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1 of 4 Washington County
Preferred Property

242 E. St George Blvd
St. George, ut. 84770

DOC # 20060001134

Amended Restrictive Covenants Page 1 of 4
Russell Shirts Washington County Recorder
2/2/06 2:40 PM Fee \$ 20.00 By PREFERRED PROPERTY



ADOPTED CHANGES TO THE
DECLARATIONS OF
COVENANTS, CONDITIONS, AND RESTRICTIONS OF
Santa Fe at Red Cliffs Home Owners Association

These Changes Apply to All Lots In Santa Fe at Red Cliffs Phases 1, 2, 3, 4, 5

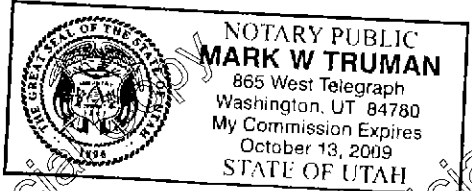
DATED THIS 2nd DAY OF February, 2006

BY Santa Fe at Red cliff (HOA)

Signature G. Jay Hughes
Print Name G. JAY HUGHES, President

~~SOUTH~~ OF UTAH)
) SS.
COUNTY OF WASHINGTON)

On this 2 day of Feb, 2006, before me personally
appeared G. Jay Hughes, 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/she is the president of Santa Fe at Red cliff Homeowner Association, a
corporation, and that the foregoing document was signed by he/she on behalf of that
corporation by authority of its bylaws or of a resolution of its board of directors, and
he/she acknowledged before me that the corporation executed the document and the
document was the act of the corporation for its stated purpose.



Mark W. Truman
NOTARY PUBLIC
Address St. George, Utah
My Commission Expires 10/13/09

21 PM

SANTA FE AT RED CLIFFS HOMEOWNERS ASSOCIATION

Resolution of The Board of Trustees

WHEREAS, the Association deems it necessary to require that an "Approved Lease Agreement" be used by all Owners permitted to lease or rent their homes, or, in the alternative, to require that certain minimum language be included in all lease forms used by Owners;

WHEREAS, the Association deems it critical that all occupants have a copy of the Declaration, Bylaws, Rules and Regulations of the Association.

NOW THEREFORE IT IS HEREBY RESOLVED:

1. All Owners shall provide their tenant or lessees with a copy of the Association's Declaration, the Bylaws, including any relevant amendments to such documents, and all Rules and Regulations then in effect and shall take a receipt for delivery of the documents.

2. In the event that any such documents are amended, revised, changed, or supplemented by the Association, the Owner shall provide the tenants or lessees with a copy of the amendments, revisions, changes, or supplements within fourteen (14) calendar days of adoption by the Association, its Board, or its membership.

3. Upon the commencement of the rental or lease period, the Owner shall provide the Association with a signed copy of the Approved Lease Agreement and a copy of the receipt specified in paragraph 1 above. If the Owner fails to provide the receipt, the Association shall provide the governing documents to the tenants or lessees and take a receipt therefor, and shall assess a reasonable charge therefor, if permitted in the Declaration or Bylaws.

4. If an Owners desires to use their own form of a Lease, then it shall contain, at a minimum, the following provisions of the Approved Lease Agreement, attached hereto.

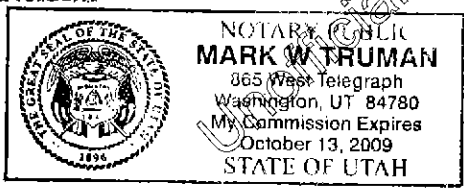
A. Paragraphs 8, 9, 10, 17, 18, 23, 24, 27, 34, and 35.

IN WITNESS WHEREOF, THE SANTA FE AT RED CLIFFS HOMEOWNERS ASSOCIATION has adopted this Resolution as of the 15th day of Feb, 2006

SANTA FE AT RED CLIFFS HOMEOWNERS ASSOCIATION

G. Jay Hughes
President

Dianna Rowe
Secretary



Personally appeared before me
G. Jay Hughes.

G. Jay Hughes

SANTA FE AT RED CLIFFS HOMEOWNERS ASSOCIATION

Resolution of The Board of Trustees

WHEREAS, the Association proposed that the Covenants, Conditions and Restrictions of the Santa Fe at Red Cliffs Community be amended to reasonably restrict leases and rentals;

WHEREAS, the amendment was deemed necessary and in the best interests of the homeowners to help protect livability, safety and property values;

WHEREAS, of the total 143 homes in the Community, 103 "yes" votes were received and 14 "no" votes were received;

WHEREAS, a sufficient number of votes were received to amend the Covenants, Conditions and Restrictions of the Association;

WHEREAS, the Board of Trustees desires to adopted reasonable rules and regulations to provide for certain "hardship" accommodations for those who desire to rent their homes but would otherwise be unable to do so based on the aforesaid amendment;

WHEREAS, the Board of Trustees believes that this Resolution is necessary to protect the enforceability of the amendment and to best address other concerns that have arisen since the adoption of the amendment.

NOW, THEREFORE, IT IS RESOLVED that the following guidelines be adopted notwithstanding the amendment to Article VIII, Section 8.14 of the Declaration, recorded as Entry No. 00996285. Book 1832, Page 1951, Records of Washington County:

1. To avoid the undue hardships or practical difficulties such as (a) an Owner's job relocation, (b) extended vacation, (c) disability, (d) military service, (e) charitable service, or (4) difficulty in selling a home due to market conditions in the area or other similar circumstances, the Board of Trustees shall have discretion to approve (or deny) an Owner's application to temporarily rent or lease the Owner's Unit despite the fact that the approval would exceed 10% of the homes being rented at any given time.

2. In the event that an Owner passes away and devises their home to their children, and said children do not desire, or are unable to, reside in the home, the Board of Trustees shall have the discretion to approve (or deny) an heir's application to temporarily rent or lease said home despite the fact that the approval would exceed 10% of the homes being rented at any given time.

3. Consistent with the Amended Article VIII, Section 8.14 and notwithstanding the discretion vested in the Board contained in paragraph 1 and 2 above, the Board may not approve an application to rent or lease less than the Owner's (or heir's) entire home or to rent or lease the home for a period of less than six (6) consecutive months.

4. When exercising its discretion pursuant to this Resolution, the Board of Trustees shall consistently and uniformly, and using its best business judgment, make decisions pursuant hereto.

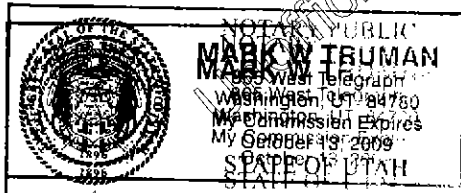
5. All remaining provisions of the Amended Article VIII, Section 8.14 shall remain in full force and effect.

IN WITNESS WHEREOF, THE SANTA FE AT RED CLIFFS BOARD OF DIRECTORS has adopted this Resolution 1st day of Feb, 2006.

SANTA FE AT RED CLIFFS HOMEOWNERS ASSOCIATION

G. Jay Hughes
President

Francis Rowe
Secretary



Personally appeared before me
G. Jay Hughes.

Notary: Mark W Truman

