

**FIRST AMENDMENT AND SUPPLEMENT TO DECLARATION  
OF COVENANTS AND RESTRICTIONS AFFECTING THE REAL PROPERTY  
KNOWN AS OLD SORREL RANCH**

This First Amendment and Supplement to Declaration of Covenants and Restrictions affecting the real property known as Old Sorrel Ranch (hereafter referred to as "First Amendment and Supplement to Declaration") is made and executed this 20 day of November, 2019, by Old Sorrel Ranch Owners' Association, a Utah Non-profit Corporation.

**RECITALS**

A. WHEREAS The Declaration of Covenants and Restrictions affecting the Real Property known as Old Sorrel Ranch, (the "Declaration") was properly executed and recorded in the Office of the County Recorder of Iron County, Utah, on April 9, 2018 in Book 1440 Page(s) 1671 through 1704 Entry No. 00726866. The Declaration describes certain real property identified as Lots 1 through 35 of Old Sorrel Ranch Subdivision, according to the Official Plat thereof on file in the Office of the Recorder, Iron County, State of Utah.

B. WHEREAS Article VIII of the Declaration provides, among other things, that the Declaration may be modified, amended, repealed, or changed with an affirmative vote of more than sixty-seven (67%) percent vote of the Lot Owners of the Association or that the Amendment may occur prior to organization of the Association.

C. WHEREAS At the time of the execution of this First Amendment Supplement to Declaration, more than sixty-seven (67%) percent of the Lots within the Old Sorrel Ranch are owned by the Developer and Developer does hereby elect and concur with this amendment, by stipulation.

D. WHEREAS Each of the contractors who currently own lots also stipulate to the First Amendment Supplement to Declaration, such that One Hundred percent (100%) of Lot Owners stipulated to this amendment.

E. Based upon the foregoing, and upon affirmative vote of One hundred percent (100%) of the Lot Owners of the Association, the Association desires hereby to officially amend and supplement the Declaration. The Declaration shall remain in effect except to the extent that it is amended and supplemented herein.

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B: 1468 P: 1944 Fee \$90.00  
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NOW, THEREFORE, for the foregoing purposes and pursuant to the provisions of the original Declaration, the Association executes this First Amendment and Supplement to Declaration and hereby declares as follows:

Section IV 2. Dwelling Size., is hereby revoked in its entirety and amended to read as follows:

Section IV 2. Dwelling Size.

No more than one detached single family dwelling, not to exceed two stories above the ground and not more than a total of 22 feet above ground level as measured from the highest elevation of the finished floor which is attached to either the stem wall, basement wall, slab on grade, or directly to the footing, whichever condition exists, and measured to the elevation of the highest top plate of the exterior wall, excluding roof, will be allowed on any lot. No dwelling shall be constructed or erected on any Lot which has a finished, ground-level living area of less than 1,500 square feet, exclusive of garages and other outbuildings unless the dwelling has two or more levels, excluding a basement. A dwelling which has two or more levels above ground shall have a minimum total square footage of 1,800 square feet above ground with no minimum ground level square footage. Basement living space will not be considered part of the total living space for determining square footage of the dwelling. Roof gables will have a minimum of 5' x 12' pitch. No flat roofs will be accepted. All dwellings shall have a private attached garage sufficient to park at least two (2) cars, but not more than four (4) cars. All garages shall be fitted with a door, which shall be closed except for normal use. Car ports are not permitted. All construction and dwellings shall be in compliance with Cedar City Ordinances.

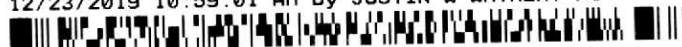
Section IV 19. Exterior Lights., is hereby revoked in its entirety and amended to read as follows:

Section IV 19. Exterior Lights

A down-lighted lamp post shall be placed in the front yard of each home. The lamp shall be per ACC specifications to create a uniform appearance within the subdivision. Security lights shall also be allowed. All exterior landscape and decorative lighting shall be approved by the ACC and shall be shielded downward to provide for down lighting. Nothing shall be done in any part of the Property, nor shall any outside lighting or loud speakers or other sound-producing devices used, which, in the judgment of the ACC, may be or become an unreasonable annoyance or nuisance to the other Owners.

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Executed the day and month first above written.

Old Sorrel Ranch Association, Inc.

*Steve Amburst*

By:

Its: *manager*

STATE OF UTAH )

:SS.

COUNTY OF IRON )

On the 20 day of November, 2019, personally appeared before me  
*Steve Amburst*, the signer of the foregoing instrument, who duly  
acknowledged to me that he executed the same with proper authority and by resolution taken on  
behalf of the Old Sorrel Ranch Association, Inc.

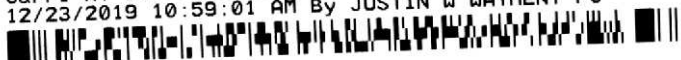


*Cynthia Bravos*

Notary Public

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Lots 1-35 Old Sorrel Ranch Phase 1 (at Old Sorrel Ranch),  
according to the official plat thereof as filed in the office of the  
Iron County Recorder.

B-1857-27-1 thru B-1857-27-35

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