

DOC # 20060011677
Amended Restrictive Covenants Page 1 of 22
Russell Shirts Washington County Recorder
4/3/06 9:09 AM Fee \$ 53.00 By VISTA RIDGE HOR

After Recording Return to: Vista Ridge Estates Home Owners Assn. 1331 N. Dixie Downs Rd. #175 St. George, UT 84770

AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF
VISTA RIDGE ESTATES
A PLANNED UNIT DEVELOPMENT
A COMMUNITY INTENDED FOR AND MANAGED FOR
HOUSING OF OLDER PERSONS
ALL LOTS IN PHASES I AND II

This Amendment to the Declaration of Covenants, Conditions and Restrictions ("Declaration") that established a planned unit development known as Vista Ridge Estates is executed on the date set forth below by the Vista Ridge Estates Home Owners Association ("Association") having received the necessary approvals of the homeowners.

RECITALS

- A. Certain real property in Washington County, Utah, known as Vista Ridge Estates was subjected to certain covenants, conditions, and restrictions pursuant to a Declaration dated 2004, Jan. 20, and recorded as Document Entry No.00860831, Book 1609, Page 1985, et. seq., records of Washington County, Utah;
- B. This amendment shall be binding against the property described in the Declaration and any annexation or supplement thereto;
- C. this amendment is intended to aid in the avoidance of the communal ills, including among other things, rule violation, abuse and destruction of community and private property and the consequent increase in insurance premiums, and the diminished safety of the owners, frequently associated with a high levels of tenancy;
- D. Consequently, the Association deems requiring owners to occupy their townhomes for a minimum period of time prior to being permitted to rent their townhomes to be necessary and in the best interest of the owners collectively.
- E. Ownership of a townhome, whether physically occupied by the owner or not, is considered "occupied" for purposes of this amendment. In other words, if an owner does not occupy their townhome on a full time basis, they can still qualify to rent their townhome if they have owned the townhome for at least twelve (12) months and no renters have been present during that time;
- F. Pursuant to Article XII, Section 4, of the Declaration, owners representing more than sixty seven percent (67%) of the voting rights have approved this Amendment and have directed that it be recorded with the Washington County Recorder's Office.
- NOW, THEREFORE, The Association, by and through its Board of Directors, hereby amends Article II, Section 3, of the Declaration entitled "Resale or Rental" in it's entirety to read as follows:

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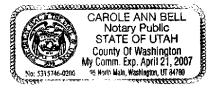
Section 3, Resale or Rental

- a. If a current resident wishes to sell or rent his or her living unit, the same procedures described above in Section 2 will apply. Owners shall inform prospective buyers, or renters of this procedure. A copy of all leases must be provided to the Board of Directors, and must be for an initial term of not less than six (6) months.
- b. The Homeowners Association shall maintain records of each unit, whether occupied by home owner, renter or lease holder.
- c. Rental units shall not exceed 10% of the total number of occupied units in Vista Ridge Estates.
- d. Any lease or rental agreement shall be in writing and shall provide that the terms of the lease shall be subject in all respects to the provisions of this Declaration, the Articles of Incorporation, Bylaws and Rules and Regulations of the Association and that any failure by lessee to comply with the terms of such documents shall be a default under the lease. In addition, a townhome may not be rented unless the owner of record has occupied their unit, as defined above, for at least twelve (12) consecutive months prior to renting their townhome. Once an owner(s) has occupied their townhome for at least twelve (12) consecutive months, then it shall qualify as a permissible rental townhome subject to all of the provisions of this Declaration, the Articles of Incorporation, the Bylaws and Rules of the Association. All owners currently renting their townhomes shall be exempt from the force and effect of this amendment until such time as they sell their townhome or title otherwise changes from the current owner. Thereafter, any new owner(s) shall be subject to this Section 3

IN WITNESS WHEREOF, THE VISTA RIDGE ESTATES HOME OWNERS ASSOCIATION, by and through its Board of Directors, has executed this Amendment to the Declaration as of the Article XII, of the Declaration.

THE VISTA RIDGE ESTATES HOME OWNERS ASSOCIATION

By Li Cele W	1. ^C 20 a. Line (), President
LuCille McDaniel	Title
STATE OF UTAH)
) ss
County of Washington)
On the 29. day of Manager and Manager and Secretar the President and Secretar instrument is the seal of s	who, being first duly sworn, did that say that they are ry of the Association and that the seal affixed to the foregoing aid Association and that said instrument was signed and sealed in by authority of its Board of Directors; and each of them acknowledged
	•



Notary Public for Utah

My Commission Expires: April 21, 200.7

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months, is effective as of the recorded date.			
<u>Uni</u>	<u>Homeowner</u>	<u>Signature</u>	Date
#1	Cooper, Jerry	gerry Coope.	3 29/06
#2	Ballard, Marc & Julie ///		extend In
#3	Anderson, John & Verna	1 Ly Gearladean Woolland	3-29-06
#4	Rowland, Nellie X	By Good Dean Woollard	3-29-06
#5	Elmer, Don & Alice	lug Kearldean Woollsup	3-29-06
#6	Johnson, Bonnie		
#7	Wineriter, John & Vickie		
#8	Krueger, June ×	Van Bearlowen Woolland	3-29-66
#9	Dale, Jennean //	by Beningen Wellerd	3-29.06
#10	Larsen, Bernie χ	by Bendalan Woollard	3-99-66
#11-	Call, Gary	Ly Parent Dealland	3-24-06 JW

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VISTA RIDGE ESTATES CONSENT AND CERTIFICATION TO AMEND DECLARATION MAR 2006

<u>Unit</u>	Homeowner	<u>Signature</u>	<u>Date</u>
#12	Brinkerhoff, Duane & Ja	ne X	- 3/24/2C
#13	Asay, Pearl	Nan Cos ac ho La Cita Mi Some	5 24-06
#14	Martineau, Mark		
#15	Lindsay, Peggy ×	30 9 Meridony Just the Colom 80	3-29-CC
#16	Weis, Virgil	- Collection .	3146
#17	Grisham, Dick & Judy	Deck Grisham	3/29/06
#18	Harper, Bob & Lola	of Halund Hangen by Sucise Mystering	3-24-06
#19	Jones, Mack & Lois	······································	
#20	Harris, Gladys	May Fanis	3-27-06
#21	Blades, Dora Mae X	Dora Mas. Parases. is Suchely by	3-29-06 Samuel

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<u>Unit</u>	Homeowner	<u>Signature</u>	<u>Date</u>
		Luctellan Brown by Luciel M'x	
#23	Redwine, Phyllis	Miller D. Reshine	3/29/06
#24	Parker, Craig		
#25	Allred, Nellie		
#26	Davidson, Jack & Audrey	illa se Savi Eson	3-29-06
#27	Deheck, Leo & Juanita	_ Leo R Dellal	. 3-27-06
#28	Bird, Bill & Glenda		
#29	Dorothy Fill	Landing File	9-29-00
#30	Davidson, Ella		·
#31	Wahrer, Nick & Mary X	Middles Wadser by Files M	3-29-06 Donal
#32	Bleak, Bruce	B.K. Bleak. by Julie VI Wanie	

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VISTA RIDGE ESTATES CONSENT AND CERTIFICATION TO AMEND DECLARATION MAR 2006

<u>Unit</u>	<u>Homeowner</u>	<u>Signature</u>	<u>Date</u>
#33	Westover, Adam & Alita	alita Westoner	3/29/06
#34	Wright, Beth	Letter reglet	3/29/06
#35	Bezette, Russell 🙏	Bry Genico Land Don Bard	3/29-06
#36	Gallo, Sherilyn		
#37	Green, David & Tamara $\frac{\hbar}{\chi}$	Ly Town to no Cloud	3,700 9,700.
#38	Settle, Dorothy	Ly Bear Edward South and	2/29/06
#39	Guernsey, Gary	Leven symmetry	
#40	Smith, Lois 💢	hay Board son Goolland	3/29/06
#41	Pugmire, James & Karen A	(Dry horal Moral booklasse	3/29/06
#42	Robinett, Lorna	Ly Bearlocken Waltons	3-29-06

