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**AMENDMENT OF DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS OF
CANYON COVE LEISURE HOMES
A RETIREMENT COMMUNITY**

The Canyon Cove Leisure Homes Owners Association hereby amends ARTICLE VII – SECTION 2 and ARTICLE VIII – SECTION 2 of the DECLARATION OF COVENANTS OF CONDITIONS AND RESTRICTIONS OF CANYON COVE LEISURE HOMES A RETIREMENT COMMUNITY, recorded August 13, 1993 in Book 748, at page 786, as Entry No. 440999 in the Office of the County Recorder of Washington County, State of Utah, encompassing Phase 1, 2A, 2B, 2C, 3, 4, 5, 6, of Canyon Cove Leisure Home Community, according to the plats thereof filed in the County Recorder’s office of Washington County, State of Utah, to read as follows:

ARTICLE VII – EXTERIOR MAINTENANCE

(Amended and superseded in its entirety as follows):

Section 2. Maintenance by Owner. Each owner shall be solely responsible for maintenance to glass, doors and screens on his lot or townhome, and for any maintenance on his lot or townhome required due to willful or negligent acts. In the event an owner shall fail to perform this maintenance in a manner satisfactory to the Trustees, as determined by a 2/3 vote, they shall have the right to have such maintenance performed. The cost of such maintenance shall be added to and become part of the assessment to which such lot is subject. Any owner with a shed or other such structure on their lot shall be responsible for the maintenance, repair or replacement of such structure. Any change to such structure, shall be required to have approval by the Architectural Control Committee, or the Board of Trustees if no committee is in existence.

ARTICLE VIII – USE RESTRICTIONS

(Amended and superseded in its entirety as follows):

Section 2. General Use Restrictions. All of the properties which are subject to this Declaration are hereby restricted to residential dwellings, and buildings in connection therewith, including but not limited to community buildings on the common property. All buildings or structures erected in the properties shall be of new construction and no buildings or structures shall be removed from other locations to the properties. After the initial construction on a lot, no subsequent building or structure dissimilar to that initially constructed shall be built on that lot. No building, storage shed or structure of any other kind of a temporary character, basement, tent, camper, shack, garage, barn, recreational vehicle, park model, or mobile home or other outbuilding shall be placed or used on any lot at any time. Under certain circumstances a storage shed may be erected upon a lot. Architectural Control Committee process and approval must be provided pursuant to Article VI prior to commencement of construction.

This amendment was approved by an affirmative vote of more than 67% of the homeowners of the Canyon Cove Leisure Homes Community.

Cheryl Russell
Cheryl Russell – President
Canyon Cove Leisure Homes Owners Association

Date 3/7/2017

Description of Attached Document

Title of Type of Document Amendment of Declaration of Covenants

Document Date 3-7-2017

Number of Pages 1

Acknowledgment

State of Utah

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County of Washington

On this 7 day of March, in the year 2017, before me
date month year

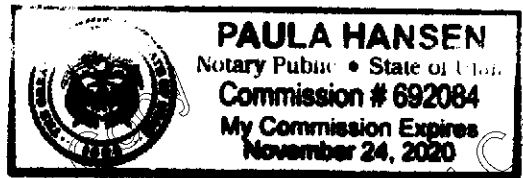
Paula Hansen a notary public, personally appeared
notary public name

Cheryl Russell, proved on the basis of satisfactory
name of document signer

evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and
acknowledged (he/she they) executed the same.

Witness my hand and official seal.

Paula Hansen
Notary Signature



(seal)