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Vince Clayton
619 S. Bluff St., Tower 2
St. George, UT 84770

DOC # 20090037494

Amended Restrictive Covenants
Russell Shirts Washington County Recorder
09/30/2009 09:40:18 AM Fee \$ 18.00
By TERRACES AT SEVEN HILLS

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**FOURTH AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
THE TERRACES AT SEVEN HILLS SUBDIVISION**

KTD, 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" or "Declaration"), 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, Second Amendment, and Third Amendment to the Declaration of Covenants, Conditions and Restrictions for The Terraces at Seven Hills Subdivision, which were recorded, respectively, March 1, 2006, as Document No. 20060005833, November 7, 2006, as Document No. 20060051826, and July 23, 2009, as Document No. 20090028682 on the records of Washington County Recorder, and any other amendments or annexations thereto affecting the real property located in The Terraces at Seven Hills Subdivision, Washington County, Utah, Declarant hereby exercises its rights and privileges to amend said Declaration pursuant to Article XIII thereof as follows:

AMENDED DECLARATION LANGUAGE AS CONTAINED IN THE THIRD AMENDMENT

Specifically, Part 1, Part 2, and Part 4 of the Third Amendment shall remain as set forth in said Amendment. Portions of Part 3 of the Third Amendment are hereby amended to read as follows.

1. The 2nd Paragraph of Part 3 on Page 4 of the Third Amendment Which Reads:

"Owners, their guests, residents, or service vehicles necessitated at the request of an Owner, may park on the streets of the Subdivision on a short-term basis (no longer than 24 hours in any seven (7) day period."

Shall Hereafter By This Fourth Amendment Read As Follows:

"Owners, their guests, residents, or service vehicles necessitated at the request of an Owner, may park on the streets of the Subdivision on a short-term basis (no longer than 48-hours in any seven (7) day period."

2. The 4th Paragraph of Part 3 on Page 4 of the Third Amendment Which Reads:

"Motorhomes, boats/trailers, campers/camper trailers, and similar recreational vehicles, as may be further defined by Rule of the Board, may be parked on the side of a Lot, behind the front setback foundation line of the home, in a fenced area with a front metal screening gate, as approved by Rule of the Board, or in the Owner's enclosed garage;"

Shall Hereafter By This Fourth Amendment Read As Follows:

"Motorhomes, boats/trailers, campers/camper trailers, and similar recreational vehicles, as may be further defined by Rule of the Board,

may be parked on the side of a Lot, behind the front setback foundation line of the home, on a concrete pad provided for said parking. It is the intent of this Section that said parking pad in a side- yard need not be enclosed by a fenced area of block wall similar in material and color of other walls in the Subdivision and a screened gate at the front extension of said parking pad area. Alternatively, an Owner may park such vehicles in the Owner's enclosed garage;...."

3. The 5th Paragraph of Part 3 on Page 4 of the Third Amendment Which Reads:

"1) the area shall be fenced; 2) the fenced area, at the front foundation line of the home shall have in place an iron gate with screening mesh, as approved by the ACC;"

Shall Read By This Fourth Amendment As Follows:

Item "1)" and Item "2)" shall be stricken and shall not apply. Striking these two Items, the numbering of the remaining Items shall be deemed to be changed as to numerical order, i.e., "3)" becoming "1)", etc.

Declarant continues to reserve all rights it is currently granted by the DECLARATION FOR THE TERRACES AT SEVEN HILLS SUBDIVISION.

This Fourth Amendment to the Declaration, as applicable, affects all Lots in The Terraces at Seven Hills Subdivision, Phases 1, 2, and 3.

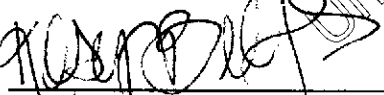
IN WITNESS WHEREOF, I have hereunto set my hand this 23rd day of September, 2009.

DECLARANT, KTT, LLC


TROY ENCE, Authorized Signatory Member

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On the 23rd day of September, 2009, before me personally appeared Troy Ence whose identity I personally know 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 an Authorized Signatory Member of KTT, LLC, a limited liability company, and that the foregoing document was signed by him on behalf of that entity by authority of its Operating Agreement and/or Resolution of the Members, and he acknowledged before me that the LLC executed the document and the document was the act of the LLC for its stated purposes.


NOTARY PUBLIC
Address: St. George, Washington County, UT



Legal Description – Phase 1

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.

Legal Description – Phase 2

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.

Legal Description – Phase 3

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.