



Recorded Against Exhibit A at the Request of  
Blackrock at Stonebridge Homeowners Association  
P.O. Box 911555  
St. George, UT 84791

When Recorded mail to:  
Vial Fotheringham SG, LLP  
1173 South 250 West, Ste. 308  
St. George, UT 84770

**AMENDMENT TO DECLARATION  
OF  
BLACKROCK CONDOMINIUMS AT STONEBRIDGE  
AND  
NOTICE OF REINVESTMENT FEE COVENANT**

This Amendment to Declaration of Covenants Conditions and Restrictions (Reinvestment Fee Covenant) of BlackRock at Stonebridge is made and executed this 25<sup>th</sup> day of June, 2013, pursuant to Article 12, Section 12.4, of the DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF BLACKROCK CONDOMINIUMS AT STONEBRIDGE (the "Declaration"), recorded in the records of the Washington County Recorder on March 22, 2001, as Entry No. 00715332, in Book 14003, at Pages 2062-2089,

- as amended by the AMENDMENT TO THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF BLACKROCK CONDOMINIUMS AT STONEBRIDGE recorded April 2, 2001, as Entry No. 716505, in Book 1402, at Pages 1028-1029;
- as further amended by the AMENDMENT TO THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF BLACKROCK CONDOMINIUMS AT STONEBRIDGE recorded January 4, 2002, as Entry No. 748433, in Book 1445, at Pages 327-333;
- as further amended by the DECLARATION OF ANNEXATION FOR PHASE 2 AND AMENDMENT TO THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF BLACKROCK CONDOMINIUMS AT STONEBRIDGE recorded December 19, 2002, as Entry No. 795054, in Book 1509, at Pages 1760-1766;
- as further amended by the DECLARATION OF ANNEXATION FOR PHASE 3 AND AMENDMENT TO THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF BLACKROCK CONDOMINIUMS AT STONEBRIDGE recorded April 21, 2003, as Entry No. 814946, in Book 1539, at Pages 919-924;
- as further amended by the DECLARATION OF ANNEXATION FOR PHASE 4

AND AMENDMENT TO THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF BLACKROCK CONDOMINIUMS AT STONEBRIDGE recorded January 21, 2004, as Entry No. 861146, in Book 1610, at Pages 522-526;

- as further amended by the DECLARATION OF ANNEXATION FOR PHASE 5 AND AMENDMENT TO THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF BLACKROCK CONDOMINIUMS AT STONEBRIDGE recorded October 14, 2004, as Entry No. 905153, in Book 1678, at Pages 368-373;
- as further amended by the AMENDMENT TO DECLARATION (INCLUDING ASSOCIATION BYLAWS) OF BLACKROCK CONDOMINIUMS AT STONEBRIDGE recorded on March 2, 2010, as Document No. 20100006849;
- as further amended by AMENDMENT TO DECLARATION (Insurance) OF BLACKROCK CONDOMINIUMS AT STONEBRIDGE recorded on December 30, 2010, as Document No. 20100044106;
- as further amended by AFFIDAVIT OF CORRECTION recorded on November 7, 2012, as Document No. 20120038161;
- as further amended by AMENDMENT TO DECLARATION (Extension of Annexation Period - 2013) recorded on March 14, 2013, as Document No. 20130009671;
- Rescission of Declaration and Notice of Reinvestment Fee Covenant (Doc. # 20100020170) recorded on March 20, 2013, as Document No. 20130010365; and
- as may have been further amended any instrument whether or not recorded in the records of the Washington County Recorder.

#### AMENDMENT

NOW THEREFORE, this Amendment is hereby made by consent of Owners holding more than sixty-seven percent (67%) of the total outstanding votes of the Association pursuant to Section 12.4 of said Declaration and hereby adds ARTICLE 13 to the Declaration:

#### ARTICLE 13 - REINVESTMENT FEE COVENANT

13.1 The following Reinvestment Fees shall be paid by a future buyer of a Unit and shall be payable to the Association upon the transfer of the Unit in the amounts established by Resolution of the Management Committee from time to time:

- (a) Administrative Reinvestment Fee incurred by the Association, or its property manager, upon the resale of the Unit, which fee will offset costs of transferring records, providing documents and information to title companies, and other matters related to the transfer of the Unit;
- (b) A Reinvestment Fee to be placed in the Association's reserve fund to be applied toward the amenities, facilities, and infrastructure;
- (c) A Reinvestment Fee to be placed in the operating account of the Association for common planning and programming of the Association; and
- (d) Such other Reinvestment Fee as established by the Management Committee hereafter, provided the resolution establishing the fee is recorded in the records of the Washington County Recorder.

