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**Recorded at the Request of:**  
Northbridge Development, L.L.C.

**After Recording Return to:**

Jenkins Ronnow Jensen & Bayles, LLP  
Attn: Bruce C. Jenkins, Esq.  
902 North 1400 West  
St. George, UT 84770  
(accommodation recording only)  
Record against Exhibit A

**DOC # 20070018763**

Amended Restrictive Covenants 1 of 3  
Russell Shirts Washington County Recorder  
04/12/2007 01:39:05 PFee \$ 15.00 by JENKINS BRUCE C



**AMENDMENT TO DECLARATION  
OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
NORTHBRIDGE ESTATES AND SUBDIVISION  
(Estates Roof Pitch)**

**A Planned Unit Development in  
Washington City, Utah**

THIS AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS is made unilaterally by the Declarant pursuant to Article 11 of the Declaration of Covenants, Conditions, and Restrictions for Northbridge Estates and Subdivision recorded in the records of the Washington County Recorder as Entry No. 928986, in Book 1716, beginning on Page 2132 (the "Declaration").

**PURPOSE AND INTENT**

Declarant desires and intends to protect the value and desirability of the Property as an attractive residential community. Therefore, Declarant has conveyed portions of the Property and will continue to convey the Property subject to the following amendment and to the covenants, conditions, and restrictions in the Declaration, which, along with the Articles and Bylaws, provide for a governance structure and a system of standards and procedures for the development, maintenance, and preservation of the Property as a residential community. This Amendment affects the real property described in Exhibit A and any additional land added to the Property.

**AMENDMENT**

Section 4.3(f) of the Declaration is hereby amended as follows (amendments are marked in italics):

(j) **Roofs and Roofing Materials.** Roofs must be sloped at a minimum 5/12 pitch; except that in the Northridge Estates only one-half (1/2) of the total roof area must have a pitch of 5/12 or greater. Roof soffets must be at least 8" thick. Roof material shall be limited to slate, clay, or concrete tiles. Colors shall be such as may be included in the approved color palette adopted by the Architectural Control Committee.

IN WITNESS WHEREOF, the undersigned has hereunto executed this document this 12<sup>th</sup> day of April, 2007.

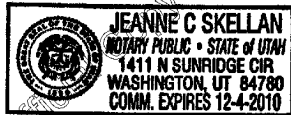
DECLARANT:  
NORTHBRIDGE DEVELOPMENT, LLC

  
BY KYLE STEWART  
ITS: Manager

STATE OF UTAH )  
 )  
 : ss.  
COUNTY OF WASHINGTON )

On this 12<sup>th</sup> day of April, 2007, before me personally appeared Kyle Stewart, whose identity is personally known to me 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 NORTHBRIDGE DEVELOPMENT, LLC, a Utah Limited Liability Company, and that the foregoing document was signed by him on behalf of that Company by proper authority 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**

All of the Lots of Northbridge Phase I according to the official plat thereof on file in the Washington County Recorder, Parcel #s:	All of the Lots of Northbridge Estates Phase I according to the official plat thereof on file in the Washington County Recorder, Parcel #s:	All of the Lots of Northbridge Estates Phase II according to the official plat thereof on file in the Washington County Recorder, Parcel #s:
W-NB-1-1 W-NB-1-2 W-NB-1-3 W-NB-1-4 W-NB-1-5 W-NB-1-6 W-NB-1-7 W-NB-1-8 W-NB-1-9 W-NB-1-10 W-NB-1-11 W-NB-1-12 W-NB-1-13 W-NB-1-14 W-NB-1-15 W-NB-1-16 W-NB-1-17 W-NB-1-18 W-NB-1-19 W-NB-1-20 W-NB-1-21 W-NB-1-22 W-NB-1-23 W-NB-1-24 W-NB-1-25 W-NB-1-26 W-NB-1-27 W-NB-1-28 W-NB-1-29 W-NB-1-30 W-NB-1-31	W-NBE -1-201 W-NBE -1-202 W-NBE -1-203 W-NBE -1-204 W-NBE -1-205 W-NBE -1-206 W-NBE -1-207 W-NBE -1-208 W-NBE -1-209 W-NBE -1-210 W-NBE -1-211 W-NBE -1-212	W-NBE-2-228 W-NBE-2-229 W-NBE-2-230 W-NBE-2-231 W-NBE-2-232 W-NBE-2-233 W-NBE-2-234 W-NBE-2-235 W-NBE-2-236 W-NBE-2-237 W-NBE-2-238 W-NBE-2-239 W-NBE-2-240 W-NBE-2-241 W-NBE-2-242 W-NBE-2-243 W-NBE-2-244 W-NBE-2-245 W-NBE-2-246 W-NBE-2-247 W-NBE-2-248