

DIXIE SPRINGS SUBDIVISION

131 West 2780 South Circle
Hurricane City, UT 84737
(801) 302 1341

ARCHITECTURAL CONTROL COMMITTEE (ACC)

These ACC documents and Amendments Adopted by the Declarant on December 6, 2012, for the benefit of the ACC and for the building structures in the Dixie Springs' Subdivision.

Please refer to the Dixie Springs Covenants, Conditions, and Restrictions Article 2: Architectural Control and Building Restrictions - Section 1: Architectural Control Committee, for further information.

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Restrictive Page 1 of 3
Russell Shirts Washington County Recorder
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By JOLLEY CLARENCE



ARCHITECTURAL CONTROL COMMITTEE REQUIREMENTS Page 2 of 4

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF DIXIE
SPRINGS SUBDIVISION SECOND AMENDMENT AND EXTENSION**

As of December 6, 2012

THIS AMENDMENT of Covenants, Conditions, and Restrictions, hereinafter called "AMENDMENT," is made and executed in Washington County, State of Utah. This 6th day of December 2012, by Dixie Springs, Inc. hereinafter called "Declarant," **NOW, THEREFORE,** Declarant hereby declares that the Declaration of Covenants, Conditions, and Restrictions for the property shall be amended as follows:

SECTION 2 - BUILDING RESTRICTIONS

(I) – Minimum Square Footage: The minimum total square footage of a living area on the first level above ground for any residential dwelling constructed on any lot within the project excluding porches, balconies, patios, decks and garages for all phases, shall not be less than Sixteen Hundred (1600) square feet. The square footage overrides all previous measurements for building height as of the date of this amendment.

(I) - Building Height shall not exceed thirty (30) feet and shall be measured from the level of the sidewalk at the front of the property established between the high and low sidewalk levels. ACC must approve all exceptions.

(L) – Lot Maintenance during Construction: Contractors, Sub-Contractors, Owner, or Builders are required to clean up construction sites daily and maintain clean working environments during construction. All builders must maintain a silt-fence during construction where another structure exists within five hundred (500) feet until landscaping or appropriate ground cover prevents drifting sand from being deposited on neighboring lots.

ARTICLE IV – USE RESTRICTIONS

SECTION 7: Leases, as now written plus and including, Property owners, groups, or any other interests shall have no more than two (2) rentals of leased properties in the sub-division. The ACC must receive a copy of all rental or lease agreements. The Lessor must be responsible for the Lessees compliance to the CC&Rs.

SECTION 17: Outside Storage – Outside storage items must be stored in a covered storage on the lot or outside of a dwelling.

