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After Recording Return to:
Vista Ridge Estates Home Owners Assn
1331 N. Dixie Downs Rd. #75
St. George, UT 84770

DOC # 20060011677
Amended Restrictive Ovenants Page 1 of 22
Russell Shirts Washington County Recorder
4/3/06 9:09 AM Fee \$ 53.00 By VISTA RIDGE HOA

AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF
VISTA RIDGE ESTATES
A PLANNED UNIT DEVELOPMENT
A COMMUNITY INTENDED FOR AND MANAGED FOR
HOUSING OF OLDER PERSONS
ALL LOTS IN PHASES I AND II

This Amendment to the Declaration of Covenants, Conditions and Restrictions ("Declaration") that established a planned unit development known as Vista Ridge Estates executed on the date set forth below by the Vista Ridge Estates Home Owners Association ("Association") having received the necessary approvals of the homeowners.

RECUTALS

- A. Certain real property in Washington County, Utah, known as Vista Ridge Estates was subjected to certain covenants, conditions, and restrictions pursuant to a Declaration dated 2004, Jan. 20, and recorded as Document Entry No.00860831, Book 1609, Page 1985, et. seq., records of Washington County, Witah;
- B. This amendment shall be binding against the property described in the Declaration and any annexation or supplement thereto;
- C. this amendment is intended to aid in the avoidance of the communal ills, including among other things, rule violation, abuse and destruction of community and private property and the consequent increase in insurance premiums, and the diminished safety of the owners, frequently associated with a high levels of tenancy;
- D. Consequently, the Association deems requiring owners to occupy their townhomes for a minimum period of time prior to being permitted to rent their townhomes to be necessary and the best interest of the owners collectively.
- E. Ownership of a townhome, whether physically occupied by the owner or not, is considered "occupied" for purposes of this amendment. In other words, if an owner does not occupy their townhome on a full time basis, they can still qualify to rent their townhome if they have owned the townhome for at least twelve (12) months and no renters have been present during that time;
- F. Pursuant to Article 31, Section 4, of the Declaration, owners representing more than sixty seven percent (67 %) of the voting rights have approved this Amendment and have directed that it be recorded with the Washington County Recorder's Office.

NOW, THEREFORE, The Association, by and through its Board of Directors, hereby amends
Article II, Section 3, of the Declaration entitled "Resale or Rental" in it's entirety to read as
follows:

Section 3, Resale or Rental

- a. If a current resident wishes to sell or rent his or her living unit, the same procedures described above in Section 2 will apply. Owners shall inform prospective buyers, or renters of this procedure. A copy of all leases must be provided to the Board of Directors, and must be for an initial term of not less than six (6) months.
- b. The Homeowners Association shall maintain records of each unit, whether occupied by home owner, renter or lease holder.
- Rental units shall not exceed 10% of the total number of occupied units in Vista Ridge Estates.
- d. Any lease or rental agreement shall be in writing and shall provide that the terms of the lease shall be subject in all respects to the provisions of this Declaration, the Articles of Incorporation, Bylaws and Rules and Regulations of the Association and that any failure by lessee to comply with the terms of such documents shall be a default under the lease. In addition, a townhome may not be rented unless the owner of record has occupied their unit, as defined above, for at least twelve (12) consecutive months prior to renting their townhome. Once an owner(s) has occupied their townhome for at least twelve (12) consecutive months, then it shall quality is a permissible rental townhome subject to all of the provisions of this Declaration, the Articles of Incorporation, the Bylaws and Rules of the Association. All Owners currently renting their townhomes shall be exempt from the force and effect of this amendment until such time as they sell their townhome or title otherwise changes from the current owner. Thereafter, any new owner(s) shall be subject to this Section 3

IN WITNESS WHEREOF, THE VISTA RIDGE ESTATES HOME OWNERS ASSOCIATION, by and through its Board of Directors, has executed this Amendment to the of the Declaration.

... President LuCille McDaniel Title

THE VISTA RIDGE ESTATES HOME OWNERS ASSOCIATION

STATE OF UTAH

) \$5 County of Washington

On the 29 day of Mach 2006, personally appeared Aulake Bowlense the President and Secretary of the Association and that the seal affixed to the foregoing instrument is the seal of said Association and that said instrument was signed and sealed in behalf of said Association by authority of its Board of Directors, and each of them acknowledged said instrument to be their voluntary act and deed.

CAROLE ANN BELL Notary Public STATE OF UTAH County Of Washington My Comm. Exp. April 21, 2007

Jarde Unn Bell Notary Public for Utah

My Commission Expires: 421, 200.7

20060011677 04/03/2006 09:09:00 AM Washington County VISTA RIDGE ESTATES 3 of 22 CONSENT AND CERTIFICATION TO AMEND DECLARATION MAR 2006

We the undersigned, currently owning Townhomes and Lots in Vista Ridge Estates, 1331 NoDixie Downs Rd., consisting of Percent. (_____%), which is greater than the two thirds (2/3) needed, do hereby give consent to the Vista Ridge Estates Homeowners Association Board of Directors to amend the Declaration of Covenants, Conditions, and Restrictions, which were previously recorded in the Office of the Washington County Recorder, on the 20th day of January 2004 as Entry No. 00860831, Book 1609, Page 1985. Said AMENDMENT, to restrict new buyers from

easi	ng/renting a unit until they	have lived in it, or left it vacant for a per	iod of twelve
mon	ths, is effective as of the rec	corded date.	<u> </u>
<u>Unit</u>	Homeowner	Signature Signature	<u>Date</u>
#1	Cooper, Jerry	Ary Continue.	
)#2	Ballard, Marc & Julie		survey In
" 2	Dunding Hall Control	Carlo Carlo Carlo Carlo	
#3	Anderson, John & Verna	Bearing Woodland	3-29-20
#4	Rowland, Nellie	Problem Record Woollard	3-2806
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#\$	Elmer, Don & Alice	lug Kearingan Woollang	3.29-06
#6	Johnson, Bonnie		
•	- S	le le	
#7	Wineriter, John & Vickie		
#8,	Krueger, June 🛪 💢	Von Herrich Loge Wooller	3 0 0 - c.c
)#9	Dale, Jennean	Januara Alele	13-29.06
#10	Larsen, Bernie x	2. Bornie Lierran	2 60 1/1
# 1 0	Laisen, Legime X	ber Iseand son woodard	- Tropies
#11	Call. Gary X	La face the control	32206

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	- 11	have lived in it, or left it vacant for a period of twelve
mon	ths, is effective as of the re	corded date.
<u>Unit</u>	Homeowner :	Signature Date
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	Dinkomon, Duane & Jan	
#13	Asay, Pearl	Milagiles acrobe La City Millioning 5-29-06
#14	Martineau, Mark	
#15%	Lindsay, Peggy :	1. C. 24 M 52 29 - CE
#16	Weis, Virgil	SANCE SINCE
#17	Grisham, Dick & Judy	Deck Grisham 3/29/06
#18	Harper, Bob & Lola	James Harrison Judicial Mistaines - 2008
#19	Jones, Mack & Lois	
#20	Harris, Gladys	27-29-06
#21	Blades Pora Mae X	Gode Mas Reserved Built Miliane & 29.00
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MAR 2006

mon	ths, is effective as of the rec	orded date.
<u>Unit</u>	Homeowner	Signature Date
#22	Brown, Sue Ellen X	Sur tilen Brown By Luciel My Englis
#23	Redwine, Phyllis	1 10h 10 12 Ame 3/29/06
#24	Parker, Graig	
#25	Alfred, Nellie	
#26	Davidson, Jack & Audrey	inarco Processor
#27	Deheck, Leo & Juanita	- Red Zeo X 21114. 3-27 06
#28	Bird Bill & Glenda	
#29	Dorothy Fill	Landing Villian - State of the second
#30	Davidson, Ella	3-27-26
#31	Wahrer, Nick & Mary	Milde Wader by Lylie M Daniel
#32	Bleak, Bruce	BR Bleck . Cy Ju Co VI Warie 3-29 Ch

20060011677 04/03/2006 09:09:00 AM 6 of 22 Washington County

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UU80	50831, BOOK 1609, Page 198	5. Said AMENDMENT, to restrict new buyers from
leasi	ng/renting a unit until they h	ave lived in it, or left it vacant for a period of twelve
mon	ths, is effective as of the reco	orded date.
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#34	Wright, Beth	1 2 galle son Was leaved 3/29/06
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#35	Bezette, Russell A	By Denies ian 2008 Para 3/29-CB3
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#39 #40	Settle, Dorothy Guernsey, Gary Smith, Lois	Ly Jan Waller 3/29/06
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mon	ths, is effective as of the reco	orded date.	<u> </u>
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₩ 4 4	Fronk, Lester & Elaine		<i></i>
	1	1	4
#45	Weiss, Carole		
		CONTRACTOR	000
#46	Frost, Ray & Barbara	Du Basing Signature	
#47	Rhodes, Nancy		
V		Paraue O Parau	
#48	Bush, Bernice	My Jensey Char	3-49-06
#49	Langston, Joe		
<i>((50.)</i>			
#50	Jensen, Ted		
		There a principle of	
# 31	Thatcher, Richard & Anne	a respect to some	9 <u>007-66</u>
450	Deal No. 4	and the state of t	3/20/26
#52	Rael, Nora		29,000
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#54	Shipley, Bruce & Beverly		
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<u>Unit</u>	Homeowne	r	Signature		Date
#53	Lowe, Earl & Cly	rone X / Gy	Tengo ilse	n	19 - 29 - 06
#56	Olsen, Hortense	×	The Land		329-06.
#57	Green, Arnold &	Janet Sil	Mit good Front		322 Q 6 9 9
#58	Coleman, Steve				
#59	Allred, George &	Melba			
#60	Thornton, Don &	Lois × /	Jonsey Ols	2-2-3	2-29-06 N
#61	Raber, Randy & F	Carry			
#62	Blundell, BettyJo Evans, Sarsh		ita de Mun Jerson Cerr	ici	<u> </u>
#63	Janson, Gisela		·		len
#64	Ames, John & Lis	sa Million			
EEE,					ELE OLON

