

**The Ridge Subdivision**PATSY CUTLER - IRON COUNTY RECORDER  
2004 AUG 27 14:58 PM FEE \$33.00 BY PTC  
REQUEST: LORIN C JONES**SUPPLEMENTAL AMENDMENT**

to the

**Declaration of Covenants, Conditions and Restrictions**

City of Enoch, County of Iron, State of Utah

Velocity Development LLC recorded a Declaration of Covenants, Conditions and Restrictions pertaining to the Ridge Subdivision located in the City of Enoch, County of Iron, State of Utah, in the office of the Iron County Recorders Office located in Parowan, Utah herein referred to as (the "Original CC&R's") on July 26, 2004. The Original CC&R's were recorded in Book 00937, Page 01096-01103, as Recorder's Entry No. 00487109, Iron County Records.

The Original CC&R's describes Parcel 1-4 within the Survey of Record for Lorin and Shirley Jones and Phase 1, 2 and 3, of the Ridge Subdivision all located in the City of Enoch, County of Iron, State of Utah.

Section 2-3 "Membership in Architectural Control Committee" and Section 3-4 "Amendment" allows for a majority of the then lot owners to amend the Original CC&R's. The Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions comply with the said Sections 2-3 and 3-4 of the Original CC&R's herein referred to as (the "Amended CC&R's").

Velocity Development herein referred to as (the "Developer") has developed and recorded the final plat for Phase 1 and 2, of the Ridge Subdivision. These Amended CC&R's are executed for the purpose of subjecting Parcel 1-4 of the Survey of Record for Lorin and Shirley Jones, and Phase 1, 2 and 3 of the Ridge Subdivision, as hereby described to the Amended CC&R's. The property herein shall be subject in full to all of the terms, conditions, and covenants of the Original and Amended CC&R's. In the event that there is a conflict between the Original CC&R's and the Amended CC&R's the more restrictive instrument shall have priority and precedence.

NOW THEREFORE, the Developer, in accordance with and for the purpose of complying with Section 2-3 and 3-4 of the Original CC&R's declares the following:

- 1) **SIZE.** A two story dwelling structure shall have a minimum of 1150 square feet on the main floor and a minimum of 850 square feet on the second level plus a minimum 2 car garage.
- 2) **BUILDING MATERIALS.** A minimum of thirty (30) percent of the front exterior elevation must be stone or brick. Exterior elevations of pressed particle board siding, particle board sheathing (T-111), wood siding or timbers, are not allowed. Main bearing trusses that exceed 50% of the roof truss system

- 2) that are not continuous from exterior wall to exterior wall are not allowed. Trusses that adjoin at the ridge line are also not allowed.
- 3) REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. Prior to commencement of construction of any structure, construction documents must be submitted through executing the Architectural Review Agreement as contained in the Original CC&R's. The Architectural Review Agreement must be executed by the real property owner(s) requesting the construction documents review and approval as contained in the Original CC&R's. The Architectural Control Committee will retain One (1) copy of the construction documents for record keeping the other said submittal upon approval or rejection will be returned to the Applicant. All Applicants submitting construction documents pertaining to a dwelling structure must obtain a Footing and Foundation Plan approved by a Structural Engineer prior to submittal to the Architectural Control Committee.
- 4) DWELLING POSITIONING. To maintain the consistency of the dwelling structures within the Ridge Subdivision, all building setbacks must be in compliance with the Enoch City Building Department. In addition, no dwelling structure may be positioned more than 45° (Forty Five Degrees) from parallel to the front dedicated roadway.
- 5) ARCHITECTURAL CONTROL COMMITTEE. The Chairman of the Architectural Control Committee is Spencer L. Jones who is referred herein as ( the "Original Chairman"). The Original Chairman may at their discretion resign at any time and appoint another Chairman of the Architectural Control Committee at his/her discretion. All succeeding Chairmen thereafter may only be succeeded by a majority vote consisting of the Architectural Control Committee Members.
- 6) EASEMENTS. Easements for drainage as shown on the recorded plats and/or dedicated to Enoch City. Within the said drainage easements no structure will be permitted to adversely affect the said easements. The respective Property Owner(s) within the Ridge Subdivision are responsible to maintain the vegetation and debris that could or would adversely affect such drainage easements. ~~In addition, it is the responsibility of each~~

- 7) AMMENDMENT. The Original CC&R's and the Amended CC&R's may be Amended by a majority of 75% of the real property owners by filing, in the office of the Iron County Recorder, an appropriate supplemental and or amendment document showing the necessary consents and amendments to this document.

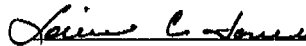
Upon recording of this Amended CC&R instrument, consisting of execution by the Developer and any applicable Architectural Control Committee Member(s). These Declarations contained within the said Amended CC&R's shall run with the land

The limitations contained in Section 2-3 and 3-4 are satisfied, and said limitations do not prevent or prohibit these Amended CC&R's in any way.

The undersigned Developer and Applicable Architectural Control Committee Member(s) certify that they are authorized to Amend the Original CC&R's through the preceding written instrument consisting of the Amended CC&R's.


DATED this 27<sup>th</sup> Day of August, 2004

  
Spencer L. Jones /Manager, Velocity Development LLC.  
Developer

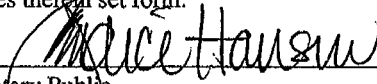
  
Lorin C. Jones/Member, Velocity Development LLC.  
Architectural Control Committee Member

STATE OF UTAH )  
                  Washington : ss.  
COUNTY OF ~~IRON~~ )

On the 27 day of August, 2004 personally appeared  
before me Spencer L. Jones and Lorin C. Jones  
And \_\_\_\_\_ who being by me duly sworn did say, each for  
himself, that he, signed the same for the purposes therein set forth.

  
KANDICE HANSEN  
Notary Public  
State of Utah  
My Commission Expires Mar. 14, 2008  
One South Main, Saint George, UT 84770  
My Commission Expires:

3-14-2008

  
Notary Public

st. george, ut  
Residing In: