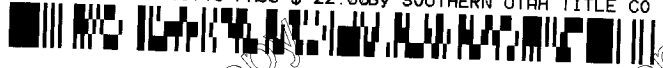


When recorded return to:
Ence Bros. Construction, Inc.
619 S. Bluff Street, Tower II
St. George, Utah 84770

Tax ID Nos.: SG-TSH-1
SG-TSH-2
SG-TSH-3

DOC # 20060051826

Amended Restrictive Covenants, page 1 of 6
Russell Shirts Washington County Recorder
11/07/2006 04:46:15 PM Fee \$ 22.00 By SOUTHERN UTAH TITLE CO



**SECOND 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, together with the First Amendment to the Declaration of Covenants, Conditions and Restrictions for the Terraces at Seven Hills Subdivision, which were recorded March 1, 2006, as Document No. 20060005833 records of 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 XI of the Covenants in the following particulars:

Article XI, Section 13, of the Covenants is hereby amended to include the following section on signs:

Section 13. Signs; Restrictions; Commercial Activity. Until such time as Declarant no longer owns a Lot in the Property, there shall be a restriction on signage within the Property. An Owner may not post a sign anywhere within the Property, and specifically may not post a sign on an Owner’s Lot or in a window of a Home, except as provided herein.

In order to provide for an uncluttered streetscape within the Property there shall be a restriction against signs. An Owner may sell or rent the Owner’s Lot/Home, but shall not be allowed to post signs offering the same for sale or rent. An Owner can use any of the follow mediums for advertising a Lot/Home for Sale or Rent:

1. A Multiple Listing Service
2. Newspapers, magazines, and other such publications.
3. A real estate agent or a property management agent of the Owner’s choice.
4. Word of mouth.

The foregoing restriction shall not apply to the commercial activities, signs and billboard, if any, of the Declarant or its agents during the construction and sales period, or by The Terraces at Seven Hills Owners Association in furtherance of its powers and purposes.

After Declarant no longer has ownership in the Property, the foregoing restrictions shall expire, and all future restrictions on signage shall be governed by the following provision:

Except for one "For Rent" or "For Sale" sign of not more than seven and one-half (7 1/2) square feet, no advertising signs, billboards, objects of unsightly appearance, or nuisances shall be erected, placed, or permitted to remain on any Lot/Home or any portion of the Property. No commercial activities of any kind whatever shall be conducted in any building or on any portion of the Property. The foregoing restrictions shall not apply to the commercial activities, signs and billboards, if any, of the Declarant or its agents during the construction and sales period or by the Association in furtherance of its powers and purposes set forth hereinafter and in its Articles of Incorporation, Bylaws and Rules and Regulations, as the same may be amended from time to time.

IN WITNESS WHEREOF, the undersigned has hereunto executed this document this 1 day of November, 2006.

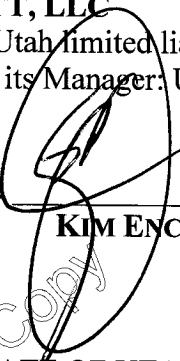
DECLARANT:

KTT, LLC

A Utah limited liability company

By its Manager: Utah Brothers Management, LLC

By



KIM ENCE ITS MANAGER

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On this 1st day of November, 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

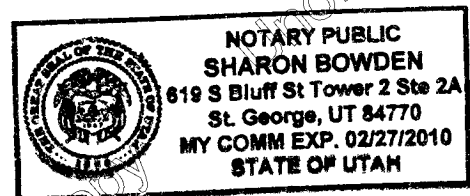


EXHIBIT A
Legal Description
The Terraces at Seven Hills Phases 1, 2 and 3

EXHIBIT "A" - LEGAL DESCRIPTION

PROOFREAD

Beginning at a point located North 89°20'18" West along the Section line 1341.43 feet and North 1°08'38" East 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: North 88°51'54" West, 334.06 feet; thence South 87°54'08" West, 88.14 feet; thence North 88°53'04" West, 113.88 feet; thence South 1°08'06" West, 38.86 feet; thence North 88°51'54" West, 135.00 feet to a point on the 1/64 line; thence leaving said Subdivision boundary North 1°08'06" East along the 1/64 line, 495.00 feet; thence South 88°51'54" East, 157.50 feet; thence North 85°14'47" East, 70.37 feet; thence North 83°51'56" East, 70.57 feet; thence North 84°16'18" East, 70.51 feet; thence North 87°37'23" East, 70.13 feet; thence South 88°51'54" East, 107.50 feet; thence North 1°08'06" East, 15.63 feet; thence South 88°51'54" East, 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 South 1°08'38" West along the 1/16 line 495.63 feet to the point of beginning.

(TERRACES at SEVEN HILLS, PHASE 1) * * *

EXHIBIT "A" - LEGAL DESCRIPTION

PROOFREAD

Beginning at a point located North 89°20'18" West along the Section line 1341.43 feet and North 1°08'38" East along the 1/16 line 2077.53 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 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: North 88°51'54" West, 126.02 feet; thence South 1°08'06" West, 15.63 feet; thence North 88°51'54" West, 107.50 feet; thence South 87°37'23" West, 70.13 feet; thence South 84°16'18" West, 70.51 feet; thence South 83°51'56" West, 70.57 feet; thence South 85°14'47" West, 70.37 feet; thence North 88°51'54" West, 157.50 feet to a point on the 1/64 line; thence leaving said Subdivision boundary North 1°08'06" East along the 1/64 line 480.00 feet; thence South 88°51'54" East, 111.00 feet; thence South 1°08'06" West, 12.55 feet; thence South 88°51'54" East, 111.00 feet; thence North 83°51'56" East, 71.23 feet; thence North 83°53'32" East, 71.23 feet; thence North 88°21'26" East, 70.76 feet; thence South 88°51'54" East, 111.00 feet; thence South 1°08'06" West, 24.37 feet; thence South 88°51'54" East, 126.09 feet to the 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 South 1°08'38" West along the 1/16 line 420.00 feet to the point of beginning.

(TERRACES at SEVEN HILLS, PHASE 2)

EXHIBIT "A" - LEGAL DESCRIPTION

PROOFREAD

Beginning at a point located North 89°20'18" West along the Section line 1341.43 feet and North 1°08'38" East 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, North 88°51'54" West 126.09 feet; thence North 1°08'06" East 24.37 feet; thence North 88°51'54" West 111.00 feet; thence South 88°21'26" West 70.76 feet; thence South 83°53'32" West 71.23 feet; thence South 83°51'56" West 71.23 feet; thence North 88°51'54" West 111.00 feet; thence North 1°08'06" East 12.55 feet; thence North 88°51'54" West 111.00 feet to a point on the 1/64 line: thence leaving said subdivision boundary North 1°08'06" East along the 1/64 line 156.97 feet to the center West East 1/64 corner of said Section 15; thence North 1°08'00" East along the 1/64 line 551.27 feet to the Southwest corner of that parcel as described in Entry No. 732297 in the records of Washington County; thence South 89°14'06" East 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 South 1°08'27" West 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 South 1°08'38" West along the 1/16 line and the Westerly boundary of said VISTA RIDGE ESTATES PHASE 2 175.18 feet to the point of beginning.

(TERRACES at SEVEN HILLS, PHASE 3)
