

Amended Restrictive Covenants Page 1 of 4
 Russell Shirts Washington County Recorder
 01/20/2015 03:08:04 PM Fee \$16.00 By
 COTTONWOOD TITLE INSURANCE AGENCY,
 INC.

WHEN RECORDED RETURN TO:
 IVORY SOUTHERN, LLC.

Darin E. Haskell
 978 E. Woodoak Lane
 Salt Lake City, Utah 84117
 (801) 268-0700

PIN SG-5-3-7-1101

**FIRST AMENDMENT TO SECOND AMENDED AND RESTATED MASTER
 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS,
 AND
 RESERVATION OF EASEMENTS
 FOR**

**HIDDEN VALLEY AT ST. GEORGE
 a Planned Mixed Residential Use Development**

This First Amendment to Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Hidden Valley at St. George, a Utah planned, mixed residential use development (the "First Amendment") is executed by the State of Utah, School and Institutional Trust Lands Administration, of 675 East 500 South, Suite 500, Salt Lake City, Utah 84102-2818 (the "Declarant") and is consented to by Ivory Southern, LLC, of 978 East Woodoak Lane, Salt Lake City, Utah 84117 (the "Developer").

RECITALS

A. The Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Hidden Valley at St. George, a Utah planned, mixed residential use development was recorded in the office of the County Recorder of Washington County, Utah on June 26, 2007 as Entry No. 20070032840 at Pages 1-71 of the official records (the "Master Declaration").

B. This document affects the real property located in Washington County, Utah, described with particularity on Exhibit "A," attached hereto and incorporated herein by this reference (the "Property").

C. All of the voting requirements to amend the Master Declaration have been satisfied.

A M E N D M E N T

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Owners thereof, the Declarant hereby executes this First Amendment to Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Hidden Valley at St. George, a Utah planned, mixed residential use development for and on behalf of and for the benefit of all of the Owners.

1. Section 11.1.24 is hereby repealed and deleted in its entirety.
2. Section 11.1.33 is hereby repealed and deleted in its entirety.

EXHIBIT "A"
LEGAL DESCRIPTION

The land referred to in the foregoing document is located in Washington County, Utah and is described more particularly as follows:

Beginning at the Southwesterly most corner of US lot 12, Section 7, Township 43 South, Range 15 West, Salt Lake Base and Meridian, said point being located S 88°51'13" E along the section line 1280.54 feet from the South 1/4 corner of said Section 7, and running thence N 58°55'47" E along the Northwesterly line of said Lot 12, 193.80 feet; thence S 23°05'48" E to and along that parcel as described in entry number 907610 in the Records of Washington County 254.69 feet to the point of a 1600.00 foot radius curve to the left; thence along the arc of said curve and said parcel through a central angle of 160°07'34" a distance of 450.33 feet; thence S 40°06'22" E along said parcel 27.61 feet to a point on the Westerly boundary of Desert Hills Subdivision; thence continuing along the boundary of said Desert Hills Subdivision the following seventeen (17) courses, S 47°34'45" W 34.35 feet to a point on a 30.00 foot radius non-tangent curve to the right, the center of which bears S 43°50'47" VV; thence Southeasterly and Southwesterly along the arc of said curve through a central angle of 93°01'41" a distance of 48.71 feet; thence S 46°51'58" W 237.84 feet to the point of a 429.00 foot radius curve to the left; thence along the arc of said curve through a central angle of 160°37'39" a distance of 124.50 feet; thence S 87°58'10" W 148.89 feet; thence N 78°10'16" W 93.39 feet; thence S 3°44'58" E 249.26 feet; thence S 61°50'59" E 190.14 feet; thence S 1°10'21" E 267.46 feet to the point of a 2442.00 foot radius curve to the right; thence along the arc of said curve through a central angle of 8°14'22" a distance of 351.17 feet; thence N 80°22'46" W 117.57 feet; thence S 9°37'14" W 367.14 feet; thence S 32°15'04" W 122.28 feet; thence S 79°17'00" W 279.39 feet; thence S 6°18'11" E 239.00 feet; thence S 25°10'15" E 156.72 feet; thence S 9°19'20" W 245.83 feet; thence leaving said subdivision S 6°21'28" W 839.87 feet; thence S 77°22'21" W 3554.83 feet; thence N 88°32'22" W 439.98 feet to a point on the Easterly line of Section 13, Township 43 South, Range 16 West, Salt Lake Base and Meridian; thence N 1°15'11" E along the section line 650.60 feet to the South 1/16 corner of said Section 43; thence N 88°45'08" W along the 1/16 line 1321.56 feet to the Southeast 1/16 corner of said Section 13; thence N 1°15'04" E along the 1/16 line 1169.62 feet to a point on the Northwesterly boundary of that parcel as described in entry number 644932 in the Records of Washington County; thence N 56°53'27" E along said boundary 1600.72 feet to a point on the Easterly line of said Section 13, said point also being on the Southerly boundary of that parcel as described in entry number 642028 in the Records of Washington County; thence along said boundary the following three (3) courses, N 56°53'27" E 530.39 feet; thence N 81°07'00" E 604.88 feet; thence N 66°10'00'27" E 3485.32 feet to the point of beginning.

Contains 364.47 acres.