

Amended Restrictive Covenants Page 1 of 6  
Russell Shirts Washington County Recorder  
11/27/2019 02:39:18 PM Fee \$40.00 By  
DURHAM JONES & PINEGAR - ST. GEORGE

**When recorded, return to:**

Terry L. Wade  
Durham Jones & Pinegar, PC  
192 East 200 North, Third Floor  
St. George, UT 84770

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

**A residential subdivision located in St. George, Utah**

**Tax ID Nos. SG-5-2-33-4302, SG-5-2-32-1102,  
and SG-5-2-33-4303**

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

A residential subdivision located in St. George, Utah.

This Second Amendment pertains to those Protective Covenants for South Rim at Foremaster Ridge Subdivision recorded June 6, 2017 as Document No. 20170023168 in the office of the Washington County Recorder, as amended by that certain Amendment to Protective Covenants for South Rim at Foremaster Ridge Subdivision recorded June 18, 2018 as Document No. 20180025121 in the office of the Washington County Recorder (hereinafter collectively, the "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 in accordance with the rights granted it under section 5.1 of the Foremaster CC&Rs, Something of Worth, Inc., as Developer, hereby unilaterally amends the Foremaster CC&Rs as follows:

Section 3.3(g) of the Foremaster CC&Rs shall be amended in its entirety to read as follows:

**3.3(g) Garages.** All homes constructed on a Lot in the Property shall include a fully enclosed, private attached garage, built to accommodate not less than two and not more than four vehicles. Carports, or other such partially enclosed parking facilities are not a substitute for a garage and are not allowed. The height of a garage door header shall be limited to the height of the roof line of the home and shall generally not exceed ten feet (or fourteen feet in the case of a garage used for recreational vehicles). The Architectural Control Committee shall have the discretionary authority and power to consider and grant approval of variances from the foregoing height limitations. No Owner shall remodel a garage or use a garage on any Lot for residential purposes. Garage doors, as with other elements of the structure, shall be of colors and materials which blend with the exterior and enhance the overall appearance of the structure.

Except as amended herein, all other provisions of the Foremaster CC&Rs shall remain the same.

[Signature page follows]

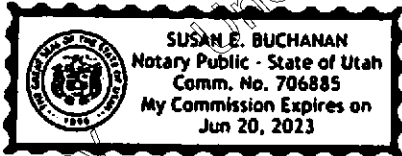
IN WITNESS WHEREOF, the undersigned has hereunto executed this Second Amendment to Protective Covenants for South Rim at Foremaster Ridge Subdivision on the 22 day of November, 2019.

**DEVELOPER:**  
**Something of Worth, Inc.**

By: Howard Foremaster  
Name: Howard Foremaster  
Title: President

STATE OF UTAH )  
 ) : ss  
COUNTY OF WASHINGTON )

On the 22 day of November, 2019, personally appeared before me Howard Foremaster, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Susan E. Buchanan  
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.

Also see the metes and bounds descriptions of the parcels comprising the Property on the following pages of this Exhibit "A".

## **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 142.12 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  $88^{\circ}02'09''$  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  $86^{\circ}18'20''$  West, a distance of 53.01 feet to the Point of Beginning.

Containing: 29.01 acres, more or less.

**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°32'03" West, along the Section line, a distance of 1308.22 feet; Thence North 90°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°30'18" East, a distance of 358.00 feet; Thence North 28°20'34" East, a distance of 91.10 feet; Thence North 38°50'27" East, a distance of 67.18 feet; Thence North 48°36'55" East, a distance of 66.20 feet; Thence North 44°22'28" East, a distance of 81.08 feet; Thence North 43°41'10" East, a distance of 107.00 feet; Thence South 85°25'28" East, a distance of 106.81 feet; Thence North 60°24'33" East, a distance of 81.76 feet; Thence North 34°33'48" East, a distance of 86.44 feet; Thence North 41°41'08" East, a distance of 141.33 feet; Thence North 59°06'34" East, a distance of 26.67 feet; Thence North 31°09'32" East, a distance of 121.38 feet; Thence North 11°36'35" East, a distance of 62.05 feet; Thence North 20°00'25" East, a distance of 53.36 feet; Thence North 21°25'18" East, a distance of 43.70 feet; Thence North 34°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°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°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°59'45", a distance of 84.32 feet; Thence South 63°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°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.