

Amended Restrictive Covenants Page 1 of 5
 Russell Shirts Washington County Recorder
 06/18/2018 03:47:03 PM Fee \$18.00 By
 DURHAM JONES & PINEGAR - ST. GEORGE

**AMENDMENT TO
 PROTECTIVE COVENANTS FOR
 SOUTH RIM AT FOREMASTER RIDGE SUBDIVISION**

A residential subdivision located in St. George, Utah

This Amendment pertains to those Protective Covenants for South Rim at Foremaster Ridge Subdivision recorded on June 6, 2017, at the Washington County Recorder's Office, DOC ID 20170023168 (hereinafter "Foremaster CC&Rs"), and concerns the real property more particularly described on Exhibit A, which is attached hereto and incorporated herein by reference. By this instrument, and pursuant to section 5.1 of the Foremaster CC&Rs, *Something of Worth, Inc.*, hereby unilaterally amends the Foremaster CC&Rs as follows:

The following paragraph shall be modified as indicated in italics:

3.4(c) Landscaping. Within four months after completion of construction of any home upon a Lot, the owner of such Lot must have substantially completed the landscaping of such Lot, in accordance with a detailed landscaping plan previously approved the Architectural Control Committee as provided in Section 3 hereof. Such landscaping may include, but shall not be limited to, grass, trees, shrubbery, rock, or other appropriate ground cover, acceptable to the Architectural Control Committee. *Lot Owners shall not irrigate more than 5,000 square feet of their lot. Non-irrigable desert landscaping shall be installed on any excess lot area above 5,000 square feet. Any Lot Owner irrigating more than 5,000 square feet of their lot shall be solely responsible for any additional impact fee charged by the Washington County Water Conservancy District (WCWCD), or other governmental entity.* Notwithstanding anything herein to the contrary Lot Owners shall comply with St. George City landscaping ordinances. The planting of trees and shrubs and grass, consistent with general practices and reasonable methods on similar landscapes in the area, is encouraged and recommended. Should any Lot Owner fail to comply with the provisions of this section, the Architectural Control Committee shall have the right to seek an order from a court of proper jurisdiction requiring specific performance to comply with the provisions hereof, and shall also have the authority to complete the landscaping and require the Lot Owner to pay a reasonable amount for such completion. All attorney's fees and costs incurred in any such action, and all expenses incurred in connection with such completion, shall constitute a lien on such Lot Owner's Lot, and shall also be a personal obligation of said Lot Owner, enforceable at law, until payment thereof is made.

The following paragraphs shall be added to the Foremaster CC&Rs:

2.19. ***Irrigable Portion of Lot.*** *Lot Owners shall not irrigate more than 5,000 square feet of their lot. Non-irrigable desert landscaping shall be installed on any excess lot area above 5,000 square feet. Any Lot Owner irrigating more than 5,000 square feet of their lot shall be solely responsible for any additional impact fee charged by the Washington County Water Conservancy District (WCWCD), or other governmental entity.*

3.3(z). ***Landscaping Limitation.*** *Lot Owners shall not irrigate more than 5,000 square feet of their lot. Non-irrigable desert landscaping shall be installed on any excess lot area above 5,000 square feet. Any Lot Owner irrigating more than 5,000 square feet of their lot shall be*

solely responsible for any additional impact fee charged by the Washington County Water Conservancy District (WCWCD), or other governmental entity.

IN WITNESS WHEREOF, the undersigned has hereunto executed this document on the 18 day of June, 2018.

DEVELOPER:
Something of Worth, Inc.

BY: Howard Foremaster
Its President

STATE OF UTAH)
) : ss
COUNTY OF WASHINGTON

On the 18th day of June, 2018, personally appeared before me Howard Foremaster, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Pamela J Bricker
Notary Public
Utah County, State of Utah

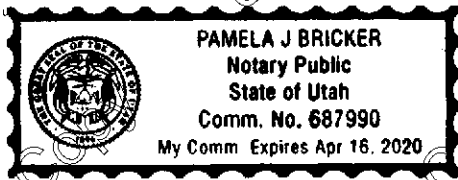


EXHIBIT "A"

**LEGAL DESCRIPTION FOR
SOUTH RIM AT FOREMASTER RIDGE**

All of Lots 1 through 95, SOUTH RIM AT FOREMASTER RIDGE SUBDIVISION, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

See the legal descriptions more particularly described on the following pages of this Exhibit A:



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EXHIBIT "A"