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<u>Unit</u>	<u>Homeowner</u>	<u>Signature</u>	<u>Date</u>
#43	Babb, Ernest & Nona	Bo Jahory W. Jan	3-29-06
#44	Fronk, Lester & Elaine		
#45	Weiss, Carole	Thay Free 18	
#46	Frost, Ray & Barbara	By Harry Chan	3-29-06
#47	Rhodes, Nancy	Patrice Patrice	
#48	Bush, Bernice	Programe Prince	3-29-06
#49	Langston, Joe		
#50	Jensen, Ted	Richard Thately a	
#51	Thatcher, Richard & Anne	Ruhard Hestolgen	5-29-26
#52	Rael, Nora	- Benefall Carl	3/29/06
#54	Shipley, Bruce & Beverly		

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VISTA RIDGE ESTATES CONSENT AND CERTIFICATION TO AMEND DECLARATION MAR 2006

<u>Unit</u>		<u>Signature</u>	<u>Date</u>
#55	Lowe, Earl & Clyone	By Lensey Olsen	3-29-06
#56	Olsen, Hortense	gazina a Malu	329-06.
#57	Green, Arnold & Janet	Willet Grand Gran	329204
#58	Coleman, Steve		
#59	Allred, George & Melba	· Committee Committee	
#60	Thornton, Don & Lois	De Jonsey Olsen	2-29-06
#61	Raber, Randy & Karry		
#62	Blundell, BettyJo & × Evans, Sarsh	By Janon Cloon	329-06
#63	Janson, Gisela		
#64	Ames, John & Lisa 🕅		

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VISTA RIDGE ESTATES CONSENT AND CERTIFICATION TO AMEND DECLARATION MAR 2006

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<u>Unit</u>	<u>Homeowner</u>	<u>Signature</u>	<u>Date</u>
#65	McFarland, Melvin & Coll		
#66	Snow, Eva Marie x	My Janaca Woon	329-06
#67	Powell, Melva	Josep Jewsey Claen	2-29-06
#81	Wright, Dallas & Carol	Dullas I and Wright	3-24-06
#82	Pendleton, Fred & Rhean		3-29-06
#83	Beaman, Marjean	Bu Jansey alsen	3-29-06
#84	Sheffer, Jack & Jean	Juck Stiff	2-29.06
#85	Piper, Robert		
#86	Marty, Harvey	194 Jensey Clan	3-29-06
#87	Webster, Paul & Jeri		

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months, is effective as of the recorded date.			
Unit	<u>Homeowner</u>	<u>Signature</u>	Date
#88	Domenico, Steve & Ton	ix C. Stinger Komazelo	29-66
#89	Scheierman, Darrell & C	ierix Yavrel K. Schewina	n 3-29-06
#90	Friedel, Janet		
#91	Pingry, Charlie & Grace	Charlie Pingry	3-29-06
#92	Stewart, Otto & Ardith	Charlie Tingry	3-2706
#93	Quick, Alex & Allie ×	alex Course as Intellegentiones	3-24-06
#94	Gates, Don & Merlene		
#95	Gerro, Mari		
#96	Isaacson, Robert & Marj	enex Kaint Taramon (La La Cell)	327-66
#97		na	
#98	Gregoire, Ron & Sue ×	von Alegoin ng Lulia Miss	3.29.66

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VISTA RIDGE ESTATES CONSENT AND CERTIFICATION TO AMEND DECLARATION MAR 2006

Unit Homeown	<u>er Signature</u>	<u>Date</u>
#99 Medina, Raymor	Audrene Audrene	3-29-20-50
#100 Wayman, Ray &	Audrene Audrene	29 MA/200
#101 Cheney, Howard	l & Louise	
#102 Miltner, Eleanor	X Eleanor Militare	3/20/06
#104 Warren, Virginia	<u> </u>	
#105 Webb, Jim & Jar	net <u>Molf</u>	3/28/06
#106 Yates, Jim & Sus	san	
#107 Allen, Scott & N	atalie × 166	
#108 Wood, Val & La	Jean	
#109 Bird, Howard &	Shirlee Mulie Die	3/29/06

