

WHEN RECORDED RETURN TO:

Walter J. Plumb
201 South Main Street, Suite 2000
Salt Lake City, Utah 84111



Tax Parcels:

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**SIXTH AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS
AND PROTECTIVE COVENANTS OF PALISADES AT SNOW CANYON**

This Sixth Amendment to Declaration of Covenants, Conditions, Easements and Protective Covenants of Palisades at Snow Canyon (this "Amendment") is executed by ROCKY CANYON PROPERTIES, LLC, a Utah limited liability company ("Declarant") and the undersigned Owners of the Lots comprising the Additional Property (each, an "Owner", and collectively, the "Owners"), pursuant to the Declaration of Covenants, Conditions, Easements and Protective Covenants of Palisades at Snow Canyon described in the recitals.

RECITALS

A. On November 9, 2013, Gardner-Plumb Ivins, L.C., a Utah limited liability company ("**Original Declarant**") recorded with the Recorder of Washington County, Utah, a Declaration of Covenants, Conditions, Easements and Protective Covenants of Palisades at Snow Canyon as Entry No. 20130043086 (the "**Original Declaration**").

B. The Original Declaration has been amended as follows (together with the Original Declaration, collectively, the "**Declaration**") (i) that certain First Amendment to the Original Declaration recorded on January 21, 2014, as Entry No. 20140001976; (ii) that certain Second Amendment to the Original Declaration recorded on September 26, 2014, as Entry No. 20140029492; (iii) that certain Third Amendment to the Original Declaration recorded on April 22, 2015, as Entry No. 20150013381; (iv) that certain Fourth Amendment to the Original Declaration recorded on March 12, 2020, as Entry No. 20200012560; and (v) that certain Fifth Amendment to the Original Declaration recorded on March 22, 2021, as Entry No. 20210028845.

C. As of the date hereof, the Declaration covers the real property described on **Exhibit "A"** attached hereto (the "**Project**").

D. On February 27, 2019, Original Declarant recorded an Assignment of Declarant Rights Under Declaration of Covenants and Easements for the Palisades at Snow Canyon, as Entry No. 20190007298, pursuant to which Original Declarant assigned and transferred all of Original Declarant's rights and obligations as "Declarant" under the Declaration to Declarant.

E. Pursuant to Article 12 of the Declaration, Declarant has the right to expand the Project without the prior consent of any other Person.

F. Declarant desires to expand the Project by adding the additional real property described on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "**Additional Property**") which is owned by the Owners.

NOW THEREFORE, Declarant hereby amends the Declaration as follows:

AMENDMENT

1. **Recitals; Defined Terms.** The above recitals are incorporated into and made a part of this Amendment. Capitalized terms used without definition in this Amendment shall have the meanings assigned to such terms in the Declaration.
2. **Incorporation of Additional Property.** The Additional Property is hereby added to and made a part of the Project. The Additional Property shall be subject to, and governed by, the Declaration in all respects. All subdivided lots of the Additional Property shall constitute Lots under the Declaration.
3. **Consent by Owners.** Each of the undersigned Owners, collectively owning all of the Lots comprising the Additional Property, hereby consent to the incorporation of the Additional Property under the Declaration on the terms set forth herein.
4. **Miscellaneous.** Except as hereby amended, the Declaration shall in all other particular terms and conditions remain in full force and effect. In the event of any inconsistency between the terms and conditions set forth in the Declaration and this Amendment, the terms and conditions of this Amendment shall prevail. This Amendment may be executed in any number of separate counterparts, each of which when so executed and delivered shall be deemed original, but all such counterparts together shall constitute but one and the same instrument.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Declarant has executed this Sixth Amendment to Declaration of Covenants, Conditions, Easements and Protective Covenants of Palisades at Snow Canyon as of March 8, 2021. ^{April}

ROCKY CANYON PROPERTIES, LLC,
a Utah limited liability company

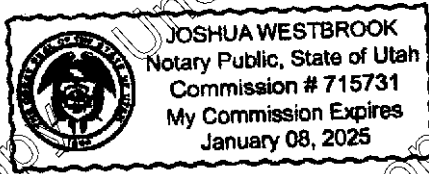
By: [Signature]
Name: Justin Aucoin
Title: Manager

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

The foregoing instrument was acknowledged before me this 8 day of April, 2021, by Justin Aucoin, the Manager of Rocky Canyon Properties, LLC, for and on behalf of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

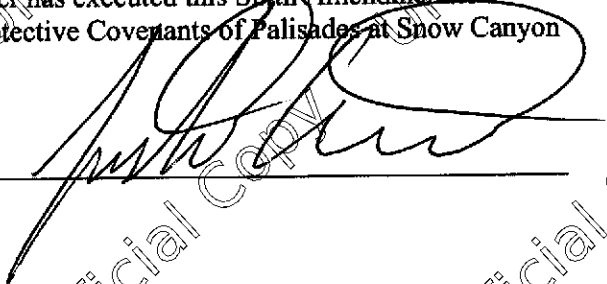
[Seal]



[Signature]
NOTARY PUBLIC

[SIGNATURES OF OWNERS FOLLOW]

IN WITNESS WHEREOF, the undersigned Owner has executed this Sixth Amendment to Declaration of Covenants, Conditions, Easements and Protective Covenants of Palisades at Snow Canyon as of April 8, 2021.