13.2 This Reinvestment Fee Covenant does not apply to the following:

- (a) an involuntary transfer;
- (b) a transfer that results from a Court Order;
- (c) a bonafide transfer to a family member of the seller within three degrees of consanguinity who, before the transfer, provides adequate proof of consanguinity;
- (d) a transfer or change of interest due to health, whether provided in a will, trust, or decree of distribution;
- (e) a transfer of a Unit by a financial institution, except to the extent that the reinvestment fee covenant requires a payment of the Association's costs directly related to the transfer of the Unit, not to exceed \$250.00; and
- (f) an obligation imposed by the Federal, State or Local government.

13.3 This Reinvestment Fee Covenant is intended to run with the land and is binding upon all Owners, their successors in interest and their assigns. The imposition of this Reinvestment Fee Covenant precludes the imposition of additional Reinvestment Fee Covenants on the property. This Reinvestment Fee Covenant shall run in perpetuity and is done so for the benefit of the Association and its members.

Blackrock Condominiums at Stonebridge

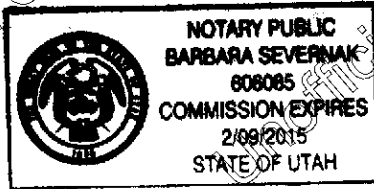


By: Mary Thompson, President  
Management Committee

(Notary on Following Page)

STATE OF UTAH )  
 ) SS.  
COUNTY OF WASHINGTON )

On this 25<sup>th</sup> day of June, 2013, before me personally appeared Mary Thompson whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being duly sworn (or affirmed), did say that she is the president of the Blackrock Condominiums at Stonebridge Management Committee, and that the foregoing document was signed by her on behalf of the Management Committee and the owners of property at Blackrock Condominiums at Stonebridge, and that the document is the result of voting by the owners at BlackRock Condominiums at Stonebridge.



*Barbara Severnak*  
\_\_\_\_\_  
NOTARY PUBLIC

**EXHIBIT A****PHASE 1**

ALL OF UNITS 1, 2, 3, 4, 5, 6, 7, AND 8, BUILDING 1, BLACKROCK CONDOMINIUMS AT STONEBRIDGE, PHASE 1 AMENDED & EXTENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREAS AS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS AND ON THE OFFICIAL PLAT(S) THEREOF, RECORDED AS ENTRY NO. 715331.

PARCEL NOS: SG-BRSB-1-1, SG-BRSB-1-2, SG-BRSB-1-3, SG-BRSB-1-4, SG-BRSB-1-5, SG-BRSB-1-6, SG-BRSB-1-7, SG-BRSB-1-8.

ALL OF UNITS 9, 10, 11, 12, 13, AND 14, BUILDING 2, BLACKROCK CONDOMINIUMS AT STONEBRIDGE, PHASE 1 AMENDED & EXTENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREAS AS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS AND ON THE OFFICIAL PLAT(S) THEREOF, RECORDED AS ENTRY NO. 715331.

PARCEL NOS: SG-BRSB-1-9, SG-BRSB-1-10, SG-BRSB-1-11, SG-BRSB-1-12, SG-BRSB-1-13, SG-BRSB-1-14.

ALL OF UNITS 15, 16, 17, 18, 19, 20, 21, 22, 23, AND 24, BUILDING 3, BLACKROCK CONDOMINIUMS AT STONEBRIDGE, PHASE 1 AMENDED & EXTENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREAS AS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS AND ON THE OFFICIAL PLAT(S) THEREOF, RECORDED AS ENTRY NO. 715331.

PARCEL NOS: SG-BRSB-1-15, SG-BRSB-1-16, SG-BRSB-1-17, SG-BRSB-1-18, SG-BRSB-1-19, SG-BRSB-1-20, SG-BRSB-1-21, SG-BRSB-1-22, SG-BRSB-1-23, SG-BRSB-1-24.

ALL OF UNITS 103, 104, 105, AND 106, BUILDING 14, BLACKROCK CONDOMINIUMS AT STONEBRIDGE, PHASE 1 AMENDED & EXTENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREAS AS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS AND ON THE OFFICIAL PLAT(S) THEREOF, RECORDED AS ENTRY NO. 715331.

PARCEL NOS: SG-BRSB-1-103, SG-BRSB-1-104, SG-BRSB-1-105, SG-BRSB-1-106.

**PHASE 2**

ALL OF UNITS 107, 108, 109, 110, AND 111, BUILDING 15, CONTAINED WITHIN THE BLACKROCK CONDOMINIUMS AT STONEBRIDGE PHASE 2, A CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON APRIL 03, 2000 IN WASHINGTON COUNTY, AS ENTRY NO. 681007, IN BOOK 1364, AT PAGE 2352 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED IN WASHINGTON COUNTY (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

PARCEL NOS: SG-BRSB-2-107, SG-BRSB-2-108, SG-BRSB-2-109, SG-BRSB-2-110, SG-BRSB-2-111.

