Recorded at the Request of: Pelican Hills Owners Association

Record against the real property described in Exhibit A.

After Recording mail to:
Jenkins Bagley, PLLC
Attn: Bruce C. Jenkins
285 W Tabernacle, Ste. 301
St. George, J. 84770

DOC # 20210006611 Amended Restrictive Covenants Gary Christensen Waskington County Recorder 01/29/2021 09:53:08 AM Pee \$ 40.00 By JENKINS BAGLEY BY JENKINS BAGLEY

AMENDMENT TO DECLARATION OF CONDOMINIUM FOR PELICAN HILLS:

THIS AMENDMENT TO THE DECLARATION is prepared and adopted pursuant to Article XIII, Section 3 of the Declaration of Condominum (the "Declaration") for Science Hills as of the meeting of the Members held on the U day of Security 2010, by Pelican Hills Owners Association, a Utah nonprofit corporation (the "Association" or "Pelican Hills"). This restated instrument hereby amends following:

- Declaration of Condominium of Pelican Hills Condominiums recorded in the records of the Washington County Recorder as Entry No. 20070012413, recorded on March 12, 2007, ("The Declaration"); and
- any other amendments, supplements, or annexing documents to the Declaration of Pelican Hills Owners Association, whether or not recorded with the Washington County Recorder.

Article IX, Section 1

The following replaces Article IX, Section 1 of the Declaration changes shown in italies):

- 9.1 Notice of Mortgage. Any Owner who mortgages his Unit shall furnish the Association the name and address for such Mortgagee, and the Association shall maintain such information in a book entitled "Mortgages of Units." The Association shall report to such Mortgagee any unpaid Assessments due from the Owner of such Unit at the same time as the Association makes demand on the Owner thereof for payment of such unpaid Assessments. Each Mortgagee shall also be entitled to written notification from the Association of:
 - (a) any other default by its Owner-Mortgagor in the performance of such Owner's obligations under the terms and provisions of this Declaration which shall not have been cared within 30 days after written police to such Owner-Mortgagor by the Association specifying such default;
 - (b) a lapse, cancellation, or material modification of any insurance policy maintained by the homeowners' association;
 - (c) any proposed action that requires the consent of a specified percentage of mortgagees;
 - (d) Any condemnation or casualty loss that affects either a material portion of the project or the unit securing it mortgage; and

20-11-4 OUT 4 Beg paragraph for Restated & Arne CC&Rs aki

(e) Any 60-day delinquency in the payment of assessments or charges owed by the owner of any unit on which it holds the mortgage.

Article XIII, Section 1

The following replaces Article XIII, Section 1 of the Declaration (changes shown in italics):

Notices. Any notice required or permitted to be given to any Owner under the provisions of this Declaration shall be deemed to have been properly furnished if delivered or mailed, postage prepaid, to the person named as the Owner at the latest address for such person, as reflected in the records of the Board of Directors at the time of delivery or mailing. Any notice required or permitted to be given to the Association or the Board may be given by delivering or mailing the same to the Manager, or any member of the Board.

Notwithstanding the foregoing, the Association may provide notice to Owners by electronic means, including text message, email or facsimile, except that an Owner may, by written demand, require the Association to provide notice to that Owner by mail.

IN WITNESS WHEREOF, the President and Secretary of the Association represents that these Declaration amendments were approved by Owners who collectively hold at least sixty percent (60%) of the total outstanding votes in the Association, at a meeting of members or by written consent, and is so documented in the permanent records of the Association.

PELICAN HILLS OWNERS ASSOCIATION

EMILY O HOLT

Commission # 713270 My Commission Expires July 31, 2024

By:
Its: President

*M*uesi:

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By:

Its: Secretary

STATE OF UTAH.

- W . :

County of Washington)

On this 25 day of MANANA, 2014, before me personally appeared Lovi First whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed) did say that he is the President of

Association, a Utah nonprofit corporation, and that the foregoing document was signed by him on behalf of the Association by authority of its Bylaws, Declaration, or resolution of the Board, and he acknowledged before me that he executed the document on behalf of the Association and for its stated purpose.

Motary

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EXHIBIT (Legal Description)

This Amendment to the Declaration of Condominium of Pelican Hills Condominiums affects the following real property, all located in Washington County, State of Utah:

All of Units 1011 through 1014, Units 1025 through 1028, Units 1111 through 1114, Dinits 1125 through 1128, Units 211 through 1214, Units 1225 through 1228, Units 2611 through 2614, Units 2625 through 2628, Units 2711 through 2713, Units 2724 through 2726 Units 2811 through 2813 and Units 2824 through 2826, together with all Common Areas Pelican Hills Condo (SG), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: SG-PHC-1-10-1011 through SG-PHC-1-10-1014

PARCEL: SG-PHC-1-10-1025 through SG-PHC-1-10-1028

PARCEL: SG-PHC-1-11-11-10through SG-PHC-1-11-1114

PARCEL: SG-PHC-1-11-1125 through SG-PHC-1-11-1128

PARCEL: SG-PHC-1-12-1211 through SG-PHC-1-12-1214

PARCEL: SG-PHC+12-1225 through SG-PHC-12-1228

PARCEL: SG-PHC-1-26-2611 through SG-PHC-1-26-2614

PARCEL: SGPHC-1-26-2611 through SG-RHC-1-26-2614

PARCEL: SG-PHC-1-26-2625 through SG-PHC-1-26-2628

PARCEL: SG-PHC-1-27-2711 through SG-PHC-1-27-2713

PARCEL: SG-PHC-1-27-2724 through SG-PHC-1-27-2726

PARCEL: SG-PHC-1-28-2811 (brough SG-PHC-1-28-2813)

PARCEL: SG-PHC-1-28-2824-through SG-PHC-1-28-2826

All of Units 1311 through 1314, Units 1325 through 1328, Units 1411 through 1414 Units 1425 through 1428 Units 1511 through 1514, Units 1525 through 1528, together with all Common Areas, Pelican Hills Condo 2 (SG), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: SG-PHC-2-13-1311 through SG-PHC-2-13-1314

PARCEL: SG-PHC-2-13-1325 through SG-PHC-2-13-1328

PARCEL: SG-PHC-2-14-1411 through SG-PHC-2-14-1414

PARCEL: SG-PHC-2-14-1425 through SG-PHC-2-14-1428

PARCEL: SG-PHC 215-1511 through SG-PHC 215-1514

PARCEL: SG-PHC-2-15-1525 through SG-PHC-2-15-1528

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All of Units 2111 through 2113, Units 2124 through 2126, Units 2211 through 2213, Units 2224 through 2226, Units 2311 through 2314, Units 2325 through 2328, Units 2411 through 2414, Units 2425 through 2428 together with all Common Areas, Pelican Hills Condo 3 (SG), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: SG-PHC-3-21-2111 through SG-PHC-3-21-2113 PARCEL: SG-PHC-3-22-2211 through SG-PHC-3-22-2213 PARCEL: SG-PHC-3-22-2224 through SG-PHC-3-22-2226 PARCEL: SG-PHC-3-23-2311 through SG-PHC-3-23-2314

PARCEL: SG-PHC-3-23-2325 through SG-PHC-3-23-2328

PARCEL: SG-PHC-3-24-2411 through SG-PHC-3-24-2414

PARCEL: SG-PHC-3-24-2425 through SG-PHC-3-24-2428

Legal Description
Pelican Hills