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DOC # 20060005833

Amended Restrictive Covenants Page 1 of 4
Russell Shirts Washington County Recorder
3/1/06 3:49 PM Fee \$ 18.00 By BARNEY & MC KENNA PC



When recorded return to:
Ence Bros. Construction, Inc
619 S. Bluff Street, Tower II
St. George, Utah 84770

TAX ID # -SG-TSH-1
SG-TSH-2
SG-TSH-3

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE
TERRACES AT SEVEN HILLS SUBDIVISION**

KTT, LLC, a Utah limited liability company, hereinafter referred to as the "Declarant," pursuant to its authority in Article XIII of the Declaration of Covenants, Conditions and Restrictions of The Terraces at Seven Hills Subdivision (the "Covenants"), which were recorded on the 6th day of February, 2005, as Document No. 20060001519 records of the Washington County Recorder, and any amendments or annexations thereto affecting the real property located in Washington County, Utah, and described as set forth on "Exhibit A" hereto, which is incorporated herein, hereby amends Article VI, Section 2 (12) of the Covenants in the following particulars:

Article VI, Section 2 (12), of the Covenants is hereby amended to read as follows:

(12) Residence/ Minimum Square Footage and Building Height: All single-level homes shall have a total square footage of living area on the main level above ground and located within the area of a foundation for any residential dwelling constructed on any Lot within the Project, exclusive of porches, balconies, patios, decks and garages, shall be not less than 1,050 square feet. Two story homes, having two-stories above pad level, shall have a lower level of not less than 1,200 square feet and an upper level not less than 600 square feet, excluding garages.

Building height shall be measured from the elevation of the Lot to the highest point of the roof line of a home. Single-story homes shall not exceed 25 feet in height. Two-story homes, as approved by the AC, shall not exceed 35 feet in height.

IN WITNESS WHEREOF, the undersigned has hereunto executed this document this 28 day of February, 2006.

DECLARANT:

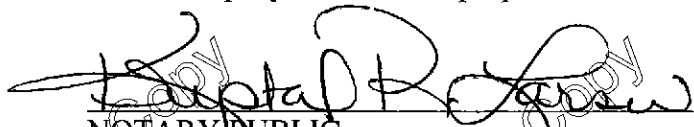
KTT, LLC

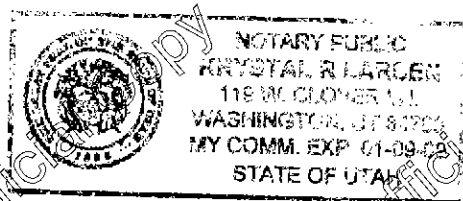
A Utah limited liability company
By its Manager: Utah Brothers Management, LLC

By: 
KEN ENCE ITS MANAGER

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On this 28th day of February, 2006, before me personally appeared **Kim Ence** 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 is the Manager of Utah Brothers Management, LLC, which is the Manager of KTT, LLC, a Utah limited liability Company, and that the foregoing document was signed by him on behalf of that company, and he acknowledged before me that the company executed the document and the document was the act of the company for its stated purpose.


NOTARY PUBLIC



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**EXHIBIT A
Legal Description**

