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628 RIDGE VIEW DR - THE  
ST. GEORGE UT 84770 RIDGE

**AMENDED REINVESTMENT FEE COVENANT**  
(Pursuant to Utah Code Ann. § 57-1-46)

This Amended Reinvestment Fee Covenant ("Covenant") was adopted by The Ridge at St. George Homeowners' Association pursuant to action of its Board of Directors on August 12, 2016, and to the provisions of Utah Code Ann. § 57-1-46(6) (2016). As of the date of recording of this Covenant, this Covenant terminates and replaces the Investment Fee Covenant, previously recorded as Document No. 20160020227 on June 7, 2016, with the Washington County Recorder.

BE IT KNOWN TO ALL SELLERS, BUYERS AND TITLE COMPANIES THAT:

1. The name and address of the beneficiary under this Covenant is The Ridge at St. George Home Owners' Association (the "Association"). The current President of the Association is Pat Selby, 536 Ridge Rim Way, St. George, Utah 84043. Phone: (435) 673-8273; email: patselfb@email.com. If and when the contact information in this paragraph becomes outdated, contact with the Association may be made through its registered agent, which can be found through the Utah Department of Commerce Division of Corporations, <http://corporations.utah.gov/index.html>.

2. The burden of this Covenant is intended to run with the land contained in The Ridge at St. George, a planned unit development, including, but not limited to, the property described in Exhibit A, along with any expansions that may be added, and to bind successors in interest and assigns. The duration of this Covenant shall continue and remain in full force and effect until an instrument is recorded directing the termination or amendment of this Covenant, as amended by the Association.

3. As of the date of this Covenant and subject to increase from time to time, at settlement for the sale of each unit of The Ridge at St. George, an amount equal to 0.5% of the value of the burdened property, unless a lesser amount is approved by the Association's Board of Directors, shall be assessed to the **buyer** of the property, in addition to any pro rata share of assessments due and adjusted at settlement. The existence of this Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property until the next sale of the property. The purpose of this reinvestment fee is to benefit the burdened property by paying for the improvement and maintenance of the Association, as detailed in Utah Code Ann. §§ 57-1-6(1)(i)(ii)(A)-(H) .

Date: 9-6, 2016.

**The Ridge at St. George Homeowners' Association**

  
Pat Selby, President

**DOC # 20160032869**

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Russell Shirts Washington County Recorder  
09/06/2016 03:21:34 PM Fee \$ 29.00  
By THE RIDGE



STATE OF UTAH                    )  
WASHINGTON COUNTY         )

Pat Selby, personally appeared and acknowledged that he has knowledge of the facts set forth in the Notice and that he believes that all statements made in this Notice are true and correct.

Subscribed and sworn to before me on September 6, 2016.

  
Notary Public

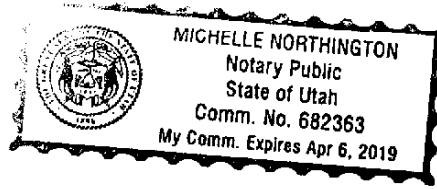


EXHIBIT A

THE RIDGE AT ST. GEORGE - PLAT A, A PLANNED UNIT DEVELOPMENT, pursuant to the Official Plat thereof filed for record on the 9th day of December, 1983, in Book 339, page 489, Entry No. 255823, in the Book of Plats, in the Office of the Washington County Recorder, State of Utah.

THE RIDGE AT ST. GEORGE - PLAT B, A PLANNED UNIT DEVELOPMENT, pursuant to the Official Plat thereof filed for record on the 8th day of June, 1984, in Book 351, page 237, Entry No. 262412, in the Book of Plats, in the Office of the Washington County Recorder, State of Utah.

THE RIDGE AT ST. GEORGE - PLAT C, A PLANNED UNIT DEVELOPMENT, pursuant to the Official Plat thereof filed for record on the 17th day of January, 1985, in Book 367, page 356, Entry No. 270948, in the Book of Plats, in the Office of the Washington County Recorder, State of Utah.

THE RIDGE AT ST. GEORGE - PLAT D, A PLANNED UNIT DEVELOPMENT, pursuant to the Official Plat thereof filed for record on the 1st day of August, 1985, in Book 384, page 1, Entry No. 279573, in the Book of Plats, in the Office of the Washington County Recorder, State of Utah.

THE RIDGE AT ST. GEORGE - PLAT E, A PLANNED UNIT DEVELOPMENT, pursuant to the Official Plat thereof filed for record on the 9th day of January, 1986, in Book 399, page 117, Entry No. 287217, in the Book of Plats, in the Office of the Washington County Recorder, State of Utah.

THE RIDGE AT ST. GEORGE, PLAT F, A PLANNED UNIT DEVELOPMENT, pursuant to the Official Plat thereof filed for record on the 16th day of November, 1990, at Book 580, page 489, Entry No. 374344, in the Book of Plats, in the Office of the Washington County Recorder, State of Utah.

THE RIDGE AT ST. GEORGE, PLAT G, A PLANNED UNIT DEVELOPMENT, pursuant to the Official Plat thereof filed for record on the 3rd day of March, 1989, at Book 514, page 328, Entry No. 344856, in the Book of Plats, in the Office of the Washington County Recorder, State of Utah.

THE RIDGE AT ST. GEORGE, PLAT H, A PLANNED UNIT DEVELOPMENT, pursuant to the Official Plat thereof filed for record on the 3rd day of March, 1989, at Book 514, page 329, Entry No. 344857, in the Book of Plats, in the Office of the Washington County Recorder, State of Utah.

THE RIDGE AT ST. GEORGE, PLAT I, A PLANNED UNIT DEVELOPMENT, pursuant to the Official Plat thereof filed for record on the 22nd day of February, 1990, at Book 551, page 47, Entry No. 360993, in the Book of Plats, in the Office of the Washington County Recorder, State of Utah.

THE RIDGE AT ST. GEORGE, PLAT J, A PLANNED UNIT DEVELOPMENT, pursuant to the Official Plat thereof filed for record on the 15th day of October, 1990, at Book 576, page 759, Entry No. 372607, in the Book of Plats, in the Office of the Washington County Recorder, State of Utah.

THE RIDGE AT ST. GEORGE, PLAT J AMENDED, A PLANNED UNIT DEVELOPMENT, pursuant to the Official Plat thereof filed for record on the 30th day of August, 1991, at Book 616, page 815, Entry No. 389950, in the Book of Plats, in the Office of the Washington County Recorder, State of Utah.

THE RIDGE AT ST. GEORGE, PLAT K, A PLANNED UNIT DEVELOPMENT, pursuant to the Official Plat thereof filed for record on the 18th day of December, 1992, at Book 698, page 437, Entry No. 422231, in the Book of Plats, in the Office of the Washington County Recorder, State of Utah.

THE RIDGE AT ST. GEORGE, PLAT L, A PLANNED UNIT DEVELOPMENT, pursuant to the Official Plat thereof filed for record on the 8th day of September, 1993, at Book 761, page 481, Entry No. 00445647, in the Book of Plats, in the Office of the Washington County Recorder, State of Utah.

THE RIDGE AT ST. GEORGE, PLAT M, A PLANNED UNIT DEVELOPMENT, pursuant to the Official Plat thereof filed for record on the 4th day of October, 1993, at Book 1007, page 0754, Entry No. 0534643 in the Book of Plats, in the Office of the Washington County Recorder, State of Utah.