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TO AMEND DECLARATION
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<u>Unit</u>	Homeowner	, O _O	Signature 🧢 🤇) · (0) /2	Date
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#90	Friedel, Janet				
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#91	Pingry, Charlie & Grace	& Charlie	Tingra		3-22-06
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# 92	Stewart, Otto & Ardith	Poto a	aralk St	ewart of	9-2706
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#93	Quick, Alex & Allie ×	alex Grage	er was the lies	All Donas	3-29-66
	lo.	- 6 M	<i>⇔</i>	- 60 M	-68
#94	Gates, Don & Merlene				
				2	
#95	Gerro, Mari				
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#96	Isaacson, Robert & Marj	ene <u>x Kal-edi</u>	- Der Landon	- g Ju Ce D	12 · Marganera Co
407	Alaskan Wanger O No.			ني	
#97	Absher, Tommy & Martl	na		-	lo de la constante de la const
# <u>0</u> 0	Company Days & Company				3 29 CON
#98	Gregoire, Ron & Sue *	Con Sales Grand	sector bearing	(C. C.)) \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	· · · · · · · · · · · · · · · · · · ·
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VISTA RIDGE ESTATES CONSENT AND CERTIFICATION TO AMEND DECLARATION MAR 2006

We the undersigned, currently owning Townhomes and Lots in Vista Ridge __Percent. (____ Estates, 1331 Dixie Downs Rd., consisting of %), which is greater than the two thirds (2/3) needed, do hereby give consent to the Vista Ridge Estate's Homeowners Association Board of Directors to amend the Declaration of Covenants Conditions and Restrictions, which were previously recorded in the Office

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		ths, is effective as of the reco	~ II	
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	<u>Unit</u>	Homeowner	<u>Signature</u>	<u>Date</u>
	#99	Medina, Raymonde	transing of sides	<u> </u>
	#100	Wayman, Ray & Audrene	1 10 % () plece 6) = 10 e	29 MARICA
	#101	Cherry, Howard & Louise		
		Miltner, Eleanor	Cleanor Marie	340
0	#104	Warren, Virginia		
	#105	Webb, Jim & Janet		3/24/06
	#106	Yates, Jim & Susan		
	#107	Allan Saatt & Natal		
		Allen, Scott & Natalle Allen		
	#108	Wood, Val & LaJean		
	#109	Bird, Howard & Shirlee	Shace Die	3/29/200

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months, is effective as of the	recorded date.	A.
Unit Homeowner	Signature C	Date
#110 Powell, Rayona	A Layou a Monde	<u> </u>
#111 Nilsson, Tim & Evelyn	X unother Fileson by Hornshy Jul	9-27-06
#112 Clement Don & Louise	Joseph Cament	3-27-16
#113 Baker, David & Joan	<u> Nan Barae</u>	. <u>3</u>
#194 Bastian, Barbara	Baring Bastier	3/39/06
#115 Little, Ron & Barbara	Bailiaras Litto -	3/29/06
#116 Trujillo Al & Vera	X Bruinse la l'origination	3.72-60
#117 Mordue, Hansen & Mari	Dyn x Western 1 & Des be porong	11: 9-29-66
#118 Warren, Ed & Pat	J. A. Dissee	<u> </u>
#119 Vetell, Joe & Jane	× Jana Velill by h with fill	3-29-20
#120 Blackett Properties		

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VISTA RIDGE ESTATES CONSENT AND CERTIFICATION TO AMEND DECLARATION MAR 2006

