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DOC # 20180006827

Amended Restrictive Covenants  
Russell Shirts Washington County Recorder  
02/15/2018 02:11:31 PM Fee \$ 18.00  
By ENCE HOMES

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When recorded return to;  
Corinne Schmalz, c/o Ence Homes  
619 South Bluff St., Tower 2  
St. George, UT 84770



SIXTH AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RIVERSTONE SUBDIVISION

FACTION, LLC, a Utah limited liability company (hereinafter "Declarant") hereby amends the following portions of the Declaration of Covenants, Conditions and Restrictions for Riverstone Subdivision (hereinafter "Declaration") as set forth herein, pursuant to its authority under Article 7 of said Declaration, which Declaration was recorded on the 13<sup>th</sup> day of November, 2013, as DOC No. 20130042180 in the records of the Washington County Recorder, and affecting the real property located in Washington County, Utah, more particularly described as recorded phases of Riverstone Subdivision, as follows:

- Phase 1 Lots: per the Official Plat of Riverstone Subdivision, Phase 1, said Lots being:  
SG-RIV-1-3 through SG-RIV-1-10; and SG-RIV-1-12 through 15; and SG-RIV-1-26; and
  - Phase 2 Lots: per the Official Plat of Riverstone Subdivision, Phase 2, said Lots being:  
SG-RIV-2-23 through SG-RIV-2-25; and SG-RIV-2-58; and SG-RIV-2-82 through SG-RIV-2-86; and SG-RIV-2-107 through SG-RIV-2-113; and
  - Phase 3 Lots: per the Official Plat of Riverstone Subdivision, Phase 3, said Lots being:  
SG-RIV-3-1; and SG-RIV-3-2; and SG-RIV-3-16 through SG-RIV-3-22; and SG-RIV-3-56; and SG-RIV-3-57; and SG-RIV-3-11; and
  - Phase 4 Lots: per the Official Plat of Riverstone Subdivision, Phase 4, said Lots being:  
SG-RIV-4-27 through SG-RIV-4-37; and SG-RIV-4-46 through 55; and
  - Phase 5 Lots: per the Official Plat of Riverstone Subdivision, Phase 5, said Lots being:  
SG-RIV-5-59 through SG-RIV-5-64; and SG-RIV-5-74; and SG-RIV-5-76 through SG-RIV-5-81; and SG-RIV-5-87 through SG-RIV-5-106; and
  - Phase 6 Lots: per the Official Plat of Riverstone Subdivision, Phase 6, said Lots being:  
SG-RIV-6-65 through SG-RIV-6-73; and SG-RIV-6-75; and
  - Phase 7 Lots: per the Official Plat of Riverstone Subdivision, Phase 6, said Lots being:  
SG-RIV-7-38 through SG-RIV-7-45; and SG-RIV-7-114 through SG-RIV-7-118; and
- All future Phases, including the Lots thereof, as annexed or expanded to Riverstone Subdivision, in accordance with the provisions of the Declaration thereof, as cited.

The Declarant, hereby amends and modifies the Declaration, as follows:

The language of Article 3, Section 4, Sub Section R.1 shall be deleted, which Sub Section language currently reads, as follows:

"A REAR WALL SHALL BE REQUIRED ON LOTS IN RIVERSTONE, which wall shall be installed/constructed at the time of Home constructions and shall be completed prior to the issuance of a Certificate of Occupancy."

Said language, as above-quoted, shall be replaced in Sub Section R.1 with the following language, which shall read, as follows:

"A REAR WALL SHALL BE REQUIRED ON LOTS IN RIVERSTONE, which wall shall be installed/constructed at the time of Home constructions and shall be completed prior to the issuance of a Certificate of Occupancy. Due to the close proximity of the walking trail to Lot 118 in Riverstone, the foregoing requirement for a rear wall shall not apply to this lot."

IN WITNESS WHEREOF, Declarant doe hereafter execute this Sixth Amendment as of the 14 day of February, 2018.

DECLARANT: FACTION, LLC

By: Troy Ence, Manager


ACKNOWLEDGMENT

STATE OF UTAH )

ss.

COUNTY OF WASHINGTON )

On this 14 day of February, 2018, before me personally appeared Troy Lnce, whose identity is personally known to me, and who, being by me duly sworn did say that he is the Manager of FACTION, LLC, a Utah limited liability company, and that the foregoing document was signed by him on behalf of said company by proper authority and he acknowledged before me that the company executed the document and the document was the act of the company for its stated purpose.

  
Notary Public, Residing in Washington County, UT

