

Amended Restrictive Covenants Page 1 of 5  
Gary Christensen Washington County  
Recorder  
06/23/2021 04:14:19 PM Fee \$40.00 By  
DENTONS DURHAM JONES PINEGAR - ST.  
GEORGE

When recorded mail to:

Dennett Brothers Development Corp.  
c/o Doug Dennett  
1413 South Sandhill Drive  
Washington, Utah 84780

**FIRST AMENDMENT TO THE AMENDED AND RESTATED  
PROTECTIVE COVENANTS FOR RUSTED HILLS  
[Correcting Legal Description]**

WHEREAS, on June 14, 2021, Dennett Brothers Development Corp, and D & G Property Holdings, LLC, collectively, as Developer, recorded the Amended and Restated Protective Covenants for Rusted Hills (the "Declaration"), as DOC No. 20210041393 in the records of Washington County, Utah, as to the real property described in Exhibit A to the Declaration; and

WHEREAS, a portion of the real property described in Exhibit A to the Declaration was inadvertently included and needs to be removed and corrected since that portion is part of Heartland Subdivision located adjacent to Rusted Hills; and

WHEREAS, Developer desires to modify and correct Exhibit A to the Declaration to reflect the removal of certain portions of the real property that were inadvertently described therein.

NOW THEREFORE, pursuant to Article 7, Section 7.1 of the Declaration, Developer executes this First Amendment to the First Amended and Restated Protective Covenants for Rusted Hills.

**AMENDMENT**

**Exhibit A to the Declaration is hereby amended, replaced and superseded in its entirety as reflected on Exhibit A attached hereto.**

*[signature page follows]*

IN WITNESS WHEREOF, the undersigned, as the Developer herein, has hereunto set its hand this 23 day of June, 2021

Developer

DENNETT BROTHERS DEVELOPMENT CORP.  
a Utah corporation

D & G PROPERTY HOLDINGS, LLC  
a Utah limited liability company

By: 

Douglas T. Dennett, President

By: 

Douglas T. Dennett, Manager

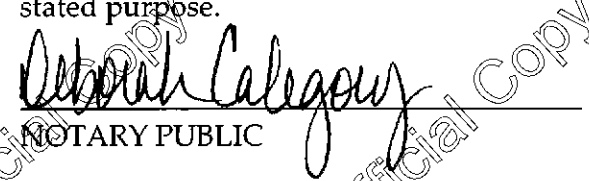
STATE OF UTAH

) ss.

COUNTY OF WASHINGTON )



On this 23 day of June, 2021, before me personally appeared Douglas T. Dennett, as the President of Dennett Brothers Development Corp. who acknowledged before me that the corporation executed the document and the document was the act of the corporation for its stated purpose.

  
NOTARY PUBLIC

STATE OF UTAH

) ss.

COUNTY OF WASHINGTON )



On this 23 day of June, 2021, before me personally appeared Douglas T. Dennett, as Manager of D & G Property Holdings, LLC who acknowledged before me that the company executed the document and the document was the act of the corporation for its stated purpose.

  
Notary Public

**EXHIBIT A**  
**Legal Description**

Phase 2:

Tax ID# W-5-2-35-2131

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST, OF THE SALT LAKE BASE AND MERIDIAN; thence S 89°28'54" E, along the East-West Center Section Line 116.20 feet to the point of beginning; thence continuing S 89°28'54" E, along said line, 441.26 feet; thence departing said line and running S 00°31'06" W 662.48 feet; thence N 89°27'42" W, 411.81 feet to the Southeast Corner of Rusted Hills Phase 1 Subdivision; thence N 00°31'27" E, along the East Line of said Phase 1, 139.72 feet to the Southeast Corner of Rusted Hills Drive; thence N 00°32'32" E, along the East Line of said Drive; 50.00 feet to the NE Corner of said Drive; thence N 89°27'28" W, along the North Line of said Drive 27.86 feet to the Southeast Corner of Lot 8, of said Phase 1; thence N 00°19'20" E, along the East Line of said Phase 1, 472.60 feet to the point of Beginning

