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B: 1362 P: 1282 Fee \$306.00
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12/07/2016 12:10:52 PM By SO UTAH TITLE CO/CEDAR CITY



RECORDED AT THE REQUEST OF
AND WHEN RECORDED MAIL TO:
Vial Fotheringham, SG, LLP
Attn: Bruce C. Jenkins
285 W. Tabernacle, Ste. 301
St. George, UT 84770

**NOTICE OF RESCINDED AND INVALID
AMENDED AND RESTATED DECLARATION OF RESTRICTIONS**

WHEREAS, on or about March 3, 2004, Northridge at Cross Hollow Development, Inc., (“Declarant”) executed and caused to be recorded a Declaration of Restrictive Covenants and Conditions Affecting the Real Property Know as Westview Estates (“Declaration”), in the Iron County Recorder’s Office, Entry No. 00479926;

WHEREAS, Section X of the Declaration provides Declarant with the ability and right to modify, amend, repeal, or change any of the terms of the Declaration prior to the actual organization or incorporation of the Association;

WHEREAS, on or about March 11, 2004, Declarant filed with the Utah Department of Commerce, Articles of Incorporation of Westview Estates Owners Association, Inc.;

WHEREAS, on or about August 22, 2013, Declarant executed and caused to be recorded a document purportedly amending and restating the Declaration entitled, West View Estates Amended and Restated Declaration of Restrictions (“Amended Declaration”), in the Iron County Recorder’s Office, Entry No. 00646901;

WHEREAS, given that the Westview Estates Owners Association, Inc. (“Association”) was incorporated on March 11, 2004, Declarant lost its unilateral ability and right to modify, amend, repeal, or change any of the terms of the Declaration, and therefore Declarant did not have the ability or right to execute or record the Amended Declaration;

NOW THEREFORE, NOTICE IS HEREBY GIVEN by DECLARANT, that the Amended Declaration in the official records of the Iron County Recorder’s Office, Entry No. 00646901, is invalid and is hereby rescinded. The purpose of this Notice of Rescinded and Invalid Amended and Restated Declaration of Restrictions is to place all current and future property owners on notice that said Amended Declaration is not valid and rescinded, and that the Declaration in the official records of the Iron County Recorder’s Office, Entry No. 00479926, is the binding and governing declaration of the Association.

This Notice of Rescinded and Invalid Amended and Restated Declaration of Restrictions shall be filed and recorded against the real property described as follows:

All of Lots 1-10, WEST VIEW ESTATES PHASE 1 BLK A, according to the official plat thereof on file and of record in the Iron County Recorder’s Office.

TAX ID NOS: D-1197-000A-0001 through D-1197-000A-0010

All of Lots 2-4, WEST VIEW ESTATES PHASE 1 BLK B, according to the official plat thereof on file and of record in the Iron County Recorder's Office.

TAX ID NOS: D-1197-000B-0002 through D-1197-000B-0004

All of Lots 1A, 1B, 1C, 1D, AND 1E, WEST VIEW ESTATES PHASE 1 BLK B, according to the official plat thereof on file and of record in the Iron County Recorder's Office.

TAX ID NOS: D-1197-000B-001A, D-1197-000B-001B, D-1197-000B-001C, D-1197-000B-001D, and D-1197-000B-001E

All of Lots 1-8, WEST VIEW ESTATES PHASE 1 BLK C, according to the official plat thereof on file and of record in the Iron County Recorder's Office.

TAX ID NOS: D-1197-000C-0001 through D-1197-000C-0008

All of Lots 1-14, WEST VIEW ESTATES PHASE 1 BLK D, according to the official plat thereof on file and of record in the Iron County Recorder's Office.

TAX ID NOS: D-1197-000D-0001 through D-1197-000D-0014

All of Lots 1-6, WEST VIEW ESTATES PHASE 1 BLK E, according to the official plat thereof on file and of record in the Iron County Recorder's Office.

TAX ID NOS: D-1197-000E-0001 through D-1197-000E-0006

All of Lots 1-6, WEST VIEW ESTATES PHASE 2 BLK A, according to the official plat thereof on file and of record in the Iron County Recorder's Office.

TAX ID NOS: D-1207-000A-0001 through D-1207-000A-0006

All of Lots 1-18, WEST VIEW ESTATES PHASE 2 BLK B, according to the official plat thereof on file and of record in the Iron County Recorder's Office.

TAX ID NOS: D-1207-000B-0001 through D-1207-000B-0018

All of Lots 1-11, WEST VIEW ESTATES PHASE 2 BLK C, according to the official plat thereof on file and of record in the Iron County Recorder's Office.