**PHASE 3**

ALL OF UNITS 25, 26, 27, 28, 29, 30, 31, 32, 33, AND 34, BUILDING 4, BLACKROCK CONDOMINIUMS AT STONEBRIDGE, PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF; AND ALSO DESCRIBED AND CLARIFIED BY THAT CERTAIN AFFIDAVIT EXECUTED BY ROSENBERG ASSOCIATES RECORDED AS ENTRY NO. 815911, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREAS AS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS AND ON THE OFFICIAL PLAT(S) THEREOF.

PARCEL NOS: SG-BRSB-3-25, SG-BRSB-3-26, SG-BRSB-3-27, SG-BRSB-3-28, SG-BRSB-3-29, SG-BRSB-3-30, SG-BRSB-3-31, SG-BRSB-3-32, SG-BRSB-3-33, SG-BRSB-3-34.

**PHASE 4**

ALL OF UNITS 112, 113, 114, 115 AND 116, BUILDING 13, BLACKROCK CONDOMINIUMS AT STONEBRIDGE, PHASE 4, ACCORDING TO THE OFFICIAL PLAT

THEREOF ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY,  
STATE OF UTAH.

TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREAS AS SET  
FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS AND ON THE  
OFFICIAL PLAT(S) THEREOF.

PARCEL NOS: SG-BRSB-4-112, SG-BRSB-4-113, SG-BRSB-4-114, SG-BRSB-4-115, SG-  
BRSB-4-116.

**PHASE 5**

ALL OF UNITS 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, AND 53,  
BUILDING 5, BLACKROCK CONDOMINIUMS AT STONEBRIDGE, PHASE 5,  
ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE  
RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREAS AS SET  
FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS AND ON THE  
OFFICIAL PLAT(S) THEREOF.

PARCEL NOS: SG-BRSB-5-35, SG-BRSB-5-36, SG-BRSB-5-37, SG-BRSB-5-38, SG-BRSB-  
5-39, SG-BRSB-5-40, SG-BRSB-5-41, SG-BRSB-5-42, SG-BRSB-5-43, SG-BRSB-5-44, SG-  
BRSB-5-45, SG-BRSB-5-46, SG-BRSB-5-47, SG-BRSB-5-48, SG-BRSB-5-49, SG-BRSB-5-  
50, SG-BRSB-5-51, SG-BRSB-5-52, SG-BRSB-5-53.

ALL OF UNITS 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73,  
AND 74, BUILDING 6, BLACKROCK CONDOMINIUMS AT STONEBRIDGE, PHASE 5,  
ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE  
RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREAS AS SET  
FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS AND ON THE  
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PARCEL NOS: SG-BRSB-5-54, SG-BRSB-5-55, SG-BRSB-5-56, SG-BRSB-5-57, SG-BRSB-  
5-58, SG-BRSB-5-59, SG-BRSB-5-60, SG-BRSB-5-61, SG-BRSB-5-62, SG-BRSB-5-63, SG-  
BRSB-5-64, SG-BRSB-5-65, SG-BRSB-5-66, SG-BRSB-5-67, SG-BRSB-5-68, SG-BRSB-5-  
69, SG-BRSB-5-70, SG-BRSB-5-71, SG-BRSB-5-72, SG-BRSB-5-73, SG-BRSB-5-74.

ALL OF UNITS 87, 88, 89, 90, 91, 92, 93, AND 94, BUILDING 12, BLACKROCK  
CONDOMINIUMS AT STONEBRIDGE, PHASE 5, ACCORDING TO THE OFFICIAL PLAT  
THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY,  
STATE OF UTAH.

TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREAS AS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS AND ON THE OFFICIAL PLAT(S) THEREOF.

PARCEL NOS: SG-BRSB-5-87, SG-BRSB-5-88, SG-BRSB-5-89, SG-BRSB-5-90, SG-BRSB-5-91, SG-BRSB-5-92, SG-BRSB-5-93, SG-BRSB-5-94, SG-BRSB-5-95, SG-BRSB-5-96, SG-BRSB-5-97, SG-BRSB-5-98, SG-BRSB-5-99, SG-BRSB-5-100.

ALL OF UNITS 95, 96, 97, 98, 99, AND 100, BUILDING 11, BLACKROCK CONDOMINIUMS AT STONEBRIDGE, PHASE 5, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREAS AS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS AND ON THE OFFICIAL PLAT(S) THEREOF.

PARCEL NOS: SG-BRSB-5-95, SG-BRSB-5-96, SG-BRSB-5-97, SG-BRSB-5-98, SG-BRSB-5-99, SG-BRSB-5-100.