

After recording, please return to:
Wilson Arch Resort Community Association
Phillip V. Glaze, President
PO Box 906
Moab, UT 84532

DEED RESTRICTION

This **DEED RESTRICTION** is effective this 29 day of March 2021 ("Effective Date") by and between Karri Ann Pederson and Sharri Marie Griffin (collectively "Pederson-Griffin"); Craig W. Simpson and Ursula B. Simpson (collectively "Simpson"); Esther Marie Paul and Michael Douglas Paul (collectively "Paul"); and Wilson Arch Properties, LLC, a Utah limited liability company (the "Declarant").

RECITALS

A. Pederson-Griffin is the owner of that certain real property known as Parcel J, Phase I Wilson Arch Resort Community, according to the Phase I Amended Plat recorded in the real property records of San Juan County at Entry No. 064023 on July 2, 2001 ("Phase I # 000570000030 Amended Plat");

B. Simpson is the owner of that certain real property known as Parcel K, Phase I, Wilson Arch Resort Community, according to the Phase I Amended Plat; # 0005700000K0

C. Paul is the owner of that certain real property known as Parcel L, Phase I, Wilson Arch Resort Community, according to the Phase I Amended Plat; # 0005700000L0

D. Declarant is the owner of that certain real property known as Parcels A, D through I, Phase I, Wilson Arch Resort Community, according to the Phase I Amended Plat (Parcels A, D through L shall be referred to herein as the "Commercial Lots"); and # 0005700000A0 # 0005700000E0 # 0005700000F0 # 0005700000G0 # 0005700000H0 # 0005700000I0

E. The Parties desire to record this Deed Restriction to require the owners of the Commercial Lots to provide their own fire suppression system for commercial development at their sole cost given limited water and fire protection availability in the arid desert climate in which Wilson Arch Resort is located;

NOW THEREFORE, for the foregoing purposes, the undersigned Owners, who constitute the Owners of all of the Commercial Lots on the Effective Date hereof, declare that the Commercial Lots shall be held, transferred, sold, conveyed and occupied subject to this Deed Restriction, which shall attach and run with the Commercial Lots.


FIRE SUPPRESSION

The Commercial Lots are not permitted to draw water for fire-fighting purposes from the residential Drinking Water System that serves Wilson Arch, which system is permitted through the Utah Division of Drinking Water as UT19069, as amended.

Accordingly, the owners of the Commercial Lots shall provide fire suppression systems at the owners' sole cost for commercial development on the Commercial Lots independent of the Drinking Water System. Said fire suppression systems shall be installed pursuant to the requirements of both San Juan County and the International Fire Code in effect at the time of commercial development.

APPROVED as of the date set forth above by the owners of the Commercial Lots.

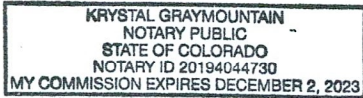
PEDERSON-GRIFFIN

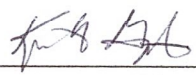

Karri Ann Pederson

Sharri Marie Griffin

STATE OF Colorado)
) ss
COUNTY OF La Plata)

On March 10, 2021, the foregoing Deed Restriction was acknowledged before me by Karri Ann Pederson.





, Notary Public

STATE OF)
) ss
COUNTY OF)

On _____, 2021, the foregoing Deed Restriction was acknowledged before me by Sharri Marie Griffin.

, Notary Public

FIRE SUPPRESSION

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APPROVED as of the date set forth above by the owners of the Commercial Lots.

PEDERSON-GRIFFIN

Karri Ann Pederson

Sharri Marie Griffin

Sharri Marie Griffin

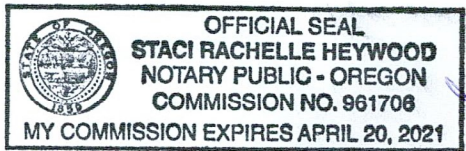
STATE OF _____)
) ss
COUNTY OF _____)

On _____, 2021, the foregoing Deed Restriction was acknowledged before me by Karri Ann Pederson.

, Notary Public

STATE OF OREGON)
) ss
COUNTY OF JACKSON)

On MARCH 11th, 2021, the foregoing Deed Restriction was acknowledged before me by Sharri Marie Griffin.



Staci Rachelle Heywood

, Notary Public

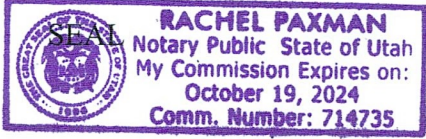
SIMPSON

Craig W. Simpson

Ursula B. Simpson

STATE OF UTAH)
) ss
COUNTY OF GRAND)

On March 12, 2021, the foregoing Declaration was acknowledged before me by Craig W. Simpson, and Ursula B. Simpson.



Rachel Paxman
, Notary Public

PAUL

Esther Marie Paul

Michael Douglas Paul

STATE OF)
) ss
COUNTY OF)

On _____, 2021, the foregoing Deed Restriction was acknowledged before me by Esther Marie Paul and Michael Douglas Paul.

SEAL

, Notary Public

SIMPSON

Craig W. Simpson

Ursula B. Simpson

STATE OF UTAH)
) ss
COUNTY OF GRAND)

On _____, 2021, the foregoing Declaration was acknowledged before me by
Craig W. Simpson, and Ursula B. Simpson.

SEAL

, Notary Public

PAUL

Esther Marie Paul
Esther Marie Paul

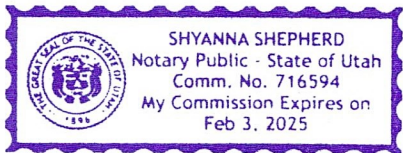
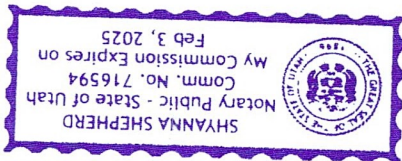
Michael Douglas Paul
Michael Douglas Paul

STATE OF)
) ss
COUNTY OF)

On March 19th, 2021, the foregoing Deed Restriction was acknowledged before
me by Esther Marie Paul and Michael Douglas Paul.

SEAL

Shyanna Shepherd
, Notary Public



WILSON ARCH PROPERTIES, LLC

Phillip V. Glaze
Phillip V. Glaze, Manager

STATE OF UTAH)
) ss
COUNTY OF GRAND)

On March 16, 2021, Phillip V. Glaze, Manager of Wilson Arch Properties, LLC, a Utah limited liability company (the "Company") appeared before me and acknowledged and swore to me that the foregoing Deed Restriction was signed on behalf of the Company by authority of its Articles of Organization and Operating Agreement.

SEAL

Christina Sloan

Christina Sloan, Notary Public

Rachelle Pierce

