Recorded at the request of Casitas del Sol Twin Townhome Association

Page 1 of 21
Russell Shirts Washington County Recorder
02/18/2020 11:35:16 AM Fee \$40.00
By CASITAS DEL SOL TWIN TOWNHOMES ASSOCIATION

After recording return to Robert Beecher 2056 E Middleton Dr Unit 21 St George, Ut 84770

AMENDMENT TO THE DELCARATION OF COVENANTS
CONDITIONS AND RESTRICTIONS

OF

CASITAS DEL SOL TWIN TOWNHOME ASSOCIATION

All Lots in Cusitas Del Sol Addition to Article IV, Section 3

Due to increases in the cost of water the Annual Dues shall be raised to \$1,080.

The above Amendment amends but does not entirely replace or supersede the Declaration of the event of a conflict, the provision of this Amendment however, shall control.

Executed this 15th day of May, 2019.

DECLARANT:

Casitas del Sol-Twin Townhome Association

Robert Beecher, President

STATE OF UTAH
County of Washington

On this the the day of the said townhome association being authorized and empowered to do so by the operating agreement of said association or a resolution of its manager, and he acknowledged before me that such company executed the same for the uses and purposed stated therein.

ADRIANA K CARLOS Notary Public - State of Litan

Comm. No. 690984

Aug 16, 2020

Notary Public

02/18/2020 11:35:16 AM 20200008031 Rage 2 of 21 Washington county

Vote for Dues Increase

		Vote for Dues In	20200008 Rage 2 of	3031 02 21 Wa	2/18/2020 11; ashington Col
		Vote for Dues In	crease	Ç.	
	· · · ·		_		A 4 -
	Unit	McDonald	Present	Yes	No
	2	Smith	NO.	 , 	+
	3	Buys		 	
	4	Riggio	ores.	 	
i	5	Solberg	NO	 	
	6	Eggleston	47.5	 	
	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	Peterson	1005	X.	
	8	Jessop	1 10		
	9	Gines	 	1,100	Ť
	10	Gubler	465		
	11	Osburn	NO	X	
	12	Orlossy 2	1	1 /	
	13	Eink 3	W.		
	14	Çex	RND	X _	
	15 0	Nisson		,	
:	<u>√</u> 736	Jones			4. (1)
1933	© 17	Barton (END)		200	
	18	Peck			
	19	Fullwood	405	1/8	
	20	Faumui	Rotion e	X _	
	21	Beecher	W25	$\perp \times$	
	22	Harter	wo	X	
	23	Barnett	40 30		
	24	Richard	<u> </u>		
	25	Schwartz	425	<u> X </u>	
	26	Smith	NO	X	
	27	Reyes	425		
100	28	Fritts	No		
	29	Eardley	1		
	30	Hill 3		1	
	31	Darlington	No_	 	
	32	Miller Tones	1425	 	
	33	Bunneil	167	+	
	34 <u>)</u>	Leavitt	No	×	
	36	Zurkoff	100		
Elek.	37	Fink	+		
"400"	38	Fink		100°	
	39	Hill			
	40	Schwartz			
	41	Owens			
	42	Orlossy			
	43	Hill		1	
,	44	Soto	-	1	
	43		<u></u>		
	10,	Soto			110°,
	•				~
				1 /1/11/11	
>				<i>৺</i>	

20200008031 02/18/2020 11:35:16 AM Rage 3 of 21 Washington County

CASITAS DEL SOL TOWNHOMES HOMEOWNER'S ASSOCATION MEETING – May 15, 2019 6:00 pm Washington County Library, 220 N 300 E, Washington City

Proposal for Increasing Monthly Association Dues to \$90

Absentee Ballot

Owner: Tyhwood

Unit Number:

#19

I will be attending the meeting and will be voting in person.

I will be unable to attend but I am in favor of increasing monthly dues in order to be able to cover water costs.

I will be unable to attend but I am not in favor of increasing monthly dues. I understand that if the association does not collect enough dues to cover expenses; there is a risk that all homeowners will lose water, both outside and inside their homes.

It is understood that by either NOT attending the meeting to vote in person or NOT returning this Absentee Ballot, it will be assumed that your vote is to increase the dues to cover basic expenses.

