

Paul Properties  
P.O. Box 910298  
St. George, Utah  
84791

P-3  
L-3

DOC # 20070014459

Amended Restrictive Covenants 1 of 2  
Russell Shirts Washington County Recorder  
03/22/2007 03:08:48 PM Fee \$ 15.00 By PAUL PROPERTIES



Proposed Amendment No. 1 TO CC&R'S

Leasing and Rental of Living Units. Notwithstanding anything to the contrary contained in the Declaration, the leasing of any residence/Unit (hereinafter "Unit") within the Springfield Estates HOA shall be governed by this Section.

(a) Rental-Lease Limit. Owners and units shall be subject to the following restrictions:

(i) Prior to renting or leasing any Unit as provided for herein, an Owner shall occupy their Unit for at least twelve (12) months before it can qualify as a permissible rental unit. For purposes of this section only, "occupy" shall mean that a Unit shall be owned by the same Owner(s) for a period of at least twelve (12) consecutive months, whether physically occupied by said Owner(s) or not, prior to being made available for rental or lease.

(ii) No unit may be rented or leased if the rental or lease results is more than ten percent (10%) of the Units ("Rental-Lease Limit") being rented or leased at the same time.

Grandfather Clause. As of the date of recording of this amendment, any owner that is currently renting or leasing a unit ("Grandfathered Owner") may continue to rent or lease their unit until such time as the unit is sold or title is otherwise transferred to a new owner of record. However, notwithstanding the grandfather provision above, if a Grandfathered Owner fails to re-let their unit within ninety (90) days of the expiration or termination of a rental or lease agreement by any tenant, then the Grandfathered Owner and unit become subject to the Rental-Lease Limit expressed above and shall apply to the Management Committee for permission to rent or lease the unit.

Springfield Townhomes phases 1-4  
SG-SETH-1, 2, 3, 4

IN WITNESS WHEREFORE, the undersigned, being the President and the Secretary of  
Springfield Estates Home Owners Association, have hereunto set their hands and seals  
this 19 day of MARCH, 2007.

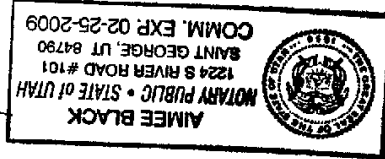
BY Hal L. Johnson  
Secretary

Robert J. Peterson  
President

State of Utah )  
) ss.  
County of ~~Utah~~ Washington

On this 19 day of March, 2007, before me personally  
appeared the President and Secretary of Springfield Estates Home Owners Association  
and proved to me on the basis of satisfactory evidence to be the persons whose names are  
signed on the preceding document, and acknowledged before me that they signed it  
voluntarily for its stated purpose.

Aimee Black  
Notary Public



Address: 1224 S. River Rd #A-101, St. George, UT 84790

My Commission Expires: 2/25/09