

V-R10A
WHEN RECORDED, MAIL TO:

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

DOC # 20070013738

Amended Restrictive Covenants 1 of 5
Russell Shirts Washington County Recorder
03/19/2007 09:31:49 PM \$ 18.00 by UNITED TITLE SERVICES



AMENDMENT NO. 3 TO
DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS
AND PROTECTIVE COVENANTS
OF

Rio de Sión™

AMENDMENT NO. 3 TO
DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS
AND PROTECTIVE COVENANTS
OF
RIO DE SIÓN™

THIS AMENDMENT NO. 3 TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND PROTECTIVE COVENANTS OF RIO DE SIÓN™ (the "Amendment") is executed this 15 day of March, 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, which was modified and/or supplemented by that certain Amendment No. 1 to Declaration of Covenants, Conditions, Easements and Protective Covenants of Rio De Sión™ dated as of August 31, 2006 and recorded on October 18, 2006 with the official records of Washington County, Utah as document number 20060048467 and by that certain Amendment No. 2 to Declaration of Covenants, Conditions, Easements and Protective Covenants of Rio De Sión™ dated as of January 10, 2007 and recorded on January 23, 2007 with the official records of Washington County, Utah as document number 20070003751 (collectively, the "Declaration").

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end of the Development Phase, the covenants and restrictions contained in this Declaration may be modified, amended or repealed in whole or in part at any time and from time to time by the Declarant or his or her successor or assigns by recorded instrument.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 7.14** Section 7.14 and of the Declaration is hereby deleted in its entirety and replaced by the following:

7.14 **Covered Patio, Courtyards & Porches.** A minimum of twenty-five percent (25%) of the total square footage of the house must be built as covered patio, courtyard and covered porches. Twenty-five percent (25%) of the total square footage of a porch must be located on the street side of the

house. Building materials shall be approved by the ACC and comply with Sections 7.7, 7.8 and 7.10.

2. **Modification to Section 7.15.a.** Section 7.15. a. of the Declaration is hereby deleted in its entirety and replaced by the following:

a. Fences, walls and other barriers shall comply with the provisions of Section 7.11 and the Architectural Design Guidelines, and shall be subject to the Final Approval of the ACC. Fences and walls shall be adobe and be similar in color and style as the current east entry way adobe Fence. The ACC may consider other fence types on lots larger than one acre, and in the no build zone, on a case by case basis.

3. **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 Amendment 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)
)
COUNTY OF Washington) ss.

On this 5th day of March, 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.



[Handwritten Signature]

NOTARY PUBLIC

My Commission Expires:

Residing at: 4307

Washington County

STATE OF Utah)
)
COUNTY OF Washington) ss.

On this 5th day of March, 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.



[Handwritten Signature]

NOTARY PUBLIC

My Commission Expires: 4307

Residing at: Washington County

March 12, 2007

95672002

EXHIBIT A

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

MARCH 7, 2006

**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 600.10 ALONG THE NORTH LINE OF SAID SECTION TO THE POINT OF BEGINNING; RUNNING 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 11°59'54" W 52.00 FEET; THENCE N 31°00'06" E 574.20 FEET; THENCE N 0°00'06" E 64.47 FEET; THENCE S 89°59'54" E 322.62 FEET; THENCE S 89°55'56" E 200.13 FEET; THENCE S 89°56'04" E 448.12 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

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J. R. Rood (All)