

Amended Restrictive Covenants Page 1 of 4
Russell Shirts Washington County Recorder
01/20/2015 03:08:04 PM Fee \$16.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

WHEN RECORDED RETURN TO:
IVORY SOUTHERN, LLC.
Darin E. Haskell
978 E. Woodoak Lane
Salt Lake City, Utah 84117
(801) 268-0700

PIN SG-5-3-7-1101

**FIRST AMENDMENT TO SECOND AMENDED AND RESTATED MASTER
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS,
AND
RESERVATION OF EASEMENTS
FOR
HIDDEN VALLEY AT ST. GEORGE
a Planned Mixed Residential Use Development**

This First Amendment to Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Hidden Valley at St. George, a Utah planned, mixed residential use development (the "First Amendment") is executed by the State of Utah, School and Institutional Trust Lands Administration, of 675 East 500 South, Suite 500, Salt Lake City, Utah 84102-2818 (the "Declarant") and is consented to by Ivory Southern, LLC, of 978 East Woodoak Lane, Salt Lake City, Utah 84117 (the "Developer").

RECITALS

A. The Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Hidden Valley at St. George, a Utah planned, mixed residential use development was recorded in the office of the County Recorder of Washington County, Utah on June 26, 2007 as Entry No. 20070032840 at Pages 1-71 of the official records (the "Master Declaration").

B. This document affects the real property located in Washington County, Utah, described with particularity on Exhibit "A," attached hereto and incorporated herein by this reference (the "Property").

C. All of the voting requirements to amend the Master Declaration have been satisfied.

A M E N D M E N T

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Owners thereof, the Declarant hereby executes this First Amendment to Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Hidden Valley at St. George, a Utah planned, mixed residential use development for and on behalf of and for the benefit of all of the Owners.

1. Section 11.1.24 is hereby repealed and deleted in its entirety.
2. Section 11.1.33 is hereby repealed and deleted in its entirety.

