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DOC # 20080011842

Amended Restrictive Covenants
Russell Shirts Washington County Recorder
03/24/2008 12:47:25 PM Fee \$ 14.00
By JOHNSON PHIL

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When recorded return to:

PHIL H. JOHNSON
263 W RIVERS EDGE LN
ST. GEORGE
UT 84770

AMENDMENT TO
Rivers Edge at Sunbrook
AKA SUNBROOK ESTATES

DECLARATION OF COVENANTS AND RESTRICTIONS

Pursuant to Section 13.3 of the Sunbrook Estates Declaration of Covenants and Restrictions ("Declaration"), dated December 14, 1990, which was recorded on the 14th day of December, 1990, as Entry No. 375735, in Book 583, at Pages 643 et seq., the Sunbrook Estates Property Owners Association, Inc. ("Association") by consent of at least two-thirds (2/3) of the voting interest of membership in the Association have approved this amendment to the Declaration, affecting the following described real property located in Washington County, State of Utah:

See Exhibit A attached hereto and incorporated herein by this reference

AMENDMENT

Section 2.3.1 of the Declaration is amended in its entirety to provide as follows:

2.3.1 All Lots shall be used only for single family residential purposes and no professional, business, or commercial use shall be made of the same or any portion thereof, nor shall any resident's use of a Lot endanger the health or disturb the reasonable enjoyment of any other owner or resident, provided, however, that the Lot restrictions contained in this section shall not be construed in such a manner as to prohibit an Owner or resident from (a) maintaining his personal, professional library therein; (b) keeping his personal business or professional records or accounts therein; or (c) handling his personal business or professional telephone calls or correspondence therefrom. Lot sizes as described on the recorded plat of any

subdivision in Sunbrook are considered minimum lot sizes, and unless specified in the Architectural Guidelines for that subdivision, no person shall further subdivide any Lot other than as shown on the recorded plat of said subdivision. No Lot or any dwelling structure located thereon shall be used for operation of a timesharing, fraction-sharing, interval ownership, or similar program whereby the right to exclusive use of the Lot or dwelling structure rotates among participants in the program on a fixed or floating time schedule.

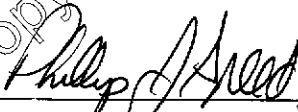
IN WITNESS WHEREOF, the undersigned hereby certifies that not less than two-thirds (2/3) of the voting interest of membership in the Association have approved this Amendment and have executed a written instrument containing such approvals, which instrument shall be maintained on file with the Association.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand this 24 day of March, 2008.

Sunbrook Estates Property Owners Association, Inc.
a Utah non-profit corporation

By: 
Its: President

Attested to:

By: 
Its: Treasurer, acting as Secretary

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On the 24th day of March, 2008 personally appeared before me Phil A. Johnson, who being by me duly sworn did say that he/she is President of the Sunbrook Estates Property Owners Association, Inc., a Utah non profit corporation, and that said instrument was signed on behalf of said institution by authority of its organizational documents or a resolution of its management or directors and acknowledged to me that said institution executed the same and attested to by _____.


NOTARY PUBLIC

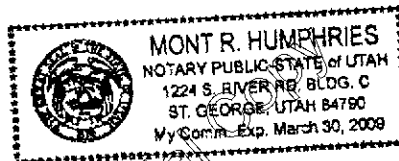


EXHIBIT A

SG - RES - 1st 63

LEGAL DESCRIPTION:

BEGINNING AT A POINT SOUTH 00°57'03" EAST, 594.38 FEET ALONG THE QUARTER SECTION LINE AND NORTH 90°00'00" EAST, 41.52 FEET FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 24°01'03" EAST, 147.44 FEET; THENCE SOUTH 84°58'58" EAST, 90.80 FEET; THENCE NORTH 75°40'47" EAST, 187.50 FEET; THENCE SOUTH 89°38'33" EAST, 102.10 FEET; THENCE SOUTH 01°02'22" EAST, 89.70 FEET; THENCE SOUTH 75°26'29" EAST, 168.17 FEET; THENCE SOUTH 71°17'15" EAST, 107.30 FEET; THENCE SOUTH 36°24'10" WEST, 0.42 FEET; THENCE SOUTH 60°48'48" EAST, 543.30 FEET; THENCE NORTH 90°00'00" EAST, 372.88 FEET; THENCE SOUTH 71°53'21" EAST, 359.48 FEET; THENCE SOUTH 63°39'39" EAST, 13.73 FEET; THENCE SOUTH 52°46'58" EAST, 235.45 FEET; THENCE SOUTH 61°18'36" EAST, 53.18 FEET; THENCE NORTH 58°07'47" EAST, 9.04 FEET; THENCE SOUTH 39°53'03" EAST, 296.06 FEET; THENCE SOUTH 39°31'03" EAST, 353.76 FEET; THENCE SOUTH 40°33'15" WEST, 334.50 FEET; THENCE NORTH 57°09'41" WEST, 285.67 FEET; THENCE NORTH 40°36'36" WEST, 402.10 FEET; THENCE NORTH 45°39'57" WEST, 324.05 FEET; THENCE NORTH 71°01'24" WEST, 182.39 FEET; THENCE NORTH 90°00'00" WEST, 189.00 FEET TO THE EASTERLY BOUNDARY OF A PROPOSED 50 FOOT WIDE PUBLIC STREET; THENCE ALONG THE EASTERLY BOUNDARY OF SAID STREET THE FOLLOWING 6 COURSES: SOUTH 00°00'00" EAST, 58.00 FEET; THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 365.00 FOOT RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 47°36'43", AN ARC LENGTH OF 303.31 FEET; THENCE SOUTH 47°36'43" WEST, 217.29 FEET; THENCE CURVING TO THE LEFT ALONG THE ARC OF A 349.38 FOOT RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 82°47'33", AN ARC LENGTH OF 504.83 FEET; THENCE SOUTH 35°10'50" EAST, 83.45 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SUNBROOK DRIVE; THENCE SOUTH 54°49'10" WEST, 50.00 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE TO FOLLOW THE WESTERLY BOUNDARY OF SAID PROPOSED 50 FOOT WIDE PUBLIC STREET THE FOLLOWING 6 COURSES: NORTH 35°10'50" WEST, 83.45 FEET; THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 399.38 FOOT RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 82°47'33", AN ARC LENGTH OF 577.08 FEET; THENCE NORTH 47°36'43" EAST, 217.29 FEET; THENCE CURVING TO THE LEFT ALONG THE ARC OF A 315.00 FOOT RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 47°36'43", AN ARC LENGTH OF 261.78 FEET; THENCE NORTH 00°00'00" EAST, 58.00 FEET; THENCE DEPARTING THE WESTERLY BOUNDARY OF SAID PROPOSED 50.00 WIDE STREET NORTH 74°13'56" WEST, 177.31 FEET; THENCE NORTH 62°40'21" WEST, 210.89 FEET; THENCE NORTH 60°48'48" WEST, 358.31 FEET; THENCE NORTH 83°40'53" WEST, 220.53 FEET; THENCE SOUTH 77°35'33" WEST, 255.98 FEET; THENCE NORTH 33°52'56" WEST, 239.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.139 ACRES OF LAND.