If not attending the HOA meeting, please return this Absentee Ballot by May 1, 2019 to:

Casitas Del Sol HOA President Atten: Robert Beecher 2056 E. Middleton Dr. #20 St. George, UT 84770

_

2 Tolloop

20200008031 02/18/2020 11:35:16 AM Rage 4 of 21 Washington County

CASITAS DEL SOL TOWNHOMES HOMEOWNER'S ASSOCATION MEETING May 15, 2019 6:00 pm Washington County Library, 220 N 300 E, Washington City

Proposal for Increasing Monthly Association Dues to \$90

Absentee Ballot

Reves Unit Number:

I will be attending the meeting and will be voting in person.

I will be unable to attend but I am in favor of increasing monthly dues in order to be able to cover water costs.

I will be unable to attend but I am not in favor of increasing monthly dues. I understand that if the association does not collect enough dues to cover expenses, there is a risk that althomeowners will lose water, both outside and inside their homes.

It is understood that by either NOT attending the meeting to vote in person or NOT returning this Absentee Ballot, it will be assumed that your vote is to increase the dues to cover basic expenses.

If not attending the HOA meeting, please return this Absentee Ballot **by** May 1, 2019 to:

> Casitas Del Sol HOA President Atten: Robert Beecher 2056 E. Middleton Dr. # 23

St. George, UT 84770

20200008031 02/18/2020 11:35:16 AM Page 5 of 21 Washington County

CASITAS DEL SOL TOWNHOMES HOMEOWNER'S ASSOCATION MEETING – May 15, 2019 6:00 pm Washington County Library, 220 N 300 E, Washington City

Proposal for Increasing Monthly Association Dues to \$90

Absentee Ballot

Owner: Robert 1 Crystal Beech (1 Number: 4 21

I will be attending the meeting and will be voting in person.

I will be unable to attend but I am in favor of increasing monthly dues in order to be able to cover water costs.

I will be unable to attend but I am not in favor of increasing monthly dues. I understand that if the association does not collect enough dues to cover expenses, there is a risk that all homeowners will lose water, both outside and inside their homes.

It is understood that by either NOT attending the meeting to vote in person or NOT returning this Absentee Ballot, it will be assumed that your vote is to increase the dues to cover basic expenses.

If not attending the HOA meeting, please return this Absentee Ballot by May 1, 2019 to:

20200008031 02/18/2020 11:35:16 AM Rage 6 of 21 Washington County

CASITAS DEL SOL TOWNHOMES HOMEOWNER'S ASSOCATION MEETING – May 15, 2019 6:00 pm Washington County Library, 220 N 300 E, Washington City

Proposal for Increasing Monthly Association Dues to \$90

Absentee Ballot

Owner: Sara	Schwartz	Unit Number: #25

I will be attending the meeting and will be voting in person.

I will be unable to attend but I am in favor of increasing monthly dues in order to be able to cover water costs.

I will be unable to attend but I am not in favor of increasing monthly dues. I understand that if the association does not collect enough dues to cover expenses, there is a risk that all homeowners will lose water, both outside and inside their homes.

It is understood that by either NOT attending the meeting to vote in person or NOT returning this Absentee Ballot, it will be assumed that your vote is to increase the dues to cover basic expenses.

If not attending the HOA meeting, please return this Absentee Ballot by May 1, 2019 to:

CASITAS DEL SOL TOWNHOMES HOMEOWNER'S ASSOCATION MEETING – May 15, 2019 6:00 pm Washington County Library, 220 N 300 E, Washington City

Proposal for Increasing Monthly Association Dues to \$90

Absentee Ballot

			©
Owner:	Justin Peterson	Unit Number	
	I will be attending the meeti	ng and will be vot	ting in person. 🦠 💛 👚
of Olos			
Ellin	I will be unable to attend bu	t I am in tavor of i	ncreasing monthly dues
	in order to be able to cover		
	I will be unable to attend budues. I understand that if the	ne association do	es not collect enough
	dues to cover expenses, the water, both outside and insi	~ //	IChomeowners will lose

It is understood that by either NOT attending the meeting to vote in person or NOT returning this Absentee Ballot, it will be assumed that your vote is to increase the dues to cover basic expenses.

