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WHEN RECORDED, MAIL TO:

Rio de Sión
c/o Riverwood Hollow, LLC
2167 Jacob Street
Santa Clara, Utah 84765

DOC # 20070003751

Amended Restrictive Covenants 1 of 5
Russell Shirte Washington County Recorder
01/23/2007 04:36:48 P.M. \$ 20.00 BY UNITED TITLE SERVICES



AMENDMENT NO. 2 TO
DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS
AND PROTECTIVE COVENANTS
OF

Rio de Sión™

AMENDMENT NO. 2 TO
DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS
AND PROTECTIVE COVENANTS
OF
RIO DE SIÓN™

THIS AMENDMENT NO. 2 TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND PROTECTIVE COVENANTS OF RIO DE SIÓN™ (the "**Amendment**") is executed this 10th day of January, 2007 by Riverwood Hollow, LLC, a Utah limited liability company (the "**Declarant**").

RECITALS

A. Declarant caused to be recorded a Declaration of Covenants, Conditions, Easements and Protective Covenants of Rio De Sión™ dated as of May 19, 2006 and recorded on August 11, 2006 with the official records of Washington County, Utah as document number 20060036345 concerning the real property (the "**Property**") located in Washington County, State of Utah, more particularly described in Exhibit "A," attached hereto and incorporated herein.

B. Pursuant to Section 12.2 of the Declaration, until the end of the Development Phase, the covenants and restrictions contained in this Declaration may be modified, amended or repealed in whole or in part at any time and from time to time by the Declarant or his or her successor or assigns by recorded instrument.

C. The Development Phase is still in effect as of the date hereof and Declarant desires to amend the Declaration as hereinafter set forth.

NOW, THEREFORE, Declarant amends the Declaration as follows:

1. **Modification to Section 4.17.** Section 4.17 of the Declaration is hereby deleted in its entirety and replaced by the following:

4.17 **RV's, Boats, and Vehicles.**

a. No boats, trailers, buses, motor homes, campers, recreational vehicles, or other similar vehicles, shall be visible upon any lot or Roads or Driveways for more than three (3) consecutive days. Recreational Vehicle garages are allowed pursuant to the review and approval of the ACC. Recreational Vehicle garages shall conform to section (7) of the CC&Rs and to the Architectural Design Guidelines.

2. **Modification to Section 7.3.** Section 7.3 of the Declaration is hereby deleted in its entirety and replaced by the following:

7.3 Minimum Area.

The minimum total square footage of living area on the ground floor of a Home located within the building envelope and foundation for any single-story Home constructed on any Lot within the subdivision shall be not less than 2,250 square feet, exclusive of porches, balconies, patios and garages. No Home or other permitted structure constructed on any Lot shall exceed one (1) story in height from grade, except for Lots 1-3 and 59-65, determined in the manner described in Section 7(e). The minimum total square footage of living area on the ground floor of a two-story home constructed on any Lot within the subdivision shall be not less than 2,000 square feet, exclusive of porches, balconies, patios and garages. Each Home may have a basement.

3. **Modification to Section 7.4.** The following shall be added at the end of Section 7.4


The term "Lots over 1 acre" shall mean Lots that have over one (1) acre in the building envelope. Acreage in any No Build Area is not considered part of the building envelope and will not be included in determining whether a Lot is over one (1) acre.

4. **Miscellaneous.** The recitals are hereby incorporated into this Amendment. Except as provided herein, the terms and conditions of the Declaration shall remain the same and in full force and effect.

IN WITNESS WHEREOF, the Declarant has hereunto executed this Declaration on the date first set forth above.

RIVERWOOD HOLLOW, LLC, a Utah limited liability company, by its Managers:

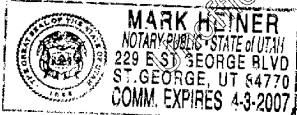
By: 
Denley Fowlke, Manager

By: 
David P. Whitehead, Manager

By: 
Michael Crews, Manager

STATE OF UTAH)
 : ss.
COUNTY OF Washington)

On this 23rd day of January, 2007, personally appeared before me Denley Fowlke and David P. Whitehead, known or satisfactorily proved to me to be the Managers of Riverwood Hollow, a Utah limited liability company, who acknowledged to me that they signed the foregoing instrument as Managers for said entity.



[Signature]
NOTARY PUBLIC

My Commission Expires: 4-3-07

Residing at: Washington County

California
STATE OF UTAH)
 : ss.
COUNTY OF San Diego)

On this 16th day of January, 2007, personally appeared before me Michael Crews, known or satisfactorily proved to me to be the Manager of Riverwood Hollow, a Utah limited liability company, who acknowledged to me that he signed the foregoing instrument as Manager for said entity.

[Signature]
NOTARY PUBLIC

My Commission Expires: 11/18/2008

Residing at: San Diego County, CA



January 16, 2007

EXHIBIT A

MARCH 7, 2006

Sec. 22, 23, 26 & 27, T41S, R12W, SLB+M

**LEGAL DESCRIPTION
PREPARED FOR
RIO DE SION PHASE 1, 2 & 3**

COMMENCING AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN, THENCE S 89°57'46" W 600.30 ALONG THE NORTH LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE N 1°58'36" W 238.40 FEET; THENCE S 87°07'30" W 70.10 FEET; THENCE N 4°57'27" W 192.17 FEET; THENCE S 88°16'15" W 238.55 FEET; THENCE N 1°43'45" W 66.00 FEET; THENCE N 81°16'15" E 305.93 FEET; THENCE N 7°56'16" E 196.06 FEET; THENCE N 1°59'54" W 52.00 FEET; THENCE N 31°00'06" E 574.20 FEET; THENCE N 0°00'06" E 64.17 FEET; THENCE S 89°59'58" E 322.62 FEET; THENCE S 89°55'56" E 200.13 FEET; THENCE S 89°56'04" E 448.42 FEET; THENCE S 49°00'42" E 169.74 FEET; THENCE S 49°06'04" E 386.32 FEET; THENCE S 34°51'04" E 273.24 FEET; THENCE S 15°06'08" E 338.53 FEET; THENCE S 51°53'41" W 216.25 FEET; THENCE S 03°22'23" E 542.66 FEET TO THE POINT OF A 200.00 FOOT RADIUS CURVE TO THE LEFT WITH A RADIUS BEARING OF S 89°16'09" E; THENCE 113.51 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°31'09" TO THE POINT OF TANGENCY; THENCE S 29°11'46" E 92.12 FEET; THENCE S 87°38'34" W 543.66 FEET; THENCE S 87°36'38" W 184.13 FEET; THENCE S 73°37'42" W 196.58 FEET; THENCE S 83°13'39" W 479.90 FEET; THENCE S 55°41'27" W 428.33 FEET; THENCE N 19°00'00" E 745.16 FEET; THENCE S 87°00'00" W 343.12 FEET; THENCE N 1°58'36" W 143.74 FEET TO THE POINT OF BEGINNING.

CONTAINS 71.03 ACRES

JWD/jwd
5-8147

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08/30/06

✓ Rio de Sion - All (1-17)