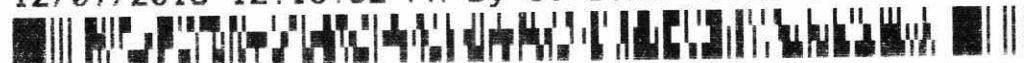
TAX ID NOS: D-1207-000C-0001 through D-1207-000C-0011

All of Lots 1-11, WEST VIEW ESTATES PHASE 3 BLK A, according to the official plat thereof on file and of record in the Iron County Recorder's Office.

TAX ID NOS: D-1209-000A-0001 through D-1209-000A-0011

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All of Lots 1-22, WEST VIEW ESTATES PHASE 3 BLK B, according to the official plat thereof on file and of record in the Iron County Recorder's Office.

TAX ID NOS: D-1209-000B-0001 through D-1209-000B-0022

All of Lots 1-22, WEST VIEW ESTATES PHASE 3 BLK C, according to the official plat thereof on file and of record in the Iron County Recorder's Office.

TAX ID NOS: D-1209-000C-0001 through D-1209-000C-0022

All of Lots 1-14, WEST VIEW ESTATES PHASE 3 BLK D, according to the official plat thereof on file and of record in the Iron County Recorder's Office.

TAX ID NOS: D-1209-000D-0001 through D-1209-000D-0014

All of Lots 1-20, WEST VIEW ESTATES PHASE 3 BLK E, according to the official plat thereof on file and of record in the Iron County Recorder's Office.

TAX ID NOS: D-1209-000E-0001 through D-1209-000E-0020

All of Lots 1-18, WEST VIEW ESTATES PHASE 3 BLK F, according to the official plat thereof on file and of record in the Iron County Recorder's Office.

TAX ID NOS: D-1209-000F-0001 through D-1209-000F-0018

All of Lots 1-5, WEST VIEW ESTATES PHASE 3 BLK G, according to the official plat thereof on file and of record in the Iron County Recorder's Office.

TAX ID NOS: D-1209-000G-0001 through D-1209-000G-0005

All of Lots 1-9, WEST VIEW ESTATES PHASE 4 BLK A, according to the official plat thereof on file and of record in the Iron County Recorder's Office.

TAX ID NOS: D-1213-000A-0001 through D-1213-000A-0009

All of Lots 1-6, WEST VIEW ESTATES PHASE 4 BLK B, according to the official plat thereof on file and of record in the Iron County Recorder's Office.

TAX ID NOS: D-1213-000B-0001 through D-1213-000B-0006

All of Lots 1-12, WEST VIEW ESTATES PHASE 4 BLK C, according to the official plat thereof on file and of record in the Iron County Recorder's Office.

TAX ID NOS: D-1213-000C-0001 through D-1213-000C-0012

All of Lots 1-3, WEST VIEW ESTATES PHASE 4 BLK D, according to the official plat thereof on file and of record in the Iron County Recorder's Office.

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TAX ID NOS: D-1213-000D-0001 through D-1213-000D-0003

All of Lots 1-24, WEST VIEW ESTATES PHASE 4 BLK E, according to the official plat thereof on file and of record in the Iron County Recorder's Office.

TAX ID NOS: D-1213-000E-0001 through D-1213-000E-0024

All of Lots 1-23, WEST VIEW ESTATES PHASE 4 BLK F, according to the official plat thereof on file and of record in the Iron County Recorder's Office.

TAX ID NOS: D-1213-000F-0001 through D-1213-000F-0023

All of Lots 1-18, WEST VIEW ESTATES PHASE 4 BLK G, according to the official plat thereof on file and of record in the Iron County Recorder's Office.

TAX ID NOS: D-1213-000G-0001 through D-1213-000G-0018

All of Lots 1-14, WEST VIEW ESTATES PHASE 4 BLK H, according to the official plat thereof on file and of record in the Iron County Recorder's Office.

TAX ID NOS: D-1213-000H-0001 through D-1213-000H-0014

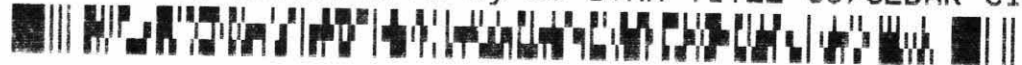
All of Lots 4A, 5A, 6A and 7A, WEST VIEW ESTATES PHASE 4 BLK H, according to the official plat thereof on file and of record in the Iron County Recorder's Office.