If not attending the HOA meeting, please return this Absentee Ballot by May 1, 2019 to:

20200008031 02/18/2020 11:35:16 AM Rage 8 of 21 Washington County

CASITAS DEL SOL TOWNHOMES HOMEOWNER'S ASSOCATION MEETING – May 15, 2019 6:00 pm Washington County Library, 220 N 300 E, Washington City

Proposal for Increasing Monthly Association Dues to \$90

Absentee Ballot

Owner:	Michael Riggio	Unit Number	: 4	
			•	≈ 00°
	I will be attending the meet	ing and will be voti	ing in person.	9
	I will be unable to attend but in order to be able to cover		ncreasing monthly d	ues
>				•
	I will be unable to attend budgues. I understand that if t			
	dues to cover expenses; the water, both outside and ins		Dhomeowners will lo)Se
	*.	* (D)		<i>•</i>
	It is understood that by eith person or NOT returning th	ner NOT åttending nis Absentee Ballo	the meeting to vote t, it will be assumed	ın that
<i>)</i>	your vote is to increase the			
	If not attending the HOA me	eeting, please retu	ırn this Absentee Ba	llot
	by May 1, 2019 to:			

20200008031 02/18/2020 11:35:16 AM Rage 9 of 21 Washington County

CASITAS DEL SOL TOWNHOMES HOMEOWNER'S ASSOCATION MEETING – May 15, 2019 6:00 pm Washington County Library, 220 N 300 E, Washington City

Proposal for Increasing Monthly Association Dues to \$90

Absentee Ballot

>		Absen	leg banot		
Owner	Lamond	Coubles	Unit Numbe	er: #10	
X	96 j		ing and will be	96 J	
	,		ıt kam in favor ø		o Charles
))		able to cover			> -
	dues. I unde dues to cove	rstand that if t r expenses; th	it I am not in favo he association d ere is a risk that ide their homes	loes not collect all homeowners	enough
	person or No	Treturning th	ner NOT attendir nis Absentee Bal e dues to cover b	llot, it will be ass	
	If not attendi		eeting, please re	eturn this Absen	tee Ballot
			(

20200008031 02/18/2020 11:35:16 AM Rage 10 of 21 Washington County

CASITAS DEL SOL TOWNHOMES HOMEOWNER'S ASSOCATION MEETING – May 15, 2019 6:00 pm Washington County Library, 220 N 300 E, Washington City

Proposal for Increasing Monthly Association Dues to \$90

Absentee Ballot

Owner:	Maryolice Jas Unit Numbe	r: 33
/ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	I will be attending the meeting and will be vo	otina in persón.
EE OF THE PERSON	I will be unable to attend but I am in favor of	
9, ,	in order to be able to cover water costs.	
	I will be unable to attend but I am not in favo dues. I understand that if the association do dues to cover expenses; there is a risk that water, both outside and inside their homes.	oes not collect enough all homeowners will lose
	It is understood that by either NOT attending person or NOT returning this Absentee Ball your vote is to increase the dues to cover ball.	ot, it will be assumed that
(i	If not attending the HOA meeting, please reby May 1, 2019 to:	turn this Absentee Ballot
	y *	

20200008031 02/18/2020 11:35:16 AM Rage 11 of 21 Washington County

CASITAS DEL SOL TOWNHOMES HOMEOWNER'S ASSOCATION MEETING – May 15, 2019 6:00 pm Washington County Library, 220 N 300 E, Washington City

Proposal for Increasing Monthly Association Dues to \$90

Absentee Ballot

>		enteg pano		
Owner:	Sandra Osburi	Unit Numb	er: 11	
	I will be attending the			
	I will be unable to atte in order to be able to		of increasing mo	nthly dues
	I will be unable to atte dues. I understand th dues to cover expense water, both outside ar	at if the association s there is a risk tha	does not collect it all homeowner	enough
	It is understood that be person or NOT return your vote is to increase	ing this Absentee Ba	allot, it will be as	sumed that
@(C	If not attending the HO by May 1, 2019 to:	OA meeting, please i	return this Abser	ntee Ballot
	A 11 -2 5 - 1-	I Sol HOA President ert Beecher	() 	
() Than	St. George Lyou Robert - WISh I Cou	UT 84770 for all you	to for our r	neigh borhood.
it of	wish I coused when a duled on the	Id altend to	us meetin	· S ,
joch (eduled on th	e week-end	, so we c	ida osburn
₩ ≥₩	nd. Hease e	Marin Marina	O Wa	sh. gov(ove)

Page 12 of 21 Washington County

Just curious about any measures taken Jat the conder, we see water running down the street. Sprinklers can be edjusted, This is what I would ask about if I could be at the meeting Sazusted on sprinklu systems... Could be at the maching Thortogiu Landra Oston.