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Phase 3:

PARCEL ID: W-5-2-35-2131

BEGINNING AT THE SOUTHWEST CORNER OF RUSTED HILLS SUBDIVISION PHASE 1. SAID POINT OF BEGINNING BEING LOCATED S00°18'16"W, ALONG THE SECTION LINE, 662.29 FEET, N89°27'42"W, 0.38 FEET, AND N89°09'05"W, 233.13 FEET FROM THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S89°09'05"E, ALONG THE SOUTH LINE OF SAID RUSTED HILLS PHASE 1, 233.13 FEET TO AN ANGLE POINT IN SAID PHASE 1; THENCE S89°27'42"E, ALONG THE SOUTH LINE OF SAID PHASE 1, AND THE SOUTH LINE OF RUSTED HILLS SUBDIVISION PHASE 2, 459.79 FEET; THENCE DEPARTING SAID LINE AND RUNNING S00°52'25"E, 230.56 FEET; THENCE S13°44'48"E, 134.04 FEET; THENCE S07°13'20"W, 63.47 FEET; THENCE S11°47'55"E, 115.00 FEET; THENCE N78°12'05"E, 85.00 FEET; THENCE S11°47'55"E, 76.53 FEET; THENCE S49°27'47"W, 54.37 FEET; THENCE S78°12'05"W, 125.90 FEET TO A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 770.00 FEET, AND A CENTRAL ANGLE OF 00°37'45"; (RADIUS POINT BEARS N74°42'24"E); THENCE SOUTHERLY ALONG SAID CURVE, 8.45 FEET; THENCE S15°55'20"E, 91.12 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, AND A CENTRAL ANGLE OF 80°54'14"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 28.24 FEET; THENCE S06°49'34"E, 30.00 FEET; THENCE S83°10'26"W, 92.01 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, AND A CENTRAL ANGLE OF 20°59'46"; THENCE WESTERLY ALONG SAID CURVE, 64.13 FEET; THENCE N75°49'49"W, 162.07 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, AND A CENTRAL ANGLE OF 13°14'03"; THENCE WESTERLY ALONG SAID CURVE, 40.42 FEET; THENCE N89°03'52"W,

148.97 FEET TO A POINT LOCATED ON THE EAST LINE OF SAID SECTION 35; THENCE N00°18'16"E, ALONG THE SECTION LINE, 96.63 FEET TO THE 1/16TH CORNER; THENCE N89°11'10"W, ALONG THE 1/16TH LINE, 233.51 FEET; THENCE DEPARTING SAID LINE AND RUNNING N00°18'16"E, 662.08 FEET TO THE POINT OF BEGINNING. CONTAINING 12.39 ACRES.

LESS AND EXCEPTING THEREFROM THE FOLLOWING THAT IS PART OF HEARTLAND SUBDIVISION:

BEGINNING AT THE SOUTHWEST CORNER OF RUSTED HILLS SUBDIVISION PHASE 1, SAID POINT OF BEGINNING BEING LOCATED S00°18'16"W, ALONG THE SECTION LINE, 662.29 FEET, N89°27'42"W, 0.38 FEET, AND N89°09'05"W, 233.13 FEET FROM THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S89°09'05"E, ALONG THE SOUTH LINE OF SAID RUSTED HILLS PHASE 1, 204.13 FEET; THENCE DEPARTING SAID LINE AND RUNNING ALONG THE WEST RIGHT-OF-WAY LINE OF CAMINO REAL THE FOLLOWING THREE (3) COURSES: SOUTHERLY ALONG THE ARC OF A 30.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 11.29 FEET, HAVING A CENTRAL ANGLE OF 21°34'02"; (RADIUS POINT BEARS N89°40'21"W; CHORD BEARS: S11°06'59"W 11.23 FEET); THENCE SOUTHERLY ALONG THE ARC OF A 50.00 FOOT RADIUS REVERSE CURVE TO THE LEFT 18.85 FEET, HAVING A CENTRAL ANGLE OF 21°35'43"; (CHORD BEARS: S11°06'08"W 18.73 FEET); THENCE S00°18'16"W 632.48 FEET; THENCE DEPARTING SAID COURSE AND RUNNING N89°11'10"W, ALONG THE 1/16TH LINE, 198.51 FEET; THENCE DEPARTING SAID LINE AND RUNNING N00°18'16"E 662.08 FEET; TO THE POINT OF BEGINNING. CONTAINING 131,487 SQUARE FEET OR 3.019 ACRES

