

Amended Restrictive Covenants Page 1 of 5  
Russell Shirts Washington County Recorder  
02/25/2020 04:16:56 PM Fee \$40.00 By  
DURHAM JONES & PINEGAR - ST. GEORGE

**THIRD AMENDMENT TO  
PROTECTIVE COVENANTS FOR  
SOUTH RIM AT FOREMASTER RIDGE SUBDIVISION**

A residential subdivision located in St. George, Utah.

This Third Amendment pertains to those Protective Covenants for South Rim at Foremaster Ridge Subdivision recorded June 6, 2017 as Document No. 20170023168 in the office of the Washington County Recorder, as amended by that certain Amendment to Protective Covenants for South Rim at Foremaster Ridge Subdivision recorded June 18, 2018 as Document No. 20180025121 in the office of the Washington County Recorder, and further amended by that certain Second Amendment to Protective Covenants for South Rim at Foremaster Ridge Subdivision recorded November 27, 2019 as Document No. 20190049940 in the office of the Washington County Recorder (hereinafter collectively, the "Foremaster CC&Rs"), and concerns the real property more particularly described on Exhibit A, which is attached hereto and incorporated herein by reference. By this instrument, and in accordance with the rights granted it under section 5.1 of the Foremaster CC&Rs, Something of Worth, Inc., as Developer, hereby unilaterally amends the Foremaster CC&Rs as follows:

Section 3.3(e) of the Foremaster CC&Rs shall be amended in its entirety to read as follows:

(e) **Building Height.** Homes shall not exceed two stories in height above the street level. Subject to compliance with all applicable zoning and building ordinances of the City of St. George, Utah in effect from time to time, maximum building height shall be 35 feet for all homes. Height is measured from a base line parallel to the existing Lot grade to a parallel line intersecting the highest point of any roof element.

Except as amended herein, all other provisions of the Foremaster CC&Rs shall remain the same.

[Signature page follows]

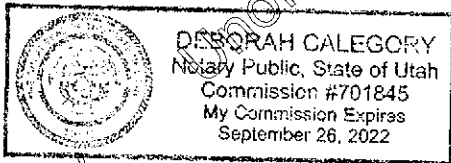
IN WITNESS WHEREOF, the undersigned has hereunto executed this Third  
Amendment to Protective Covenants for South Rim at Foremaster Ridge Subdivision on the  
25<sup>th</sup> day of February, 2020.

**DEVELOPER:**  
**Something of Worth, Inc.**

By: Howard Foremaster  
Name: Howard Foremaster  
Title: President

STATE OF UTAH )  
 ) : ss  
COUNTY OF WASHINGTON )

On the 25<sup>th</sup> day of February, 2020, personally appeared before me Howard  
Foremaster, the signer of the within instrument, who duly acknowledged to me that he executed  
the same.



Deborah Caleyory  
Notary Public  
Utah County, State of Utah

**EXHIBIT "A"**

**LEGAL DESCRIPTION FOR  
SOUTH RIM AT FOREMASTER RIDGE**

All of Lots 1 through 95, SOUTH RIM AT FOREMASTER RIDGE SUBDIVISION, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

Also see the metes and bounds descriptions of the parcels comprising the Property on the following pages of this Exhibit "A".