20200008031 02/18/2020 11:35:16 AM Rage 13 of 21 Washington County

CASITAS DEL SOL TOWNHOMES HOMEOWNER'S ASSOCATION MEETING – May 15, 2019 6:00 pm Washington County Library, 220 N 300 E, Washington City

Proposal for Increasing Monthly Association Dues to \$90

Absentee Ballot

`	Apsente@ban		,
Owner:	Leavity Unit Nun	nber: 35	-
	I will be attending the meeting and will b	e voting in person.	
	I will be unable to attend but I am in favo	or of increasing month	lv dues in the
	in order to be able to cover water costs.		of \$90 mouth
	I will be unable to attend but I am not in dues. I understand that if the association dues to cover expenses, there is a risk to water, both outside and inside their hon	on does not collect end that althomeowners w	onthly ough
	It is understood that by either NOT attemperson or NOT returning this Absentee your vote is to increase the dues to cover	Ballot, it will be assum	
	If not attending the HOA meeting, pleas	e return this Absentee	Ballot
	Ax may 1, 2019 to.		
	Casitas Del Sol HOA Preside Atten: Robert Beecher	nt .	
	2056 E. Middleton Dr. #21 St. George, UT 84770		

20200008031 02/18/2020 11:35:16 AM Page 14 of 21 Washington County

CASITAS DEL SOL TOWNHOMES HOMEOWNER'S ASSOCATION MEETING – May 15, 2019 6:00 pm Washington County Library, 220 N 300 E, Washington City

Proposal for Increasing Monthly Association Dues to \$90

Absentee Ballot

Owner: DAVID HARTER Unit Number: 22

I will be attending the meeting and will be voting in person.

I will be unable to attend but I am in favor of increasing monthly dues in order to be able to cover water costs.

I will be unable to attend but I am not in favor of increasing monthly dues. I understand that if the association does not collect enough dues to cover expenses; there is a risk that all homeowners will lose water, both outside and inside their homes.

It is understood that by either NOT attending the meeting to vote in person or NOT returning this Absentee Ballot, it will be assumed that your vote is to increase the dues to cover basic expenses.

If not attending the HOA meeting, please return this Absentee Ballot May 1, 2019 to:

20200008031 02/18/2020 11:35:16 AM Rage 15 of 21 Washington County

CASITAS DEL SOL TOWNHOMES HOMEOWNER'S ASSOCATION MEETING – May 15, 2019 6:00 pm Washington County Library, 220 N 300 E, Washington City

Proposal for Increasing Monthly Association Dues to \$90

Absentee Ballot

Owner:	siysan Gox	Unit Number:	14
	%		
	I will be attending the meet	ing and will be voting	g in person.
	I will be unable to attend bu	et I am in favor of inc	reasing manthly dues
2/// N	in order to be able to cover	(\bigcirc)	reasing monthly ducs
,			
	I will be unable to attend bu		
	dues. I understand that if the		.//
	dues to cover expenses; the water, both outside and ins	= 11 11 /1	omeowners will lose
	water, both outside and ms	ide then nomes.	
CE OLO	It is understood that by eitl	ner NOT attending th	e meeting to vote in
2/1/1/2	person or NOT returning th		
•	your vote is to increase the	dues to cover basic	e expenses.
	If not attending the HOA me	eeting please return	this Absentee Ballot
	by May 1. 2019 to:	soung, prouso rotur	

Casitas Del Sol HOA President Atten: Robert Beecher 2056 E. Middleton Dr. #21 St. George, UT 84770

St. George, UT 84770

20200008031 02/18/2020 11:35:16 AM Rage 16 of 21 Washington County

CASITAS DEL SOL TOWNHOMES HOMEOWNER'S ASSOCATION MEETING – May 15, 2019 6:00 pm Washington County Library, 220 N 300 E, Washington City

Proposal for Increasing Monthly Association Dues to \$90

Absentee Ballot

Owner	: Greg + Kim Solberg	Unit Numbe	
	I will be attending the meet I will be unable to attend bu	ut I am in favor of	
	in order to be able to cover	water costs.	
	I will be unable to attend bu dues. I understand that if t dues to cover expenses; th	he association d	oes not collect enough
	water, both outside and ins	side their homes	,
	person or NOT returning the your vote is to increase the	his Absentee Bal	lot, it will be assumed that
	If not attending the HOA m	eeting, please re	eturn this Absentee Ballot

CASITAS DEL SOL TOWNHOMES HOMEOWNER'S ASSOCATION MEETING – May 15, 2019 6:00 pm Washington County Library, 220 N 300 E, Washington City

Proposal for Increasing Monthly Association Dues to \$90

Absentee Ballot

Owner: Rody/Veronica Fritts Unit Number: #28

I will be attending the meeting and will be voting in person.

I will be unable to attend but I am in favor of increasing monthly dues in order to be able to cover water costs.