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<u>Unit</u>	<u>Homeowner</u>	<u>Signature</u>	<u>Date</u>
#110 Pc	owell, Rayona	Layona J. Towelle	3-29-06
#111 N	llsson, Tim & Evelyn	X unother Viloson by Horning Jul	3-27-66
#112 Cl	ement, Don & Louise	Down Clament	3-17-16
#113 Ba	aker, David & Joan	Juan Barbe	3/29/26
#114 Ba	astian, Barbara	Barbara Bastian	3/39/06
#115 Li	ttle, Ron & Barbara	Bailiaras Litter -	3/29/06
#116 Tr	ujillo, Al & Vera	X M. Trigitte be I very Jule	3.39-16
#117 M	ordue, Hansen & Mar	ilyn x westign ? rolus by porong	11 3-29-66
#118 W	arren, Ed & Pat	J. J. R. J. J. Marin	3/21/00
#119 Ve	etell, Joe & Jane	X Jane Velill by h willy Fill	3-29-66
#120 B1	ackett Properties		



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VISTA RIDGE ESTATES CONSENT AND CERTIFICATION TO AMEND DECLARATION MAR 2006

<u>Unit</u>	<u>Homeowner</u>	<u>Signature</u>	<u>Date</u>
#121 Sti	ff, Ralph & Betty ×	- relate Still by hireding Fell	3-26 66
#122 Va	nicsek, Shirley		
#123 He	enderson, Pete & Melissa	I was bolomaky we	3/29/65
#124 Hı	intley, Jack & Christine	Jack W. Shuttey	3-09-06
#125 Ar	nderson, Ron «	Ronale linderson Levelly Vill	3-25-66
#126 Gr	iggs, Walter & Helen		
#127 Ev	vell, Wallace & Gloria	Palac D. Esco	2-29-06
	ng, Dorothy yes, Paula ×	Dorothy Jany by J. orolly N. M.	3-27-66
	nnis Gines aron Walker	- Some	3/23/06

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<u>Unit</u>	<u>Homeowner</u>	<u>Signature</u>	<u>Date</u>
#130 Ive	erson, Dan & Christa		
#131 Ba	ll, Chad & Dorothy x	Chair & Bask by Sally a. Sullivan	3/29/06
#132 Ch	ristensen, Bernice ×	Berner Christiansen by July in Ju	
#133 Au	stin, Howard & Pat		
#134 Wo	oollard, Gearldean	Bear Caren War Caren	6-29-06
#135 Mo	orefield, Maxine x	Mexica Moore lista by Sally it Suit	wan 3/29/06
#136 Go	rman, James & Donna ×	James Dorman by Selv P. Lucius	,
	amer, Paul & Peggy		
#138 Hia	att, Zane & Carolyn x	Gane Statt buy Saley a Sullinear	3/27/06
#139 Wa	arren, Cal & Virginia	Ecloun Dranen	
#140 Sul	livan, Lawrence & Mon	ika	

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VISTA RIDGE ESTATES CONSENT AND CERTIFICATION TO AMEND DECLARATION MAR 2006

months, is effective as of the recorded date.			
<u>Unit</u>	<u>Homeowner</u>	<u>Signature</u>	Date
#141 Sm	ith, Ed & Alis	X can Smith - Co Jack CC Mi Dan	ing 3-29-06
#142 Sch	nulzke, Henry & Ursu	la Major	Morn 9 29 2000
#143 Du	nn, Don & Michele	X mincel dem togricule	3-29-2006
#144 Th	rasher, Dee & Marie	X See Theasty by Freder WY. 600	ing 3-24-2006
-#145 Pal	mer, Ruth	Billa S. Palmer	3=27-06
#146 Ko	ch, Stuart & Alberta	* Formy Let	<u> </u>
#147 An	derson, Mike & Beve	rly & Michael Centuren Cur Fucce W	Bance 3-29-06
		s Xphylli Clar Krey Mercher in In	3-29-06
- #149 Wo	orthy, Dian X XXX	worky by Sulver Wissonice	3-24-0k
	ıb, Eva Lou	X to va Lou Zoue la Ju Cally Mr	2.36 01
		•	

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mondis, is criccure as of the recorded date.			
<u>Unit</u>	<u>Homeowner</u>	<u>Signature</u>	<u>Date</u>
#151 Sn	nith, Larry & LaRae	I & Imille	3/29/20
<i>=</i> #152 Bl	air, Rita		19th x 3-29-06
≠#153 No	orton, Ryan	· · · · · · · · · · · · · · · · · · ·	·
#154 La	rsen, Seth & Christine	Charine & Bowley	Duren Tel
-#155 Sto	one, Norman & Mary		·
≭ #156 Vi	ncent, Leah		·
#157 Ge	erontis, George & Argy	L. Best & Becontes by Lacing it where	von 2/27/06
#158 Le	e, Glen & Billiemae	X Declamas Fra Lay Latin S. Justina	n 3/24/00
≈ #159 Va	rner, Bill & Marilyn	Marilen & Miceneer	3/27/06
#160 Pe	terson, Richard & Vick	yx hickory il. Alle was in waling the sie	interval 3/29/06
#161 M a	artineau, James & Yvor	nnex from 2 Martinesus	3-29-06

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VISTA RIDGE ESTATES CONSENT AND CERTIFICATION TO AMEND DECLARATION MAR 2006

<u>Unit</u>	<u>Homeowner</u>	<u>Signature</u>	Date
#162 V	Woodward, Jay & Ruby	Willy Wesdward	32420
		uth Richal Mewcont South	•
#164 F	Rigby, Murray, & Arlen	e X Still wrong . Eighty by Suight Sur	liver 3/2.7/06.
		ex Valley of Daking by Buly U. s	
		Luce M' Daniel	
#167 A	Ames, John & Lisa 🙌 🌣	*	
#168 F	Price, Mitch & Norma	X Morrowa Michely by Derry & Laboura	3/01/06
#169 S	Sullivan, Paul & Sally	Dacin a Succion	3/27/06
#172 N	Mathes, Ardyth	X anostromer new Long it Jacons	m 3/29/66
#173 I		s XM. Kent how hart on fring he have	

20060011677 04/03/2006 09:09:00 AM 18 of 22 Washington County

STATE OF() TAH)	
COUNTY OF Wishing fore)	
The foregoing instrument was acknowledged before me this 24+day of 1/2 day of 1/2 who is personally known as identification, and who did was a did	to me or has produced
CAROLE ANN BELL Notary Public STATE OF UTAH County Of Washington My Comm. Exp. April 21, 2007 No. 5315746-0201 No. 5315746-02	Notary Public Arole A. Bell Typed or Printed Name of Notary 5 3 15 7 46 -0 20 0 Serial or Commission Number

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STATE OF	
COUNTY OF Washington)	
The foregoing instrument was acknowledged before me this 29 day of, who is personally know	vn'to me or has produced
None 2 Receive as identification, and who did	did not take an oath.
The second secon	Carole arn Bell
CAROLE ANN BELL Notary Public STATE OF UTAH County Of Washington	Notary Public CONSIGNATION Typed or Printed Name of Notary
My Comm. Exp. April 21, 2007 No: 5315746-0360 35 Horrit Main, Washington, UT 84780	5315744-0200 Serial or Commission Number

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STATE OF UTAH)	
COUNTY OF INASHING TON)	
The foregoing instrument was acknowledged before me this 29 th day of Masch, who is personally known to me of Assertance as identification, and who did did not	has produced
CAROLE ANN BELL. Notary Public Typed of STATE OF UTAH County Of Washington	Public A. Bell Printed Name of Notary S. 15746-0200 Commission Number

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STATE OF	
COUNTY OF <u>liashing for</u>) ss.	
The foregoing instrument was acknowledged before me this May of May of Marches who is personally known Draws's Lucius as identification, and who did	to me or has produced
Written as identification, and who did	
	Carole ann Bell Notan Public Dell
	Typed or Printed Name of Notary
Notary Public STATE OF UTAH County Of Washington My Comm. Exp. April 21, 2007 No: 531574-0200 95 North Main, Washlegton, UT B4760	5315746-0210 Serial or Commission Number

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STATE OF	
COUNTY OF <u>WASHING PLN</u>)ss.	
The foregoing instrument was acknowledged before me this 29 to Sally Scillarum, who is person as identification, and who	day of <u>March</u> , 200 <u>by</u> hally known to me or has produced did <u>did</u> did not take an oath.
CAROLE ANN BELL	Carole Arm Bell Notary Public Ornole A Book
Notary Public STATE OF UTAH County Of Washington My Comm. Exp. April 21, 2007 95 North Main, Washington, UT 84780	Typed or Printed Name of Notary 5315746 - 0200 Serial or Commission Number