcelona	1C	" "

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Parking stall no. 5 as shown on the Record of Survey Map, is hereby designed as limited common area, available for sale to a unit owner. Such unit shall become appurtenant to the unit when designated on the unit deed, as provided in Exhibit D to the Declaration.

The covered parking stalls referred to above are limited common area, and are appurtenant to the units designed above, and need not be referred to in any unit deed.

The unit numbers and model designation as above, correspond to the same unit numbers on the Record of Survey Map (the plat). The model designations are included herein, and on the Plat for information purposes only, and are not a component of the legal description.

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