**EXHIBIT "A"**

**29.01 ACRE PARCEL**  
**(February 23, 2017)**

**Tax ID Nos. SG-5-2-33-4302 and SG-5-2-32-1102**

Commencing at the West  $\frac{1}{4}$  Corner of Section 33, Township 42 South, Range 15 West, Salt Lake Base and Meridian; Thence North  $00^{\circ}32'03''$  East, along the Section line, a distance of 246.35 feet to the Point of Beginning; Thence North  $86^{\circ}11'41''$  West, a distance of 59.53 feet; Thence South  $87^{\circ}37'03''$  West, a distance of 142.12 feet; Thence South  $86^{\circ}08'46''$  West, a distance of 96.91 feet; Thence North  $65^{\circ}52'34''$  West, a distance of 39.14 feet; Thence North  $35^{\circ}10'54''$  West, a distance of 143.87 feet; Thence North  $20^{\circ}54'27''$  West, a distance of 87.95 feet; Thence North  $36^{\circ}10'51''$  East, a distance of 82.17 feet; Thence North  $28^{\circ}59'12''$  East, a distance of 106.91 feet; Thence North  $35^{\circ}02'08''$  East, a distance of 129.70 feet; Thence North  $27^{\circ}55'01''$  East, a distance of 56.52 feet; Thence North  $12^{\circ}11'17''$  East, a distance of 188.45 feet; Thence North  $03^{\circ}59'07''$  East, a distance of 123.49 feet; Thence North  $62^{\circ}06'16''$  East, a distance of 234.50 feet; Thence North  $49^{\circ}44'28''$  East, a distance of 200.84 feet to a point on the Southerly right of way line of Foremaster Drive, said point being a point on a non tangent curve to the left, of which the radius point lies North  $11^{\circ}36'23''$  East, a radial distance of 433.00 feet, thence easterly along the arc of said curve, and said right of way line, through a central angle of  $37^{\circ}56'07''$ , a distance of 286.69 feet; Thence North  $63^{\circ}40'15''$  East, along said right of way line, a distance of 97.05 feet, to the Northwest Corner of Foremaster Subdivision, according to the Official Plat thereof shown by Entry #785699, Official Washington County Records; Thence South  $01^{\circ}57'48''$  West, along the West line of said Subdivision, a distance of 445.00 feet, to the Southwest Corner of said Subdivision; Thence South  $88^{\circ}02'09''$  East, along the south line of said Subdivision, a distance of 402.39 feet, to the Southeast Corner of said Subdivision; Thence North  $01^{\circ}26'30''$  East, along the East line of said Subdivision, a distance of 35.02 feet, to the Southwest Corner of Chapel Hill Subdivision, according to the Official Plat thereof shown by Document #20100013665, Official Washington County Records; Thence South  $89^{\circ}59'47''$  East, a distance of 100.00 feet, to the Southeast Corner of said Subdivision; Thence South  $01^{\circ}26'33''$  West, along the West line of Foremaster Ridge Subdivision, According to the Official Plat thereof as shown by Entry #494880, Official Washington County Records, a distance of 340.00 feet; Thence Continuing along said line, South  $01^{\circ}32'14''$  West, a distance of 463.60 feet, to the Southwest Corner of said Subdivision; Thence South  $77^{\circ}01'51''$  West, a distance of 482.00 feet;; Thence North  $22^{\circ}54'07''$  West, a distance of 56.00 feet; Thence South  $82^{\circ}09'53''$  West, a distance of 115.00 feet; Thence North  $59^{\circ}04'07''$  West, a distance of 206.00 feet; Thence North  $75^{\circ}46'07''$  West, a distance of 165.00 feet; Thence North  $86^{\circ}18'20''$  West, a distance of 53.01 feet to the Point of Beginning.

Containing: 29.01 acres, more or less.

## EXHIBIT "A"

8.78 ACRE PARCEL  
(February 23, 2017)

**Tax ID #SG-5-2-33-4303**

Commencing at the Northwest Corner of Section 33, Township 42 South, Range 15 West, Salt Lake Base and Meridian; Thence South 00°32'03" West, along the Section line, a distance of 1308.22 feet; Thence North 90°00'00" East, a distance of 180.93 feet to the Point of Beginning, said point being on the northerly line of Foremaster Drive, according to the Official Plat thereof as shown by Entry #494879, Official Washington County Records; Thence leaving said roadway and running Thence North 22°30'18" East, a distance of 358.00 feet; Thence North 28°20'34" East, a distance of 91.10 feet; Thence North 38°50'27" East, a distance of 67.18 feet; Thence North 48°36'55" East, a distance of 66.20 feet; Thence North 44°22'28" East, a distance of 81.08 feet; Thence North 43°41'10" East, a distance of 107.00 feet; Thence South 85°25'28" East, a distance of 106.81 feet; Thence North 60°24'33" East, a distance of 81.76 feet; Thence North 34°33'48" East, a distance of 86.44 feet; Thence North 41°41'08" East, a distance of 141.33 feet; Thence North 59°06'34" East, a distance of 26.67 feet; Thence North 31°09'32" East, a distance of 121.38 feet; Thence North 11°36'35" East, a distance of 62.05 feet; Thence North 20°00'25" East, a distance of 53.36 feet; Thence North 21°25'18" East, a distance of 43.70 feet; Thence North 34°35'18" East, a distance of 12.95 feet, to a point on the Westerly boundary line of Foremaster Ridge Subdivision, as shown by Entry #494880, Official Washington County Records; Thence South 01°26'15" West, along said line, a distance of 785.12 feet to a point on the Northerly right of way line of said Foremaster Drive, said point being a point on a non tangent curve to the right, of which the radius point lies North 31°19'31" West, a radial distance of 967.00 feet, thence southwesterly along the arc of said curve, and said right of way line through a central angle of 04°59'45", a distance of 84.32 feet; Thence South 63°40'15" West, along said right of way line, a distance of 612.60 feet to the beginning of a curve to the right, having a radius of 367.00 feet and a central angle of 35°22'09", thence westerly along the arc of said curve, and said right of way line, a distance of 226.55 feet to the Point of Beginning.

Containing: 8.78 acres, more or less.