

Dixie Springs Subdivision
Plat A, B, C, D, E, F, & G AMENDED AND EXTENDED

DOC # 20150031285

Amended Restrictive Covenants
Russell Shirts Washington County Recorder
09/03/2015 11:15:47 AM Fee \$ 18.00
By EAGLE GATE TITLE

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FOURTH AMENDMENT TO DECLARATION OF COVENANT,
CONDITIONS AND RESTRICTION OF DIXIE SPRINGS SUBDIVISION

As of August 13, 2015

This Fourth Amendment of Covenants, Conditions and Restrictions of Dixie Springs Subdivision is made by the Declarant this 13TH day of August, 2015.

The Declaration of Covenants, Conditions and Restrictions of Dixie Springs a Residential Subdivision, was recorded as Document Number 0061292, at Page 0001, in Official Records of Washington County, Utah, on May 1, 1998 (the "Original Declaration"), and any amendments thereafter;

The Declarant desires to amend the Declaration in order to more accurately express the intent of certain provisions in light of the existing circumstances and information and to better insure in light of the existing circumstances and information, the workability of the arrangement contemplated by the Declaration.

The Declarant hereby declares that the Declaration of Covenants, Conditions and Restrictions for the property, as previously amended, shall be amended further as follows:

Building square footages on the main floor above ground to be set at a minimum of 1600 sq. ft. and maximum building heights to be no more than 35 ft. above the average elevation of the sidewalk in front of a Lot. Further, we would like the ability to amend the CC&R's going forward to be vested in 51% of the lot owners only. In other words, Article VI, Section 1 would be deleted in its entirety, and Article VI, Section 2 would be amended to state that the Declaration may be amended by the Declarant or the President of the Architectural Control Committee following the affirmative vote of the Lot Owners owning not less than 51% of the total lots in the project.

IN WITNESS WHEREOF, the undersigned Declarant, or Declarant's Agent, as executed this document on the date and year first above written.

Declarant
DIXIE SPRINGS, INC.


BY: CLARENCE L. JOLLEY, PRESIDENT

STATE OF UTAH

SS:

COUNTY OF WASHINGTON

The foregoing instrument was acknowledged before me by Clarence L. Jolley as President of Dixie Springs, Inc., on this 18th day of August, 2015.

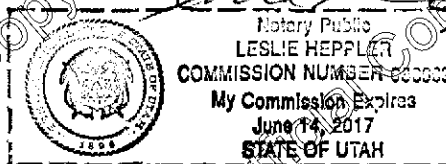


Exhibit "A": Legal Description

ALL LOTS LOCATED IN:

DIXIE SPRINGS A 2ND AMD & EXT (H)

DIXIE SPRINGS A BLK A ***

DIXIE SPRINGS A BLK B **

DIXIE SPRINGS A BLK C **

DIXIE SPRINGS A BLK D **

DIXIE SPRINGS A BLK E **

DIXIE SPRINGS A BLK F **

DIXIE SPRINGS B 2ND AMD & EXT (H)

DIXIE SPRINGS C 2ND AMD & EXT (H)

DIXIE SPRINGS D AMD & EXT (H)

DIXIE SPRINGS E AMD & EXT (H)

DIXIE SPRINGS F AMD & EXT (H)

DIXIE SPRINGS G AMD & EXT (H)