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Amended Restrictive Covenants Page 1 of 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 B. Woodoak Lane Sall Eake 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

RESERVATION OF EASEMENTS

FOR

HIDDEN VALLEY AT ST. GEORGE a Planned Mixed Residential Use Developments

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 65 East 500 South, Suite 500, Salt Lake City, Utah & 102-2818 (the "Declarant") and is consented to by Wory 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.

AMENDMENT

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Owners thereor, 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.

Section 11.1.24 is hereby repealed and deleted in its entirety.

Section 11.1.33 is hereby repealed and deleted in its entirety.

First Amendment to Second Amended and Restated Master Declaration

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W10fflicitel CO It is expressly agreed that this First Amendment is supplemental to the Master 3. Declaration, which is by reference made a part hereof, and all the terms, conditions, and provisions thereof, unless specifically modified herein, are to apply to the First Amendment and are made a part of this First Amendment as though they were expressly rewritten, incorporated, and included herein.

> In the event of any conflict, incongruity or inconsistency between the provisions of the Master Dectaration, as heretofore amended or supplemented, and this First Amendment, the latter shall in all respects govern and control

> 5. The effective date of this First Amendment is the date it is recorded in the office of the County Recorder of Washington County, Utah.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand this $\int e^{i\frac{\pi}{2}} day$ of in Colé December, 2014.

DECLARANT: STATE OF UTAH, SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

By⊄ Name:

Title: Director Assistant Brector

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 18th day of December, of STATE OF OTAH. 2014 by Redger Mitchell , the Assister Director SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION and said duly acknowledged to me that STATE OF UTAH, SCHOOL Rodger Mitchell AND INSTITUTIONAL TRUST LANDS ADMINISTRATION NON COR executed the same.

ACKNOWLEDGMENT

KIDDAN !!! NOTARY PUBLIC

APPROVED AS TO FORM:

Ulland By: Name:

Title Special Assistant Attorney General

MEAN RUSSELL ROE Notary Public State of Utah ly Comm. Exp: May 6, 2017 Comm. Number: 666305

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First Amendment to Second Amended and Restated Master Declaration

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EXHIBIT 🕅 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 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 114 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 23O58'48 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 16007'34 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 3433 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" ∇V ; 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 are of said curve through a central angle of 16O37'39 a distance of 124.50 feet; thence \$ \$7 58'10 W 148.89 feet; thence N 78010'16" 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. I7 feet; thence N 80'22'46" W 117.57 feet ; thence S 9'37'14" W 367.14 feet; thence S 32'16'04" 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"10155" E 156.72 feet, thence S 9"19'20" W 245,83 Geet; 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 NAKS 1" E along the section line 650.60 feet to the South 116 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°1524"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 tine of said Section IN OFFICIAL COR 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 56053'27" E 530.39 feet; thence N 81°07'00" E 604.88 feet; thence N 6€i000'27" E 3485 3 feet to the point of beginning.

Contains 364.47 acres

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First Amendment to Second Amended and Restated Master Declaration