

Recorded at the request of:
Cliffdweller Ranch Landowners Association
Board of Trustees

After recording, mail to:
352 E. Riverside Drive, Suite C-4
St. George, UT 84790

00679222 Bk 1363 Pg 0086
RUSSELL SHIRTS * WASHINGTON CO RECORDER
2000 MAR 16 13:44 PM FEE \$52.00 BY BJ
FOR: JENKINS BRUCE C

**NOTICE OF INVALID RECORDATION OF
AMENDED SUPPLEMENTAL DECLARATION,
CLIFFDWELLER RANCH, PHASE II**

This Notice is made and executed this 14th day of March, 2000, by the Board of Trustees of Cliffdweller Ranch Landowners Association, a Utah nonprofit corporation.

RECITALS

A. Cliffdweller Development, L.C., as Declarant, developed Phase I of Cliffdweller Ranch located in Washington County, Utah.

B. Thereafter, by written agreement dated June 6, 1996, Mel Frandsen was assigned certain development rights of Declarant in Phase II only of Cliffdweller Ranch. Among other things, the written assignment of declarant rights required approval of any Supplemental Declaration prior to recording by Melvin Frandsen.

C. Under the terms of such written agreement, Melvin Frandsen caused a Supplemental Declaration, Cliffdweller Ranch, Phase II, to be recorded on August 8, 1997, on the records of the Washington County Recorder as Entry No. 573583, in Book 1123, at Pages 350-358. Such Supplemental Declaration remains in full force and effect and is a valid document.

D. Outside such assignment agreement and without consent Mel Frandsen, as Successor Declarant, caused an Amended Supplemental Declaration, Cliffdweller Ranch, Phase II to be recorded on February 13, 1998, on the records of the Washington County Recorder as Entry No. 591611, in Book 1178, at Pages 308-314. Such document is improper and not considered by the Cliffdweller Ranch Landowners Association to a valid document.

E. This Notice effects the following described real property:

All of Lots 31 through 71 according to the official plat map for Cliffdweller Ranch, Phase II (consisting of two pages) recorded on the records of the Washington County Recorder as Entry No. 545083, in Book 1039, at Page 115.