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BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED N 89°20'18" W ALONG THE SECTION LINE 1341.43 FEET AND N 1°08'38" E ALONG THE 1/16 LINE 1581.90 FEET FROM THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE NORTHEAST CORNER OF STONE GATE AT SEVEN HILLS PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDS OF WASHINGTON COUNTY, AND RUNNING THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING FIVE (5) COURSES, N 88°51'54" W 334.06 FEET; THENCE S 87°54'08" W 88.14 FEET; THENCE N 88°53'04" W 113.88 FEET; THENCE S 1°08'06" W 38.86 FEET; THENCE N 88°51'54" W 135.00 FEET TO A POINT ON THE 1/64 LINE; THENCE LEAVING SAID SUBDIVISION BOUNDARY N 1°08'06" E ALONG THE 1/64 LINE 495.00 FEET; THENCE S 88°51'54" E 157.50 FEET; THENCE N 85°14'47" E 70.37 FEET; THENCE N 83°51'56" E 70.57 FEET; THENCE N 84°16'18" E 70.51 FEET; THENCE N 87°37'23" E 70.13 FEET; THENCE S 88°51'54" E 107.50 FEET; THENCE N 1°08'06" E 15.63 FEET; THENCE S 88°51'54" E 126.02 FEET TO A POINT ON THE WESTERLY BOUNDARY OF VISTA RIDGE ESTATES PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDS OF WASHINGTON COUNTY, SAID BOUNDARY ALSO BEING THE 1/16 LINE; THENCE S 1°08'38" W ALONG THE 1/16 LINE 499.63 FEET TO THE POINT OF BEGINNING. CONTAINS 7.40 ACRES.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED N 89°20'18" W ALONG THE SECTION LINE 1341.43' AND N 1°08'38" E ALONG THE 1/16 LINE 2077.53' FROM THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE TERRACES AT SEVEN HILLS PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDS OF WASHINGTON COUNTY, AND RUNNING THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING EIGHT (8) COURSES, N 88°51'54" W 126.02'; THENCE S 1°08'06" W 15.63'; THENCE N 88°51'54" W 107.50'; THENCE S 87°37'23" W 70.13'; THENCE S 84°16'18" W 70.51'; THENCE S 83°51'56" W 70.57'; THENCE S 85°14'47" W 70.37'; THENCE N 88°51'54" W 157.50' TO A POINT ON THE 1/64 LINE; THENCE LEAVING SAID SUBDIVISION BOUNDARY N 1°08'06" E ALONG THE 1/64 LINE 480.00'; THENCE S 88°51'54" E 111.00'; THENCE S 1°08'06" W 12.55'; THENCE S 88°51'54" E 111.00'; THENCE N 83°51'56" E 71.23'; THENCE N 83°53'32" E 71.23'; THENCE N 88°21'26" E 70.76'; THENCE S 88°51'54" E 111.00'; THENCE S 1°08'06" W 24.37'; THENCE S 88°51'54" E 126.09 TO A POINT ON THE WESTERLY BOUNDARY OF VISTA RIDGE ESTATES PHASE 2 ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDS OF WASHINGTON COUNTY, SAID BOUNDARY ALSO BEING THE 1/16 LINE; THENCE S 1°08'38" W ALONG THE 1/16 LINE 420.00' TO THE POINT OF BEGINNING. CONTAINS 7.04 ACRES.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED N 89°20'18" W ALONG THE SECTION LINE 1341.43 FEET AND N 1°08'38" E ALONG THE 1/16 LINE 2497.53 FEET FROM THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE TERRACES AT SEVEN HILLS PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDS OF WASHINGTON COUNTY, AND RUNNING THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING NINE (9) COURSES, N 88°51'54" W 126.09 FEET; THENCE N 1°08'06" E 24.37 FEET; THENCE N 88°51'54" W 111.00 FEET; THENCE S 88°21'26" W 70.76 FEET; THENCE S 83°53'32" W 71.23 FEET; THENCE S 83°51'56" W 71.23 FEET; THENCE N 88°51'54" W 111.00 FEET; THENCE N 1°08'06" E 12.55 FEET; THENCE N 88°51'54" W 111.00 FEET TO A POINT ON THE 1/64 LINE; THENCE LEAVING SAID SUBDIVISION BOUNDARY N 1°08'06" E ALONG THE 1/64 LINE 156.97 FEET TO THE CENTER WEST EAST 1/64 CORNER OF SAID SECTION 15; THENCE N 1°08'00" E ALONG THE 1/64 LINE 551.27 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL AS DESCRIBED IN ENTRY # 732297 IN THE RECORDS OF WASHINGTON COUNTY; THENCE S 89°14'06" E ALONG SAID PARCEL 671.20 FEET TO THE WESTERLY BOUNDARY OF RACING RANCH MOBILE HOME ESTATES 6, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDS OF WASHINGTON COUNTY, SAID BOUNDARY ALSO BEING THE 1/16 LINE; THENCE S 1°08'27" W ALONG THE 1/16 LINE 552.89 TO THE CENTER EAST 1/16 CORNER OF SAID SECTION 15, SAID 1/16 CORNER ALSO BEING THE NORTHWEST CORNER OF VISTA RIDGE ESTATES PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDS OF WASHINGTON COUNTY; THENCE S 1°08'38" W ALONG THE 1/16 LINE AND THE WESTERLY BOUNDARY OF SAID VISTA RIDGE ESTATES PHASE 2 175.18 FEET TO THE POINT OF BEGINNING. CONTAINS 11.00 ACRES.