TAX ID NOS: D-1213-000D-004A, D-1213-000D-005A, D-1213-000D-006A, and D-1213-000D-007A

(Signature and Notary on Following Page)

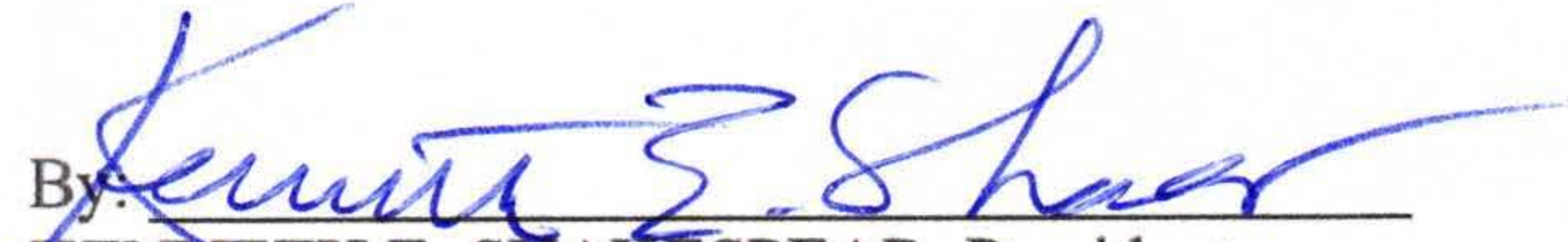
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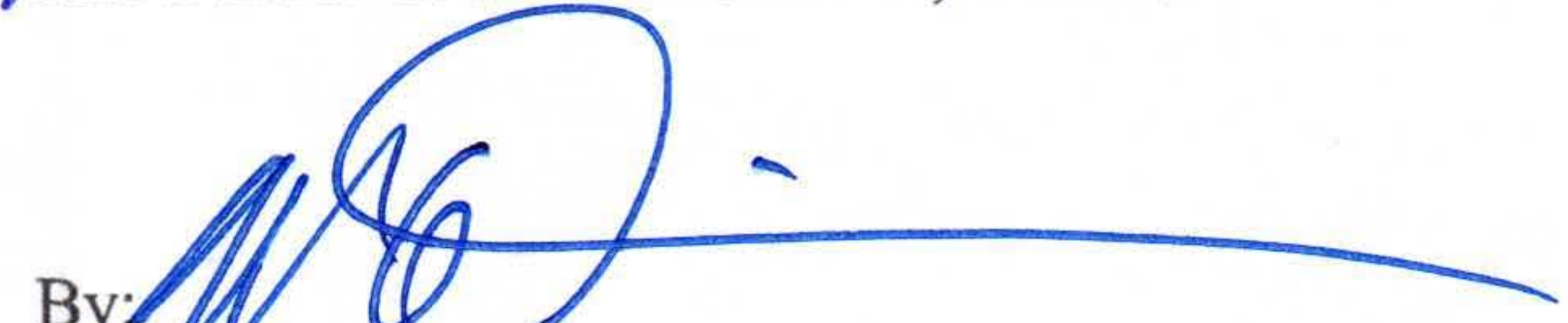
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DATED this 5 day of December, 2016.

NORTHRIDGE AT CROSS HOLLOW
DEVELOPMENT, INC.

