



After recording mail to:
Bridle Gate Estate Homeowner's Association
2606 South 3070 East
Saint George, Utah 84790

**FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS
OF
BRIDLE GATE ESTATES
A RESIDENTIAL SUBDIVISION**

A. Certain real property in Washington County, Utah, known as Bridle Gate Estates was subjected to covenants, conditions, and restrictions pursuant to an Amended and Restated Declaration ("Declaration") recorded on January 9, 2013, as Entry Number **20130000948**, in the Recorder's Office for Washington County, Utah.

B. The undersigned parties agree that Article V, Assessments, Section 11 entitled "**Additional Assessments**" (found on Page 12 thereof) of the Declaration shall be superseded and replaced in its entirety with the following Section 11 regarding Additional Assessments and the parties further agree that all other provisions of the Declaration shall remain in force and effect as originally recorded.

C. The Association, as an undersigned party, hereby certifies, warrants and states that the following language of Article V, Section 11, is the language that its members voted upon and approved.

D. This amendment shall be binding on all property contained in **Exhibit A** hereto including any supplemental declarations or annexations of property into the Association.


NOW THEREFORE, the undersigned parties hereby amend Article V of the Declaration, Section 11 in its entirety and replace it with the following:

Article V, Assessments, Section 11 is hereby amended as follows:

11 **Additional Assessments.** In addition to the annual, regular assessments and special assessments for capital improvements authorized herein, the Association shall levy such assessments as may be necessary from time to time for the purpose of repairing and restoring the damage or disruption resulting to the streets or other common or limited common areas from the activities of the City of St. George in maintaining, repairing or replacing utility lines and facilities thereon, it being acknowledged that the ownership of utility lines, underground or otherwise is in the City up to and including the meters for individual units, and that they are installed and shall be maintained to City specifications.

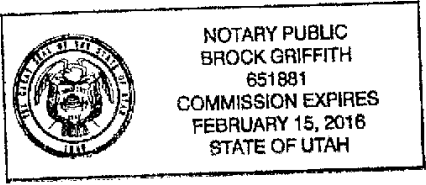
IN WITNESS WHEREOF, the undersigned have executed this Amendment to the Declaration as of the 28 day of January, 2013.

DECLARANT: DH SUNWEST, LLC


By: Rodney Steurer
Its: Manager

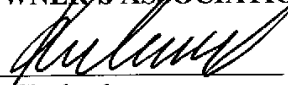
STATE OF UTAH)
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) :ss
COUNTY OF Washington)

On the 28 day of January, 2013 personally appeared before me Rodney Steurer, who being by me duly sworn did that say that he is the Manager of DH Sunwest, LLC and that said instrument was signed in behalf of said entity by authority of its Manager/Members; and acknowledged said instrument to be their voluntary act and deed.



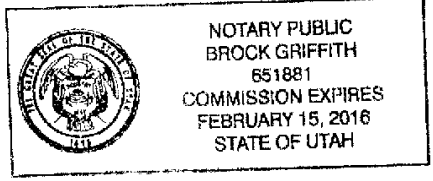

Notary Public

**BRIDLE GATE ESTATES
HOMEOWNER'S ASSOCIATION**


By: Frank Kuehnel
Its: President

STATE OF UTAH)
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) :ss
COUNTY OF Washington)

On the 28 day of January, 2013 personally appeared before me Frank Kuehnel, who being by me duly sworn did that say that he is the President of the Association and that said instrument was signed in behalf of said Association by authority of its Board of Directors; and acknowledged said instrument to be their voluntary act and deed.



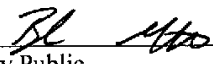

Notary Public

EXHIBIT "A"
PROPERTY DESCRIPTION

BRIDLE GATE ESTATES, PHASE I – LEGAL DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 00°53'04" EAST, 699.32 FEET ALONG THE CENTER OF SECTION LINE FROM THE CENTER ONE-QUARTER SECTION CORNER OF SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 89°02'59" EAST, 27.18 FEET, SAID POINT BEING THE POINT OF BEGINNING; SAID POINT ALSO BEING LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 3000 EAST STREET, THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 01°14'41" EAST, 1033.22 FEET TO A POINT ON A 2005.00 FEET RADIUS CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE 104.52 FEET, THROUGH A CENTRAL ANGLE OF 2°59'12"; THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 89°02'59" EAST, 137.65 FEET; THENCE SOUTH 89°39'17" EAST, 50.00 FEET; THENCE SOUTH 89°00'56" EAST, 423.38 FEET; THENCE SOUTH 00°59'04" WEST, 170.00 FEET; THENCE, NORTH 89°00'56" WEST, 25.38 FEET; THENCE, SOUTH 00°59'04" WEST, 759.60 FEET; THENCE, NORTH 89°00'56" EAST, 31.80 FEET; THENCE, SOUTH 01°18'44" EAST, 185.00 FEET; THENCE, SOUTH 88°41'16" WEST, 627.78 FEET TO THE POINT OF BEGINNING.

CONTAINS 15.39 ACRES.

BEGE-2 –BRIDLE GATE EST 2 (SG)