29.01 ACRE PARCEL
(February 23, 2017)

Tax ID Nos. SG-5-2-33-4302 and SG-5-2-32-1102

Commencing at the West $\frac{1}{4}$ Corner of Section 33, Township 42 South, Range 15 West, Salt Lake Base and Meridian; Thence North $00^{\circ}32'03''$ East, along the Section line, a distance of 246.35 feet to the Point of Beginning; Thence North $86^{\circ}11'41''$ West, a distance of 59.53 feet; Thence South $87^{\circ}37'03''$ West, a distance of 143.12 feet; Thence South $86^{\circ}08'46''$ West, a distance of 96.91 feet; Thence North $65^{\circ}52'34''$ West, a distance of 39.14 feet; Thence North $35^{\circ}10'54''$ West, a distance of 143.87 feet; Thence North $20^{\circ}54'27''$ West, a distance of 87.95 feet; Thence North $36^{\circ}10'51''$ East, a distance of 82.17 feet; Thence North $28^{\circ}59'12''$ East, a distance of 106.91 feet; Thence North $35^{\circ}02'08''$ East, a distance of 129.70 feet; Thence North $27^{\circ}55'01''$ East, a distance of 56.52 feet; Thence North $12^{\circ}11'17''$ East, a distance of 188.45 feet; Thence North $03^{\circ}59'07''$ East, a distance of 123.49 feet; Thence North $62^{\circ}06'16''$ East, a distance of 234.50 feet; Thence North $49^{\circ}44'28''$ East, a distance of 200.84 feet to a point on the Southerly right of way line of Foremaster Drive, said point being a point on a non tangent curve to the left, of which the radius point lies North $11^{\circ}36'23''$ East, a radial distance of 433.00 feet, thence easterly along the arc of said curve, and said right of way line, through a central angle of $37^{\circ}56'07''$, a distance of 286.69 feet; Thence North $63^{\circ}40'15''$ East, along said right of way line, a distance of 97.05 feet, to the Northwest Corner of Foremaster Subdivision, according to the Official Plat thereof shown by Entry #785699, Official Washington County Records; Thence South $01^{\circ}57'48''$ West, along the West line of said Subdivision, a distance of 445.00 feet, to the Southwest Corner of said Subdivision; Thence South $88^{\circ}03'09''$ East, along the south line of said Subdivision, a distance of 402.39 feet, to the Southeast Corner of said Subdivision; Thence North $01^{\circ}26'30''$ East, along the East line of said Subdivision, a distance of 35.02 feet, to the Southwest Corner of Chapel Hill Subdivision, according to the Official Plat thereof shown by Document #20100013665, Official Washington County Records; Thence South $89^{\circ}59'47''$ East, a distance of 100.00 feet, to the Southeast Corner of said Subdivision; Thence South $01^{\circ}26'33''$ West, along the West line of Foremaster Ridge Subdivision, According to the Official Plat thereof as shown by Entry #494880, Official Washington County Records, a distance of 340.00 feet; Thence Continuing along said line, South $01^{\circ}32'14''$ West, a distance of 463.60 feet, to the Southwest Corner of said Subdivision; Thence South $77^{\circ}01'51''$ West, a distance of 482.00 feet; Thence North $22^{\circ}54'07''$ West, a distance of 56.00 feet; Thence South $82^{\circ}09'53''$ West, a distance of 115.00 feet; Thence North $59^{\circ}04'07''$ West, a distance of 206.00 feet; Thence North $75^{\circ}46'07''$ West, a distance of 165.00 feet; Thence North $86^{\circ}18'30''$ West, a distance of 53.01 feet to the Point of Beginning.

Containing 29.01 acres, more or less.



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EXHIBIT "A"

8.78 ACRE PARCEL

(February 23, 2017)

Tax ID #SG-5-2-33-4303

Commencing at the Northwest Corner of Section 33, Township 42 South, Range 15 West, Salt Lake Base and Meridian; Thence South $00^{\circ}32'03''$ West, along the Section line, a distance of 1308.23 feet; Thence North $90^{\circ}00'00''$ East, a distance of 180.93 feet to the Point of Beginning, said point being on the northerly line of Foremaster Drive, according to the Official Plat thereof as shown by Entry #494879, Official Washington County Records; Thence leaving said roadway and running Thence North $22^{\circ}30'18''$ East, a distance of 358.00 feet; Thence North $28^{\circ}20'34''$ East, a distance of 91.10 feet; Thence North $38^{\circ}50'27''$ East, a distance of 67.18 feet; Thence North $48^{\circ}36'55''$ East, a distance of 66.20 feet; Thence North $44^{\circ}22'28''$ East, a distance of 91.08 feet; Thence North $43^{\circ}41'10''$ East, a distance of 107.00 feet; Thence South $85^{\circ}25'28''$ East, a distance of 106.81 feet; Thence North $60^{\circ}24'33''$ East, a distance of 81.76 feet; Thence North $34^{\circ}33'48''$ East, a distance of 86.44 feet; Thence North $41^{\circ}41'08''$ East, a distance of 141.33 feet; Thence North $59^{\circ}06'34''$ East, a distance of 26.67 feet; Thence North $31^{\circ}09'32''$ East, a distance of 121.38 feet; Thence North $11^{\circ}36'35''$ East, a distance of 62.05 feet; Thence North $20^{\circ}00'25''$ East, a distance of 53.36 feet; Thence North $21^{\circ}25'18''$ East, a distance of 43.70 feet; Thence North $34^{\circ}35'18''$ East, a distance of 12.95 feet, to a point on the Westerly boundary line of Foremaster Ridge Subdivision, as shown by Entry #494880, Official Washington County Records; Thence South $01^{\circ}26'15''$ West, along said line, a distance of 785.12 feet to a point on the Northerly right of way line of said Foremaster Drive, said point being a point on a non tangent curve to the right, of which the radius point lies North $31^{\circ}19'31''$ West, a radial distance of 967.00 feet, thence southwesterly along the arc of said curve, and said right of way line through a central angle of $04^{\circ}59'45''$, a distance of 84.32 feet; Thence South $63^{\circ}40'15''$ West, along said right of way line, a distance of 612.60 feet to the beginning of a curve to the right, having a radius of 367.00 feet and a central angle of $35^{\circ}22'09''$, thence westerly along the arc of said curve, and said right of way line, a distance of 226.55 feet to the Point of Beginning.

Containing: 8.78 acres, more or less.