SUBJECT TO AND TOGETHER WITH THAT PORTION OF AN EXISTING PUBLIC UTILITIES EASEMENT, AS DESCRIBED IN THAT CERTAIN EASEMENT DEED, DOCUMENT No. 20130045199, WASHINGTON COUNTY RECORDS.

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Phase 4:

Tax Parcel Nos.: W-5-2-36-3431 and W-5-2-36-339

BEGINNING AT A POINT S 0°18'59" W 1470.14 FEET ALONG THE WEST LINE OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND S 89°41'01" E 410.15 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 36, SAID POINT BEING THE NORTHEAST CORNER OF ROADRUNNER RIDGE PHASE 2, ALSO BEING A POINT ON THE SOUTHERN BOUNDARY OF RUSTED HILLS PHASE 3, BOTH RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF

UTAH, AND RUNNING THENCE ALONG THE BOUNDARY OF SAID RUSTED HILLS PHASE 3 THE FOLLOWING THIRTEEN (13) COURSES, (1) THENCE N 83°10'26" E 92.01 FEET, (2) THENCE N 6°49'34" W 30.00 FEET, TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 6°49'34" W, (3) THENCE ALONG THE ARC OF SAID CURVE 28.24 FEET THROUGH A CENTRAL ANGLE OF 80°54'14", (4) THENCE N 15°55'20" W 91.12 FEET, TO A POINT ON A 770.00 FOOT RADIUS CURVE TO THE RIGHT, (5) THENCE ALONG THE ARC OF SAID CURVE 8.46 FEET THROUGH A CENTRAL ANGLE OF 0°37'45" (6) THENCE N 78°12'05" E 125.90 FEET, (7) THENCE N 49°27'47" E 54.37 FEET, (8) THENCE N 11°47'55" W 76.53 FEET, (9) THENCE S 78°12'05" W 85.00 FEET, (10) THENCE N 11°47'55" W 115.00 FEET, (11) THENCE N 7°13'20" E 63.47 FEET, (12) THENCE N 13°44'48" W 134.04 FEET, (13) THENCE N 0°52'25" W 230.56 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY OF RUSTED HILLS PHASE 2 SUBDIVISION, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE S 89°27'42" E 873.30 FEET ALONG SAID LINE AND THE EXTENSION THEREOF, TO A POINT ON THE WESTERLY BOUNDARY OF MAJESTIC VIEW PHASE II, PLAT 'A' SUBDIVISION, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE S 0°31'13" W 0.09 FEET ALONG SAID LINE, TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE S 89°27'04" E 0.51 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID SUBDIVISION, TO THE NORTHWEST CORNER OF GALILEE HEIGHTS SUBDIVISION, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE S 0°31'29" W 507.96 FEET ALONG SAID LINE, TO THE NORTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20170021196, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE ALONG SAID PARCEL THE FOLLOWING FIVE (5) COURSES, (1) THENCE N 89°26'11" W 141.94 FEET, (2) THENCE S 0°31'29" W 245.84 FEET, (3) THENCE N 89°28'31" W 257.39 FEET, TO A POINT ON A 287.50 FOOT RADIUS CURVE TO THE LEFT, (4) THENCE ALONG THE ARC OF SAID CURVE 36.88 FEET THROUGH A CENTRAL ANGLE OF 7°21'03", (5) THENCE S 83°10'26" W 488.81 FEET, TO A POINT ON THE EAST BOUNDARY OF SAID ROADRUNNER RIDGE PHASE 2; THENCE N 3°56'31" E 12.72 FEET ALONG SAID BOUNDARY, TO THE POINT OF BEGINNING.