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00860831, Book 1609, Page	_	` // -	
leasing/renting a unit until the			
months, is effective as of the	recorded date.		
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Unit Homeowner	ŠÍ ŠÍ	gnature	<u>Dâte</u>
#121 Stiff, Ralph & Betty	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
#121 Sun, Kaipii & Benjy	- regustis	Mry politikus (XII)	C 3-20 C 6
#122 Vanicsek, Shirley	·	<i>(</i>	
#123 Henderson, Pete & Mel	issa 🗬 🔌	nolymen COV	
#124 Huntley, Jack & Christ	nex_Sich	e compare eg.	<u> </u>
	No. 1	May been	1. M.
#125 Anderson, Ron	Sindle a	THE ESTER LOUGHAN	100 3-29-66
#126 Griggs, Walter & Heler			A
"120 Singgs, Synter & Tieler			
#127 Ewell, Wallace & Glori	a Salar R	. (2-)	2-2006
A Charles		CE CHO	
#128 Lang, Dorothy	.7		
Hayes, Paula × V	Book &	De by in orolling (12	1 3-27-66
#100 T			
#129 Lennis Gines			
Sharon Walker			<u> </u>
(1/2 <u>1/2</u>)		\$7.6/1/\infty	CLY///S

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months, is effective as of the rece	orded date.	. 1
<u>Unit</u> <u>Homeowner</u>	Signature Signature	<u>Date</u>
#130 Iverson, Dan & Christa		
#131 Ball, Chad & Dorothy x	Chair & Balling Sally a sullivare	3/27/06
		a Inertal N
#132 Christensen, Bernice	Bengeleichteiten er by jog h. du	- 10 (10 C)
#133 Austin, Howard & Pat		
#194 Woollard, Gearldean	Quarca egal War Clarer	29-06
))
#135 Moorefield, Maxine x	Missish Moore action by wally in Juli	wan 3/29/06
#136 Gorman, James & Donna *	Sall Derman Lin world . June	- 1/29 Jog
" 100 Golffan, tumos of Bolma		
#137 Cramer, Paul & Peggy		
		103/29/06
#138 Hiatt, Zane & Carolyn x	Jana- Mada July July A Julius of) <u>- 3/22/106</u>
#139 Warren, Cal & Virginia	Elakven Wanten	3-29-06 N
#140 Sullivan, Lawrence & Mon	ika	

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VISTA RIDGE ESTATES CONSENT AND CERTIFICATION TO AMEND DECLARATION MAR 2006

#143 Dunn, Don & Michele X Duniel Michele X Duniel Michele

#144 Phrasher, Dee & Marie 2 Cre The Carine Survey Survey of the State William of the State of t

#145 Palmer, Ruth

#146 Koch, Stuart & Alberta

#147 Anderson, Mike & Beverly & Michael Centure of Fucher Michael Cent

#138 Van Der Meyden, Phytlis x much Can Compressed me for Compressed me for the Compress

#149 Worthy, Dian X Dien worthy by Inches M. Daniel 3-29-06

#150 Laub Eva Lou X & San Zoui Lou Die Mc Some

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20060011677 04/03/2006 09:09:00 AM Washington County ESTATES 16 of 22 CONSENT AND CERTIFICATION TO AMEND DECLARATION **MAR 2006**

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	ave lived in it, or left it vacant for a	
months, is effective as of the reco	•	poriou or
<u>Unit</u> <u>Homeowner</u>	Signature C	Date
#151\Smith, Larry & LaRae		
#152 Blair, Rita		3-29-06
-#132 Blaif, Kita		3º C() 3º27-0 ps
≠#153 Norton, Ryan		
#154 Larsen, Seth & Christine	Filling to Bruile	- 2000 21)
	A CELLONIA CONTRACTOR OF THE C	TO SENON
#135 Stone, Norman & Mary		
##156 Vincent I ash		
* #156 Vincent, Leah	10	<u> </u>
#157 Gerøntis, George & Argy	A De Carolin in La Prima	Lucian di proporti
" 13 / GOT		
#158 Dee, Glen & Billiemae	1 Deileman Da Jalla A. Justin	van Salloi
#159 Varner, Bill & Marilyn	- Jane of Warner	<u> </u>
#160 Dataman Diahand & Vialent		inelivar 3/27/06
#100 Peterson, Kichard & Vicky	X Mary front il 1 de les unes in singlim de	meeting - 10-11
#161 Martineau, James & Yvonn	ex many comments of the contract of the contra	3-78-01
#161 Martineau, James & Yvonn	Call Call	
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	praver of	10116// 04/03 22 Washington TAH SS. SS. Pument was acknowledged before CAF CAF My Cool My Cool	re me this day of , who is personally known ation, and who did	to me or has produced did not take an oath.		
			POLE ANN BELL Notary Public FATE OF UTAH unty Of Washington mm. Exp. April 21, 2007 mMain, Washington, UT 84780	Notary Public Typed or Printed Name	MAN BELL Be / / of Notary	-300M
		NO HILL STREET	mm. Exp. April 21, 2007 Th Math. Washington, UT 84780		Sumber AND STATE OF THE STATE O	
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