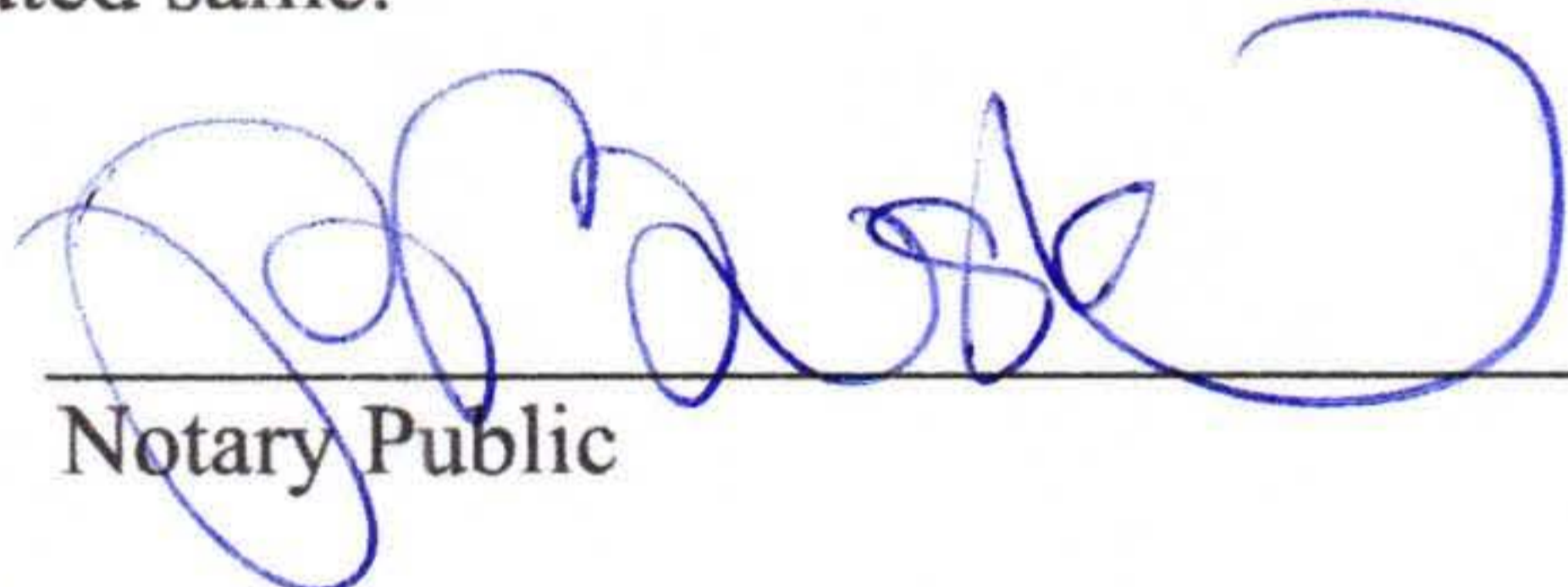
By: 
KENNETH E. SHAKESPEAR, President

By: 
MITCH OLIVEIRA, Secretary

STATE OF UTAH)
 : ss.
County of Iron)

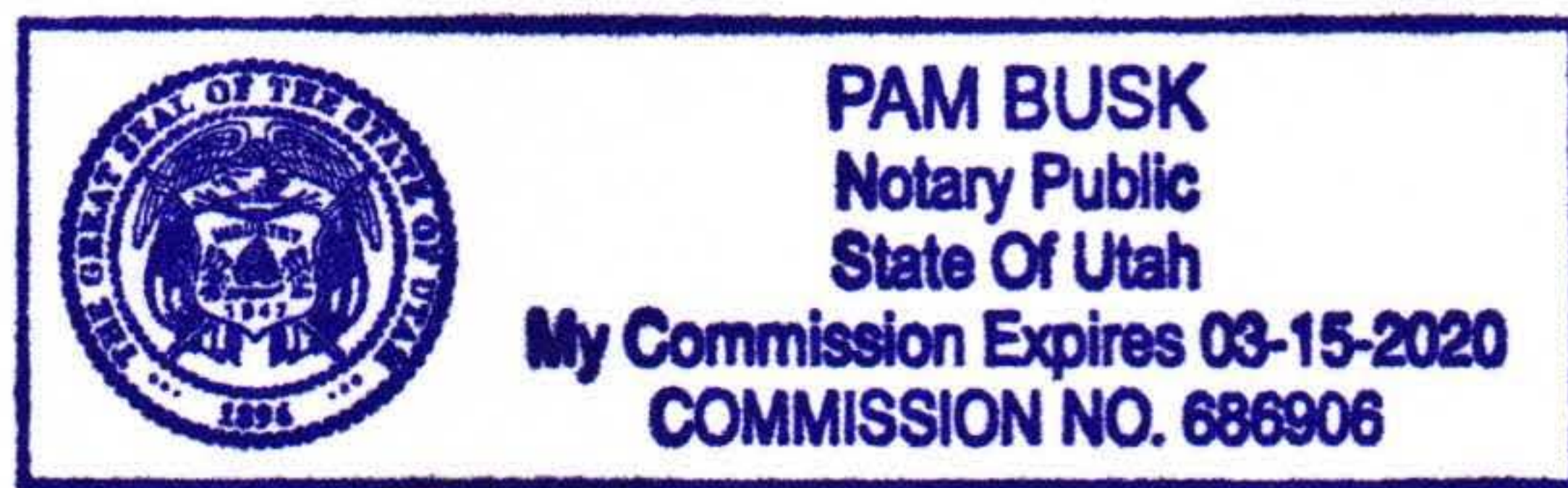
On the 5 day of December, 2016, personally appeared before me KENNETH E. SHAKESPEAR, who being first duly sworn did say that he, KENNETH E. SHAKESPEAR, is the President of Northridge at Cross Hollow Development, Inc., a Utah Corporation, and that the foregoing instrument was signed in behalf of said corporation, and that the said KENNETH E. SHAKESPEAR acknowledged to me that said corporation executed same.




Notary Public

STATE OF UTAH)
 : ss.
County of Iron)

On the 5 day of December, 2016, personally appeared before me MITCH OLIVEIRA, who being first duly sworn did say that he, MITCH OLIVEIRA, is the Secretary of Northridge at Cross Hollow Development, Inc., a Utah Corporation, and that the foregoing instrument was signed in behalf of said corporation, and that the said MITCH OLIVEIRA acknowledged to me that said corporation executed same.




Notary Public

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