By: 

STATE OF Utah)
)
COUNTY OF Washington)
) : ss.

On the 8 day of April, 2021, personally appeared before me Justin Arcuin, the signer(s) of the above instrument who duly acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Seal] 

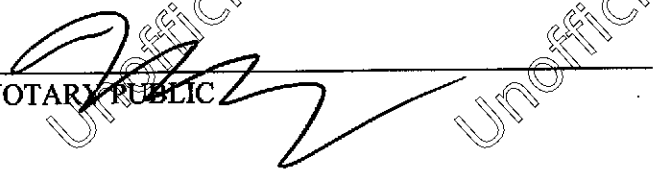

NOTARY PUBLIC

EXHIBIT "A"

Legal Description of Project

Palisades at Snow Canyon Phase 1 2nd Amended, more particularly described as:

Lots 101 through 126, together with all Common Area, the Palisades at Snow Canyon Phase 1, 2nd Amended, according to the Official Plat thereof, on file in the Office of the Washington County Recorder, State of Utah.

Tax ID No's: I-PSC-1-101 through I-PSC-1-126

Amended Lot 108, the Palisades at Snow Canyon Phase 1 Second Amended; more particularly described as:

Lot 108, of the Amended Lot 108 the Palisades at Snow Canyon Phase 1 Second Amended Subdivision, according to the Official Plat thereof on file in the Office of the Washington County Recorder, State of Utah.

Tax ID No: I-PSCA-1-108

Palisades at Snow Canyon Phase 2 Amended and Extended, more particularly described as:

Lots 320 through 348 and Lots 357, 358, and 363 through 367, together with all Common Area, the Palisades at Snow Canyon Phase 2 Amended and Extended, according to the Official Plat thereof, on file in the Office of the Washington County Recorder, State of Utah.

Tax ID No's: I-PSC-2-320 through I-PSC-2-348; I-PSC-2-357, I-PSC-2-358 and I-PSC-2-363 through I-PSC-2-367

Palisades at Snow Canyon Phase 3, more particularly described as:

Lots 301, 349, 350 and 351, together with all Common Area, Palisades at Snow Canyon Phase 3, according to the Official Plat thereof, on file in the Office of the Washington County Recorder, State of Utah.

Tax ID No's: I-PSC-3-349, I-PSC-3-349 through I-PSC-3-351

Palisades at Snow Canyon Phase 4, more particularly described as:

Lots 302 through 310, together with all Common Area, Palisades at Snow Canyon Phase 4, according to the Official Plat thereof, on file in the Office of the Washington County Recorder, State of Utah.

Tax ID No's: I-PSC-4-302 through I-PSC-4-310

Palisades at Snow Canyon Phase 5, more particularly described as:

Lots 311 through 319; Lots 353 through 356 and Lots 359 through 362, together with all Common Area, Palisades at Snow Canyon Phase 5, according to the Official Plat thereof, on file in the Office of the Washington County Recorder, State of Utah.

Tax ID No's: I-PSC-5-311 through I-PSC-5-319; I-PSC-5-353 through I-PSC-5-356 and I-PSC-5-359 through I-PSC-5-362

Palisades at Snow Canyon Phase 6 Amended, more particularly described as:

Lots 201 through 207; Lots 210 through 220; and Lots 222, 224 and 226, together with all Common Area, Palisades at Snow Canyon Phase 6, Amended, according to the Official Plat thereof, on file in the Office of the Washington County Recorder, State of Utah.

Tax ID No's: I-PSC-6-201 through I-PSC-6-207; I-PSC-6-210 through I-PSC-6-220; I-PSC-6-222; I-PSC-6-224 and I-PSC-6-226

The Palisades at Snow Canyon Phase 6 Amended Lot 208 Amended, more particularly described as:

Lot 208, the Palisades at Snow Canyon Phase 6 Amended, Lot 208 Amended, according to the Official Plat thereof, on file in the Office of the Washington County Recorder, State of Utah.

Tax ID No's: I-PSCB-6-208

Palisades at Snow Canyon Phase 8, more particularly described as:

Lots 1 through 31 and Lot AM, together with all Common Area, the Palisades at Snow Canyon Phase 8, according to the Official Plat thereof, on file in the office of the Washington County Recorder, State of Utah.

Tax ID No's: I-PSC-8-1 through I-PSC-8-31; I-PSC-8-AM

EXHIBIT "B"

Legal Description of Additional Property

Palisades at Snow Canyon Phase 7, more particularly described as:

Lots 227 through 234 and Lots 236 and 238, together with All Common Area, the Palisades at Snow Canyon Phase 7, according to the Official Plat thereof, on file in the office of the Washington County Recorder, State of Utah.

Tax ID No's: I-PSC-7-227 through I-PSC-7-234; I-PSC-7-236 and I-PSC-7-238

Palisades at Snow Canyon Phase 7, Lots 235 and 237 Amended, more particularly described as:

Lots 235 and 237, the Palisades at Snow Canyon Phase 7, Lots 235 and 237 Amended, according to the Official Plat thereof, on file in the office of the Washington County Recorder, State of Utah.

Tax ID No's: I-PSS-7-235 and I-PSS-7-237