I will be unable to attend but I am not in favor of increasing monthly dues. I understand that if the association does not collect enough dues to cover expenses; there is a risk that all homeowners will lose water, both outside and inside their homes.

It is understood that by either NOT attending the meeting to vote in person or NOT returning this Absentee Ballot, it will be assumed that your vote is to increase the dues to cover basic expenses.

If not attending the HOA meeting, please return this Absentee Ballot May 1, 2019 to:

20200008031 02/18/2020 11:35:16 AM Rage 18 of 21 Washington County

CASITAS DEL SOL TOWNHOMES HOMEOWNER'S ASSOCATION MEETING May 15, 2019 6:00 pm Washington County Library, 220 N 300 E, Washington City

Proposal for Increasing Monthly Association Dues to \$90

Absentee Ballot

Unit Number: #

I will be attending the meeting and will be voting in person.

I will be unable to attend but I am in favor of increasing monthly dues in order to be able to cover water costs.

I will be unable to attend but I am not in favor of increasing monthly dues. I understand that if the association does not collect enough dues to cover expenses; there is a risk that althomeowners will lose water, both outside and inside their homes.

It is understood that by either NOT attending the meeting to vote in person or NOT returning this Absentee Ballot, it will be assumed that your vote is to increase the dues to cover basic expenses.

If not attending the HOA meeting, please return this Absentee Ballot by May 1, 2019 to:

20200008031 02/18/2020 11:35:16 AM Rage 19 of 21 Washington County

CASITAS DEL SOL TOWNHOMES HOMEOWNER'S ASSOCATION MEETING – May 15, 2019 6:00 pm Washington County Library, 220 N 300 E, Washington City

Proposal for Increasing Monthly Association Dues to \$90

Absentee Ballot

	•	•	ŭ .
Owner:	Santina Smith	Unit Number:	26
	່ຶ່ I will be attending∢he meeti	ng and will be verting	in person.
	I will be unable to attend bu		reasing monthly dues
)	in order to be able to cover	water costs.	
	I will be unable to attend bu dues. I understand that if the dues to cover expenses, the	ne association does	not collect enough
, O	water, both outside and ins		° C ₀ ,
<u>*</u>			
CEIOIL	It is understood that by eith		
	person or NOT returning th		
	your vote is to increase the	dues to cover basic	expenses.
•	If not attending the HOA me	eting, please return	this Absentee Ballot
	by May 1, 2019 to:	(6)	

Casitas Del Sol HOA President Atten: Robert Beecher 2056 E. Middleton Dr. #21 St. George, UT 84770

20200008031 02/18/2020 11:35:16 AM Rage 20 of 21 Washington County

CASITAS DEL SOL TOWNHOMES HOMEOWNER'S ASSOCATION MEETING – May 15, 2019 6:00 pm Washington County Library, 220 N 300 E, Washington City

Proposal for Increasing Monthly Association Dues to \$90

Absentee Ballot

Owner: Brenda Darlington Unit Number: 31

I will be attending the meeting and will be voting in person.

I will be unable to attend but I am inflavor of increasing monthly dues in order to be able to cover water costs. I am hoping to attend

I will be unable to attend but I am not in favor of increasing monthly dues. I understand that if the association does not collect enough dues to cover expenses; there is a risk that all homeowners will lose water, both outside and inside their homes.

It is understood that by either NOT attending the meeting to vote in person or NOT returning this Absentee Ballot, it will be assumed that your vote is to increase the dues to cover basic expenses.

If not attending the HOA meeting, please return this Absentee Ballot by May 1, 2019 to:

20200008031 02/18/2020 11:35:16 AM Page 21 of 21 Washington County

CASITAS DEL SOL TOWNHOMES HOMEOWNER'S ASSOCATION MEETING – May 15, 2019 6:00 pm Washington County Library, 220 N 300 E, Washington City

Proposal for Increasing Monthly Association Dues to \$90

Absentee Ballot

Owner:

faunci

Unit Number:

20

I will be attending the meeting and will be voting in person.

I will be unable to attend but I am in favor of increasing monthly dues in order to be able to cover water costs.

I will be unable to attend but I am not in favor of increasing monthly dues. I understand that if the association does not collect enough dues to cover expenses; there is a risk that all homeowners will lose water, both outside and inside their homes.

It is understood that by either NOT attending the meeting to vote in person or NOT returning this Absentee Ballot, it will be assumed that your vote is to increase the dues to cover basic expenses.

If not attending the HOA meeting, please return this Absentee Ballot by May 1, 2019 to: