Recorded at the request of: RidgePointe Homeowners Association South, Inc. Record against the Property Described in Exhibits A and B After recording mail to: JENKINS BAGLEY, PLLC Attn: Bruce C. Jenkins 285 W. Tabernacle, Ste. 301 St. George, UT 84770 AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF RIDGEPOINTE (A Community Hereafter Intended for and Managed For Housing for Older Persons, 55 Years of Age or Older) Prepared by: Attn: Bruce C. Jenkins 285 W. Tabernacle, Ste. 301 St. George, UT 84770 1-07-11 OUT 4 Amd & Rest CC&Rs Final RP CSU 99\$ 0076br

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AMENDED AND RESTATED COVENANTS, CONDITIONS, AND RESTRICTIONS OF RIDGEPOINTE

This Amended and Restated Declaration of Covenants, Conditions, and Restrictions of RidgePointe, a Planned Unit Development, is made and executed this ____ day of _____, and amends and restates in its entirety and substitutes for the following:

- Declaration of Covenants, Conditions and Restrictions for Ridgepointe Manufactured Home Subdivision or Ridgepointe Estates, recorded with the Washington County Recorder on October 28, 1993, as Entry No. 00447884;
- Revised Declaration of Covenants, Conditions and Restrictions for Ridgepointe Subdivision or Ridgepointe Estates, recorded with the Washington County Recorder on December 7, 1994, as Entry No. 00486077;
- Revised Declaration of Covenants, Conditions and Restrictions for Ridgepointe Subdivision Phase II, recorded with the Washington County Recorder on July 3, 1996, as Entry No. 00537345;
- Revised Declaration of Covenants, Conditions and Restrictions for Ridgepointe Subdivision Phase III, recorded with the Washington County Recorder on August 26, 1998, as Entry No. 00615254;
- Declaration of Covenants, Conditions and Restrictions for Ridgepointe Subdivision Phase
 4, recorded with the Washington County Recorder on July 25, 2000, as Entry No. 00691471;
- Amended Covenants, Conditions, and Restrictions of Ridgepointe, recorded with the Washington County Recorder on February 17, 2004, as Entry No. 00865233;
- Amended Covenants, Conditions, and Restrictions of Ridgepointe, recorded with the Washington County Recorder on February 17, 2004, as Entry No. 00865234;
- Amendment to the Declaration of the Covenants, Conditions and Restrictions of Ridgepointe Homeowners Association, recorded with the Washington County Recorder on February 15, 200% as Doc. No. 20070008189;
- Amendments to the Declaration of the Covenants, Conditions and Restrictions of Ridge Pointe Homeowners Association, recorded with the Washington County Recorder on July 12, 2007, as Doc. No. 20070036037;
- Amendment to Declaration & Notice of Reinvestment Fee Covenant, recorded with the

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Washington County Recorder on May 5, 2010, as Doc. No. 20100014600; and

> any other amendments, supplements, or annexing documents to the covenants, conditions, and restrictions of Ridgepointe, whether or not recorded with the Washington County

The Community Association Act, Utah Code § 57-8a 101, et. seq. (the "Act"), as appended from time to time, skall supplement this Declaration. If an amendment to this Declaration adopts a specific section of the Act, such amendment shall grant a right, power, and privilege permitted by such section of the Act, together with all correlative obligations, liabilities and restrictions of that section. The remedies in the Act and this Declaration -- provided by law or in equity -- are cumulative and not mutually exclusive.

RECITALS

- The Association and its individual Members own that certain real property located County, train, which is more particularly for the county of the country of in Washington County, Ctan, which is more particularly described in Exhibits A and B.
- B. The Association has been formed to administer the terms of the Declaration. Owners of Lots within the property described are Members of the Association.
- The Association may allow the annexation of additional land which may be subdivided into individual lots, the owners of which will become Members of Association and will be entitled and subject to all rights powers, privileges, covenants, estrictions, charges, and liens hereinafter set forth.
- It is necessary to provide important housing opportunities for older persons, and to establish Association Property as Housing for Older Persons and to create a community intended and operated for occupancy by at least one (1) person of age 55 or older per unit as defined in the Act for Older Persons (as amended); therefore, the Association shall prohibit occupancy by persons under age 18, as well as all others falling within the defined term of familial status under federal law.

NOW THEREFORE, the Association hereby declares that this Amended and Restated Declaration of Covenants, Conditions, and Restrictions for the Property shall provide as follows:

DECLARATION

The Association declares that all of the property described or which may be additionally acquired by Association in the future shall be held, sold, and conveyed subject to the following easements, restrictions, covenants, conditions, reservations, assessments, charges, liens, and to the Official Plat Map previously recorded. This is for the purpose of protecting the value and desirability of said property and of maintaining said property as Housing for Older Persons pursuant to law. This Declaration and the Official Plat Map shall be construed as covenants of

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equitable servitude which shall run with the land and shall be binding on all parties having any right, title, or interest in the described property, or any addition to or part thereof, their heirs, successors and assigns and shall inure to the benefit of each Owner thereof.

The Properties are located in washington County, Utah, and are more particularly described in Exhibits A and B.

The Association may acquire additional property in the future, which will be subject to this Declaration.

ARTICLE I DEFINITIONS

The definitions in this Declaration are supplemented by the definitions in the Act. In the event of any conflict, the more specific and restrictive definition shall apply. The following definitions control in this Declaration. Words and phrases not defined in this Article shall be given their ordinary meaning.

- ACC" shall mean and refer to the Architectural Control Committee as Section 1 defined in Article V. Section 1.
- "Act for Older Persons" shall mean and refer to the provisions of Title VIII Section 2. of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, and further amended by the Housing for Older Persons Act of 1995 (as amended), 42 U.S.C. §§ 3601,
- Section 3. "Articles and Bylaws" shall mean and refer to the Articles of incorporation and the Bylaws of the Association.
- "Association" means the RidgePointe Homeowners Association South, Inc., a Utah non-profit corporation, and its successors and assigns. The Association shall act by and through its Board of Directors.
- Section 5. "Board of Directors" or "Board" shall mean and refer to the governing Board of RidgePointe Homeowners Association South.
- Section 6. "Common Area" shall mean all real property (including the improvements thereto, if any) owned by the Association or hereafter acquired for the common use and enjoyment of the Members except for that dedicated for use by the general public. Specifically exempted from the Common Area are all Lots designated on the Plats, which are identified on the official Plats as recorded on the official records of the Washington County Recorder and as the same, may hereafter be modified, amended or supplemented in accordance with the provisions of this Declaration. Common Area shall also include all land which the Association has an easement right in, if any.

- Section 7. . "Constructed 'Stick Built' Dwelling" shall mean a permanent dwelling framed and built on site on blocks or some other type of foundation and having an approved exterior.
- Section 8. <u>"Conveyance"</u> shall mean and refer to actual conveyance of fee title to any Lot to any owner by a warranty deed or other document of title and shall also mean the execution of an installment sales contract.
- Section 9. "<u>Declaration</u>" shall mean and refer to this Amended and Restated Declaration of Covenants, Conditions, and Restrictions applicable to the Properties, and any amendments or supplements thereto, recorded in the office of the Recorder of Washington County, State of Utah.
- Section 10. "Developer" shall mean Sunbird Development Inc., a Utah Corporation, and its successors and assigns who own the Property with the purpose of the development, investment and transfer of the Dots.
 - Section 11. "Familial Status" shall mean and refer to:
 - (a) One or more individuals who have not attained the age of 18 years being domiciled with:
 - (1) A parent or another person having legal custody of the individual or individuals;
 - (2) The designee of the parent or other person having custody, with the permission of the parent or other person;
 - (b) A parent or other person the process of acquiring legal custody of one or more individuals who have not attained the age of 18 years; and
 - (c) A person who is pregnant.
- Section 12. "Modular Home" or "Off-Site Built Home" shall mean any home that has part of the frame built offsite other than the roof trusses.
- Section 13. "Lot" shall mean and refer to any plot of land shown upon any recorded Plat map of the Properties and specifically excepting Common Area and areas dedicated to the use of the general public.
- Section 14. "Landscaping" shall mean improvements to Lots that are provided by individual Lot Owners, according to minimum standards and guidelines of this Declaration and as approved by the ACC.
- Section 15. <u>Wember</u> shall mean and refer to every person or entity who holds membership in the association.
- Section 16. "Mortgagee" shall mean and refer to any person named as a first mortgagee or beneficiary, Owner or holder of a first deed of trust.

- Section 17. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract buyers, but excluding those having an interest merely as security for the performance of an obligation. In the case of Lots in which the fee simple title is vested of record in a trust deed pursuant to Utah Revised Statutes, legal title shall be deemed to be in the trustor.
- "Rerson" shall mean and refer to one or more individuals, corporations, Section 18. limited liability companies, partnerships, associations, dabor organizations, legal representatives, mutual companies, joint stock companies, trusts, unincorporated organizations, trustees, trustees in cases under the United States Bankruptcy Code, receivers, and fiduciaries.
- "Plat" or "Plat Map" shall mean and refer to the Plats entitled "RidgePointe" for Phases I through IV as recorded with the Washington County Recorder, as the same and any additional plat created pursuant to Article IX may hereafter be modified amended or supplemented in accordance with the provisions of this Declaration or supplements to this Declaration.
- Section 20. "Properties," "Property," "Project," or "Subdivision" shall mean that certain real property described in Exhibits A and B.
- "Utilities" shall mean public utilities, including, but not limited to, sewer, Section 21. water, drainage, natural gas, telephone, electricity, and cable television.

PROPERTY RIGHTS

- Owners Easements of Enjoyment. Every Cot Owner shall have a right and Section 1. easement of use and enjoyment in and to the Common Area and to any and all significant facilities and services specifically designed to meet the physical or social needs of older persons. This Easement is appurtenant to and passes with Title to every Lot, subject to the following provisions:
 - The right of the Association to charge reasonable admission and other fees for the use of any recreational facilities situated upon the Common Area. Fees charged by the Association shall in no way affect its status as a non-profit corporation;
 - **(b)** The right of the Association, in accordance with its Articles of Incorporation and Bylaws and with the approval of two-thirds of the membership to borrow money for the purpose of upgrading or improving the Common Area and in aid thereof to mortgage said property; the rights of such mortgage in said property to be subordinate to the rights of the Owners hereunder.
 - (c) The right of the Association to suspend the voting rights of a Member and to deny said Member use of any recreational facility and Common Area for any period during which any assessment against his Lot remains unpaid; and for a period of not to exceed sixty days for any infraction of its published rules and regulations;
 - With the approval of a majority of the holders of first mortgage liens on Lots, and Owner approval as provided below, the right of the Association to sell, exchange, hypothecate, alienate, encumber, dedicate, release or transfer alk or part of the Common

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Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Members. The granting of easements for public utilities or other public purposes consistent with the intended use of such Common Area by the Association shall not be deemed a transfer within the meaning of this clause. No such dedication or transfer shall be effective unless an instrument has been signed by twothirds (2/3) of the Members, agreeing to such dedication, sale, or transfer and the legislative body of The City of Washington approves the Plat change that is necessitated by the dedication, sale, or transfer, at a public hearing held in accordance with Utah Code Ann. § 10-9a-60% et seq. (as amended);

- The right of the Association to seek to abandon, petition, subdivide, encumber, sale, or transfer the Common Areas owned, directly or indirectly, by the Association for the benefit of the Lots. The granting of an Easement for public utilities of other public services consistent with the intended use of the Common Area is not a transfer within the meaning of this clause. No such abandonment, petition, subdivision, engumbrance, sale, or transfer shall be effective unless (T) an instrument has been signed by two-thirds (2/3) of the Members and the legislative body of the City of Washington approves the Plat change necessitated by the bandonment noticing and the legislative body of the City of Washington approves the Plat change necessitated by the abandonment, petition, subdivision, encumbrance, sale, or transfer at a public hearing held in accordance with Utah Code Ann. § 10-9a-601, et seq. (as amended) or (2) all owners consent in writing to such abandonment, petition, subdivision, encumbrance, sale or transfer;
- The right of the Association to take such steps as are reasonably necessary or (f) desirable to protect the Common Area against foreclosure;
- The right of the Association to grant and reserve easements and rights-of-way through, under, over and across the Common Area for the installation, maintenance, and inspection of lines and appurtenances for public or private utilities;
- (h) The right of the Association to make, publish and enforce reasonable rules pertaining to the regulation and use of all Common Areas by Owners, guests, invitees and tenants of Owners, including limiting the total number of visitors that can use the recreational facilities to a maximum number determined by the Board;
- The terms of this Declaration; (i)
- (j) The right of the Association with approval of two-thirds (2/3) of the Owners to enter into agreements or leases which provide for use of the Common Areas and facilities by a similar association in consideration for use of the common areas and facilities of the other association, or for cash consideration; and
- The right of the City of Washington and any other governmental entity or quasi-governmental body having jurisdiction over the property to access and to have the right of ingress and egress over open spaces and Common Areas contained within the Property for purposes of providing police and fire protection and providing any other governmental or municipal service.
- Section 2. Delegation of Use. Any Member may designate, in accordance with the Bylaws, his right of enjoyment to the Common Area and facilities to the members of his family, his tenants, or his guests who reside on the property. In the event an Owner leases his Lot, the tenant and not the Owner shall retain the keys to the recreational facilities, and the Owner and his

family and guests shall only have access to said facilities if they are invitees of the tenant. All use and enjoyment of the Common Area and facilities by family members, terants, guests or contract purchasers shalt be subject to this Declaration, the Bylaws and the Rules and Regulations promulgated by the Board. Damage caused to the Common Area and facilities, including personal property owned by the Association, by a Member, or by a person who has been delegated the right to use and enjoy such Common Area and facilities by the Member, shall create a debt to the Association. Debts owed to the Association as a result of damage to the Common Area and facilities shall be an assessment charged to the Lot Owner as provided in Article IV.

> Section 3. Title to the Common Area. The Association possesses fee simple title to the Common Area and covenants to fulfill all the terms of this Declaration, to maintain the Common Area in good repair and condition at all times and to operate the Common Area at its own expense in accordance with high quality standards.

Section 4. Rules. The Board may adopt, amend, cancel, limit, create exceptions to, expand or enforce rules and sessign criteria of the Association that are not inconsistent with this Declaration or the Act. Except in the case of imminent risk of harm to a Common Area, a limited Common Area, an Owner, a Lot or a dwelling, the Board shall give at least fifteen (15) days advance notice of the date and time the Board will meet to consider adopting, amending, canceling, limiting, creating exceptions to, expanding or changing the procedures for enforcing rules and design criteria. The Board may provide in the notice a copy of the particulars of the rule or design criteria under consideration. A rule or design criteria adopted by the Board is only disapproved if Member action to disapprove the rule or design criteria is taken in accordance with the limitations under Section 217 of the Act. B These rules of the Association shall be available for inspection and copying by the Members during reasonable hours.

ARTICLE III MEMBERSHIP AND VOTING RIGHTS

Section 1. Membership, Upon the recordation of a deed of any Lot in the Property from Developer to any Owner, the Owner shall automatically become, regardless of whether or not the Owner has completely paid for his Lot, a Member of the Association, and he shall remain a Member until such time as his ownership of the Lot ceases. The acceptance of a deed to any of the Lots in the Property, the mere acquisition or rental of any of the Lots in the Property or the use of the Common Area by any person shall signify that person accepts and consents to this Declaration and to the Association's Articles of Incorporation, Bylaws, and rules and regulations. Membership shall be appurtenant to and may not be separated from ownership of any Lot that is subject to assessment.

When more than one (1) person owns an interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any Lot. A vote cast at an Association meeting by any of such co-Owners, whether in person by proxy, or by ballot, shall be conclusively presumed to be both attributable to the Lot concerned unless written objection is made prior to said meeting, or verbal objection at said meeting by another co-Owner of the same Lot. In the event objection is

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made, the vote involved shall not be counted for any purpose except to determine whether a quorum exists.

Section 2. Administration. The administration of the Association shall be in accordance with this Declaration, the Articles of Incorporation, and the Bylaws of the Association All Members shall comply with this Declaration and the Association's, Articles of Incorporation Bylaws, and rules and regulations. The failure by any Owner of any Lot to comply with the same shall entitle the Association to pursue all available legal and equitable remedies.

Section 3. Voting. Each Member shall be entitled to one (1) vote in the Association for each Lot he owns, but in no event shall more than one (1) vote be cast for any (1) Lot. This voting right shall be exercised by the "Voting Owner" who shall be the Owner. Voting shall be exercised as provided in the Bylaws.

ARTICLE IV COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. Each Owner of any Lot, whether or not it shall be so expressed in said Owner's Deed, is deemed to covenant and agree to pay to the Association:(a) annual assessments, (b) special assessments, (c) insurance assessments, if any, (d) additional assessments, (e) individual assessments, (f) any other amount or assessment levied or charged by the Association or Board pursuant to this Declaration, and (g) interest costs of collection and a reasonable attorney's fee, as hereinafter provided; The assessments shall be a charge on the land and shall be a continuing lie on the Lot against which such assessment is made. Each such assessment shall also be the personal obligation of the person who is Owner of such Lot at the time when the assessment became due. The personal obligation for delinquent assessment shall not pass to a Lot Owner's successor in title unless expressly assumed by them.

Section 2. Purpose of Assessment. Assessments levied by the Association shall be used exclusively for the purpose of promoting the maintenance, health, safety, and welfare of residents of the Property and for maintenance of Association property as Housing for Older Persons. The use made by the Association of funds obtained from assessments may include payment of the cost of:

- (i) the actual or estimated cost of all repairs, replacement, maintenance, and cleaning of the private streets;
- (ii) the actual or estimated costs maintenance of the grass and sprinkling system on individual Owner's Lots;
- (iii) the actual or estimated costs of taxes and insurance on the Common Areas:
- (iv) the actual or estimated costs of management and supervision of the Common Areas;
- (v) the actual or estimated cost of operating and/or maintaining the Common Area, including but not limited to the swimming pool, therapeutic pool, exercise equipment, kitchen facilities, office, meeting rooms, storage areas, billiard rooms and equipment, card room, horse shoe and bocci ball courts, irrigation systems, etc.;

(vi) the actual or estimated cost of establishing and funding a reserve to cover major repair or replacement of improvements within the Common Areas;

(vii) the actual or estimated cost of public liability insurance, hazard insurance and fidelity bonds carried by the Association in amounts and with such coverage in such amounts and for such coverage as the Association shall establish from time to time; and

(viii) the actual or estimated cost of any expense necessary or desirable to enable the Association to perform or fulfill its obligations, functions, or purposes under this Declaration or its Articles of Incorporation or to perform or fulfill its obligations, functions or purposes in providing housing for older persons, 55 years of age or older, which includes any expenditure to provide significant facilities and services specifically designed to meet the physical or social needs of such older persons to the extent providing such facilities and services are necessary and practicable.

Section 3. <u>Basis and Maximum of Annual Assessments</u>. The maximum annual assessment may be increased by the Board each year by not more than five percent (5%) above the maximum assessment for the previous year except upon the vote of two-thirds (2/3) of the Members who are voting in person or by proxy, at a meeting duly called for this purpose. The limitations hereof shall not apply to any change in the maximum and basis of the assessments undertaken incident to a merger or consolidation which the Association is authorized to participate in under its Articles of Incorporation.

Section 4. Special Assessments. In addition to the annual assessments authorized above, the Association with approval of two-thirds (2/3) of the Members may levy, in any assessment year, a special assessment applicable to that year for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of any capital improvement or significant facilities and services designed to meet the physical or social needs of older persons, upon the Common Areas, including fixtures and personal property related thereto and for such other purposes reasonably necessary to faitfill the intent of this Declaration as amended from time to time.

Section 5. <u>Additional Assessments</u>. In addition to the annual assessments and special assessments for capital improvements authorized herein, the Association shall levy such assessments as may be necessary from time to time for the purpose of repairing and restoring any damage or disruption to Common Areas that may occur.

Section 6. <u>Individual Assessments</u>. Each Owner of a Lot shall also be assessed from time to time for (i) all fines, penalties, and damages to which the Owner is subject as a result of a violation of the terms of this Declaration and rules and regulations prescribed by the Board for the use of the Common Areas; (ii) for damages caused to the Common Areas by the negligence or willful misconduct of such Owner; and (iii) for any other liability, indebtedness, or other obligation of the Owner to the Association arising under the provisions of this Declaration. Notice of all individual assessments shall be given by the Board or management of the Association to the Owner of each Lot assessed within fifteen (15) days of the adoption of the individual assessment. Amounts owed on each individual assessment shall be due and payable within ten (10) days immediately

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following the date the Assessment is deposited in the United States Mail addressed to the Member at the address shown in the Association records. Any situation or condition that presents a threat to the life, health, or safety of any Owner, resident, or visitor within the Subdivision will be subject to an initial fine of One Hundred Dollars (\$100.00) with a seven (D) day notice to cure, with an additional fine of Two Hundred Dollars (\$200.00) every ten (10) days to a maximum of Five Hundred Dollars (\$500.00) per month until the violation iscured.

Section 7. Notice and Quorum for any Action Authorized Under Sections 3 A and 5. Written notice of any meeting called for the purpose of taking any action authorized under Sections 3, 4, or 5 shall be sent to all Members not less than thirty (30) days, but no more than sixty (60) days, in advance of the meeting. At the first such meeting called, the presence of Members in person, by ballot, or by proxy entitled to cast sixty-seven percent (67%) of all the votes shall constitute a quorum. If the required quorum is not present, another meeting shall be called subject to the same notice requirement, and the required quorum of the subsequent meeting shall be onehalf (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting

Section 8. Rate of Assessment. Annual, special, and capital assessments shall be fixed at uniform rates for all Lots and shall be collected on either a monthly, quarterly, or annual basis, or some combination thereof.

Section 9. Regular Assessments: Due Dates. The Board shall fix the amount of the annual assessment against each Lot prior to the annual meeting. Written notice of the annual assessment shall be provided to every owner subject thereto. The due dates for payment of said assessment shall be established by the Board on either a monthly, quarterly, or annual basis, or some combination thereof. &

A certificate or written statement of account signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid shall be provided to any requesting Lot Owner or any encumbrancer or potential encumbrancer of the Lot in question, and may also be provided to another requesting party if said party's request has previously been approved by the Board. Furthermore, a first mortgage holder, upon request, is entitled to a written certificate from the Association advising of any default by the Lot Owner of any obligation not cured within sixty (60) days. A reasonable charge may be made by the Board for the issuance of these certificates. Such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid.

Effect of Non-Payment of Assessments: Remedies of the Association Section 10. Assessments are due the thirst (1st) day of the month and become delinquent on the tenth (19th) day of the month. Any assessment not paid when due shall, together with the hereinafter provided for interest and costs of collection, be, constitute, and remain a continuing lien on the Lot; provided, however, that any such lien will be subordinate to the lien or equivalent security interest of any first mortgage on the Lot recorded prior to the date any such assessments become due. The person who is the Owner of the Lot at the time the assessment falls due shall be and remain personally liable for payments. Such personal liability shall not pass to the Owner's successors in

title unless expressly assumed by them. Amounts owed on each assessment shall be due and payable within ten (10) days immediately following the date the assessment is deposited in the United States Mail addressed to the Atlanber at the address shown in the Association records. If the Assessment is not paid within the aforesaid ten (10) day period, the Member shall be in default and shall bear interest from the due date at the rate of eighteen percent (18%) per annum (or such lower rate as the Board shall determine appropriate) until paid. The Association shall have the remedies provided in the subsections below if payment is not made when due.

The Association and each Lot Owner hereby conveys and warrants pursuant to Sections 212 and 302 of the Act, and Utah Code § 57-1-20, to attorney Bruce C. Jenkins, or any other attorney that the Association engages to act on its behalf to substitute for Bruce C. Jenkins, with power of sale, the Lot and all improvements to the Lot for the purpose of securing payment of assessments under the terms of this Declaration. The Association shall have the right to collect assessments through a lawsuit, judicial foreclosure, non-judicial foreelosure or other means as provided in Sections 301 through 311 of the Act. Such remedies shall be cumulative and not exclusive.

- Remedies For delinquent assessments the Association shall be entitled to (1) bring an action at law against the Owner, personally obligated to pay such delinquent assessment without waiving the lien or assessment or (2) foreclose the lien against the property in accordance with the laws of the State of Utah applicable to the exercise of powers of selling Deeds of Trust or to the foreclosure of mortgages, or in any other manner permitted by law, and/or (3) withhold, interrupt, or terminate any or all services performed by the Association in behalf of the delinquent Member.
- **₹b**) Additional Remedies. In addition to the remedies stated above, Directors may assess a late fee for each delinquent installment, which fee shall be in an amount to be set by the Bøard.
- (c) Costs and Attorneys' Fees. The costs and expenses of any judicial action. arbitration, sale or forectosure, preparation of notice of lien and any other costs and expenses directly or indirectly related to the delinquent payment, including reasonable attorneys' fees shall be an assessment charged to the Lot Owner.
- Right to Bring Action. Each Lot Owner by his acceptance of a deed to a Lot expressly grants to the Association, its successors, assigns, or agents the right and power to lien the Lot and/or to bring any action(s) against such Owner personally for the collection of any assessment or amount due. Such assessment or amount due shall stand as a debt, and the Association shall have the right and power to pursue collection of said debt and to use all methods available for the enforcement of such liens, including foreclosure by an action brought in the name of the Association in a like manner as foreclosure of a mortgage of trust deed lien on real property. and such Owner hereby expressly grants to the Association a power of sale in connection with said lien. The lien provided for in this Section shall be in favor of the Association and shall be for the benefit of all other Lowers. The Association, acting on behalf of the Lot Owners, shall have the power to submit a bid in any such foreclosure sale and to acquire and hold, lease, mortgage, sell, and convey any property interest obtained thereby.

Section 11. Non-use and Abandonment. No Owner may waive or escape personal liability for the assessments provided for herein, nor release the Lot owned by him from the liens

and charges hereof, by non-use of any Common Area or abandonment of his Lot.

> Subordination of the Lien to Mortgages. The hier created hereunder upon Section 12. any Lot shall be subject and subordinate to and shall not affect the rights of the holder of the indebtedness secured by any first mortgage (meaning a mortgage with first priority over other) mortgages) or equivalent security interest on any Lot, made in good faith and for value, recorded prior to the date any such assessment becomes due. Any holder of a first mortgage hen or equivalent security interest on a Lot who comes into possession by virtue of foreclosure of a mortgage, or by deed or assignment in lieu of foreclosure, or any purchaser at a foreclosure sale will take said Lot and the improvements appurtenant thereto free of any claims for unpaid assessment charges against said Lot which accrue prior to the time such holder comes into possession of the Lot, except for the claims for a share of such expenses on charge resulting from a reallocation of such assessment or charges to all Lots including the mortgaged Lot. Any first Mortgagee, who obtains title to a Lot in the development pursuant to the remedies in the mortgage/deed of trust or through foreclosure of the mortgage/deed of trust or any other security instrument, shall not be liable for more than six (6) months of the Lot's unpaid dues or charges which have accrued before the acquisition of title to the Lot by the Mortgagee through foreclosure. However, no such sale or transfer shall relieve such Loffrom liability for any assessments which thereafter become due or from the lien thereof.

Section 13. Exempt Property. The following property subject to this Declaration shall be exempt from the assessments created herein:

- All Properties dedicated to and accepted by any local public authority; and
- The Common Areas
- Delinquent Owners. As used in this section, "Delinquent Owner" means a Section 14. Lot Owner who fails to pay an assessment when due.
 - (a) The Board may terminate a Delinquent Owner's right:
 - to receive a utility service for which the Owner pays as a common expense; or **(1)**
 - (2)of access to and use of recreational facilities.
 - (b) Before terminating a utility service or right of access to and use of recreational facilities under Subsection (a) the Manager or Board shall give the Delinquent Owner notice. Such notice shall state:
 - that the Association will terminate the Owner's willty service or right of access to and use of recreational facilities, or both, if the Association does not receive payment of the assessment within fourteen (14) calendar days;
 - (ii) the amount of the assessment due, including any interest or late payment fee; and
 - the Owner's right to request a hearing under Subsection 3. (iii)
 - (A) notice under Subsection (b)(1) may include the estimated cost to remistate a utility service if service is terminated.
 - $(1)^{\circ}$ The Delinquent Owner may submit a written request to the Board for an (c) informal hearing to dispute the assessment.
 - A request under Subsection 3(a) shall be submitted within fourteen (14) days after the date the Delinquent Owner receives the notice under Subsection

(b)(1).

- The Board shall conduct an informal hearing requested under Subsection (c)(1) in **(d)** accordance with the hearing procedures of the Association.
- (e) If the Delinquent Owner requests a hearing, the Association may not terminate a utility service or right of access to and use of recreational facilities until after the Board:
 - (1)conducts the hearing; and
 - (2)enters a final decision.
- (f) If the Association terminates a utility service or a right of access to and use of recreational facilities, the Association shall take immediate action to reinstate the service or right following the Owner's payment of the assessment, including any interest and late payment fee.
- The Association may:
 - levy an assessment against the Delinquent Owner for the cost associated (1)with reinstating a utility service that the Association terminates as provided in this
 - demand that the estimated cost to reinstate the utility service be paid before the service is reinstated, if the estimated cost is included in a notice under Subsection (b)(2).

Section 15. Tenant Payment of Assessments

- The Board may require a tenant under a lease with a Lot Owner to pay the Association all future lease payments due to the Lot Owner if the Lot Owner fails to pay an assessment for a period of more than sixty (60) days after the assessment is due and payable, beginning with the next monthly of periodic payment due from the tenant and until the Association is paid the amount owing. Before requiring a tenant to pay lease payments to the Association, the Association's manager or Board shall give the Lot Owner notice, which notice shall state: (Other amount of the assessment due, including any interest, late tee, collection cost, and attorney fees; (ii) that any costs of collection, including attorney fees, and other assessments that become due may be added to the total amount due and be paid through the collection of lease payments; and (iii) that the Association intends to demand payment of future lease payments from the Lot Owner's tenant if the Lot Owner does not pay the amount owing within fifteen (15) days.
- If a Lot Owner fails to pay the amount owing within fifteen (15) days after the Association's manager or Board gives the Lot Owner notice, the Association's manager or Board may exercise the Association's rights by delivering a written notice to the tenant. The notice to the tenant shall state that: (i) due to the Lot Owner's failure to pay an assessment within the required time, the Board has notified the Lot Owner of the Board's intent to collect all lease payments until the amount owing is paid (ii) the law requires the tenant to make all future lease payments, beginning with the next monthly or other periodic payment, to the Association, until the amount owing is paid; and hiii) the tenant's payment of lease payments to the Association does not constitute a default under the terms of the lease with the Lot Owner. The manager or Board shall mail a copy of this notice to the Lot Owner.
- (¢) A tenant to whom notice is given shall pay to the Association all future lease payments as they become due and owing to the Lot Owner: (i) beginning with the next monthly or

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other periodic payment after the notice is delivered to the tenant; and (ii) until the Association notifies the tenant under Subsection (13) that the amount owing is paid. A Lot Owner shall credit each payment that the tenant makes to the Association under this section against any obligation that the tenant owes to the Owner as though the tenant made the payment to the Owner; and may not initiate a suit or other action against a tenant for failure to make a lease payment that the tenant pays to an Association as required under this section.

- Within five (5) business days after the amount owing is paid, the Association's manager or Board shall notify the tenant in writing that the tenant is no longer required to pay future lease payments to the Association. The manager or Board shall mail a copy of this notification to the Lot Owner. The Association shall deposit money paid to the Association under this section in a separate account and disburse that money to the Association until the amount owing is paid; and any cost of administration, not to exceed Twenty-Five Dollars (\$25.00), is paid. The Association shall, within five (5) business days after the amount owing is paid, pay to the Lot Owner any remaining balance.
- Reinvestment Fee Assessment. In addition to all other assessments and Section 16. upon the Conveyance of a Lot there shall be one (1) Remestment Fee charged to the buyer or seller, as the buyer and seller may determine, comprise of the following charges:
- (a) an assessment determined pursuant to resolution of the Board and charged for Association expenses as provided for in Utah Code § 57-1-46(1)(a).
- No reinvestment assessment shall exceed one-half percent (0.5%) of the fair market value of the Lot, plus all improvements. When the seller is a financial institution, the reinvestment assessment shall be limited to the costs directly related to the transfer, not to exceed Two Hundred and Fifty Dollars (\$250.00). The Association may assign the charges in this Section 16(b) directly to the Association's manager
- A reinvestment fee covenant recorded on after March 16, 2010, may not be enforced upon: (i) an involuntary transfer; (ii) a transfer that results from a court order; (iii) a bona fide transfer to a family member of the seller within three degrees of consanguinity who, before the transfer, provides adequate proof of consanguinity; or (iv) a transfer or change of interest due to death, whether provided in a will, trust, or decree of distribution.

ARTICLE V ARCHITECTURAL CONTROL AND BUILDING RESTRICTIONS

Section 1. Architectural Control Committee. The ACC shall consist of three (3) members that include one an appointed member of the Board and two (2) additional members to be appointed, and approved, by the Board. These appointed members may be either Members of the Association or their partners, but both a Member and the Member's partner shall not serve concurrently. The function of the ACC shall be to ensure that all exteriors of homes and Landscaping within the Property harmonize with existing surroundings and structures. The ACC shall be composed of Owners. Notwithstanding this, or any other provision of this Declaration, the Developer shall be the ACC for those Lots owned by the Developer. If such a committee is not appointed as described above, the Board itself shall perform the duties required of the committee.

The ACC, whether appointed or being the Developer as set forth below, shall require compliance with this Article. As to those Lots owned by the Developer, Developer shall be the sole ACC.

Submission to ACC No home, accessory or addition to a home, Landscaping, or (a) other improvement of a Lot shall be constructed, maintained, or accomplished, and no alteration of the exterior of any home shall be performed, unless complete plans and specifications therefor have first been submitted to and approved by the ACC.

Meetings of ACC. The ACC shall meet from time to time as may be necessary to perform its duties hereunder. Any action taken by the ACC shall require the written

approval of a majority of its members.

Standard. In deciding whether to approve or disapprove plans and specifications submitted to it, the ACC shall use its best judgment to ensure that all improvements, construction, Landscaping, and alterations on Lots within the Property conform to and harmonize with existing surroundings and structures. The Board may formulate general guidelines and procedures. The adopted guidelines and procedures shall be incorporated into the rules and regulations adopted by the Board and the ACC, or the Board, as the case may be, shall act in accordance with such guidelines and procedures.

Approve Procedure. Plans shall be submitted using an ACC Request for Architectural/Candscape Change form. Any work done prior to receipt of written ACC approval will be subject to a fine and/or removal of non-conforming improvements not approved by the ACC and any desired deviation from the requirements stated in the Declaration herein must be submitted by the applicant and approved in writing by the ACC prior to work beginning. Any plans and specifications submitted to the ACC shall be approved or disapproved by it in writing within thirty (30) days after submission. In the event the ACC fails to take any action within such period, it shall be deemed not to have approved the material submitted.

Construction Once begun, any improvements construction, Landscaping, or (e) alterations approved by the ACC shall be diligently gursued to completion. Approvals are only valid for sixty (60) days, and if work has not started within the sixty (60) days, the applicant will need to re-submit for approval. If reasonably necessary to enable such improvement, construction, Landscaping of alteration. the person or persons carrying out the same shall be entitled to temporary use and occupancy of unimproved portions of the Common Area in the vicinity of the activity.

Disclaimer of Liability Neither the ACC, nor any member thereof acting in good faith, shall be liable to the Association or any Owner for any damage, loss, or prejudice suffered or claimed on account of:

- (1) The approval or rejection of, or the failure to approve or reject, any plans drawings or specifications;
- drawings or specifications;
 (2) The development or manner of development of any of the Property; or

(3) Any engineering or other defect in approved plans and specifications.

- Non-Waiver. The approval of the ACO of any plans and specifications for any work done or proposed shall not constitute a waiver of any right of the ACC to disapprove any similar plans and specifications subsequently submitted.
- Limit on Fee for Approval of Plans. The Association may charge a plan fee that is (h) equivalent to the cost of reviewing and approving the plans. As used in this section, "plans"

mean any plans for the construction or improvement of a Lot which are required to be approved by the Association before the construction or improvement may occur.

Section 2. Home Requirements. No home may be built on any Lot until it is approved in writing by the ACC as to size, condition, and appearance Said home must have complete sanitary facilities, including among other things a lavatory, tollet, wash basin, tub or shower, and kitchen sink. The home must be connected to water and sewer lines in conformity with State and Washington County health requirements. The ACC must approve the placement of each home. When the Owner is prepared to place the home on the Lot, he must give the ACC twenty (20) days advance notice and specify the dimensions of the home. At that time the ACC will determine whether the home is acceptable and, if so, the ACC will designate the exact placement of the home on the Lot. Under no circumstances shall any home built after February 17,2004 be less than nine hundred and fifty (950) square feet for phases I, II, III, and V. Under rocircumstances shall any home built after the adoption of this Declaration be less than one thousand two hundred (1,200) square feet for phase IV. In no circumstances shall a modular of off-site built home be permitted.

A flat Lot is defined as a Lot whose level does not vary more than five (5) feet in height on any two (2) points no fill, earth or other material can be added or rearranged on the Lotto vary from this definition Except for Lots 85, 86, 114, 145, 152, 153, and 154, no second level or splitlevel home shall be built on a flat Lot. With respect to Lots that are not flat, and with respect to those Lots excepted above, a second level or tri-level home can be built provided that the total height of the structure, from top to bottom, shall not exceed two (2) stories, and the roof height (from the curb to the roof peak) is approved by the ACC.

Section 3. Home Siding and Doors. The exterior of all homes shall be stucco with up to fifteen percent (15%) decorative rock, brick, or tile as approved by the ACC. The color of the stucco, trim, front door, door frames, and garage door is limited to pre-approved colors as provided by the ACC. Exterior doors are allowed with no restriction as to design, however, the frame color must be consistent with the home's exterior wall and trim colors approved by the ACC Colored doors are permitted subject to ACC approval prior to painting.

Roof and Coloring Requirements. All homes placed in the subdivision shall have tile shingles with a color, shape, and material matching the existing homes. All roofs must be at least a three-twelfths (3/12) pitch Rrimary roof forms shall consist of gables and/or hips. Flat roofs are not permitted. Facias may be either stucco or aluminum; wood soffits and facias are not permitted.

Section 5. Other Structures. No structure shaft be erected, altered, placed or permitted to remain on any Lot other than one (1) home, a deck patio or porch, storage room, and garage or carport.

Section 6. Rain Gutters. All roofs must have full length rain gutters, where practical, and downspouts. All rain gutters must be piped to the front of the house southat water flows to the street gutters (see Section 12 for drainage requirements). Gutters and downspouts must be white

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or match the pre-approved color of the exterior walls.

Section 7. <u>Carports or Garages</u>. All homes must have a covered carport or garage for not less than one (1) car. The carport or garage must be compatible with the home's appearance and be no smaller than eleven by fifteen (ll x 15) feet. A complete drawing of the carport with specifications must be submitted to the ACC at the time the drawings for the home's location are submitted, and must be approved by the ACC prior to placement of the home on the Lot.

Section 8. Landscaping and Irrigation. The front and rear yards of the home must be landscaped in a manner acceptable to the ACC and consistent with Landscaping throughout the Subdivision. Before the commencement of any planting, Landscaping, or major changes to existing Landscaping, written plans for such shall be submitted to the ACC for approval and any Landscaping approved by the ACC must be completed, weather permitting, within ninety (90) days of the home installation. An automatic sprinkling or irrigation system must be installed by each Owner so Landscaping may be maintained on a year around basis. The tree and irrigation system shall be installed immediately after the home has been placed on a Lot and all garages carports, porches and driveways have been constructed. All Landscaping irrigation systems must be installed and functioning within ninety (90) days of a certificate of occupancy being issued for the home. A deposit of Five Hundred Dollars (\$500.00) shall be placed with the Association prior to the construction of any home. When Landscaping is completed this deposit shall be returned to the Owner, contingent on ACC final approval, and deductions from the deposit to correct any violations.

Section 9. Storage Rooms Storage rooms must be constructed of materials compatible with the home's appearance, i.e. stucco with tile roof.

Section 10. Air Conditioning Systems. Air conditioning units must be placed at the rear or side of the home at ground level and must be adequately screened from view. Roof mounted evaporative coolers are allowed but must be the "low-profile" type with a thirty-four (34) inch maxim height. No duct work shall be allowed on roofs. Portable, or window-mounted air conditioners or evaporative coolers are not permitted.

Section 11. Adjustments. The ACC may allow reasonable variances in and adjustments to these restrictions if such are necessary to overcome practical difficulties and prevent unnecessary hardships; provided however, that such variances or adjustments are granted in conformity with the intent and purposes hereof and provided that in every instance such variance or adjustment will not be materially detrimental or injurious to other property in the Subdivision.

Section 12. Regrading and Drainage. No Lot surface or tract in the Subdivision shall be regraded without the prior consent of the ACC. No Owner shall in any way interfere with, destroy, or alter any drainage or flood control ditches or devices located on his Lot. It shall be the individual Owner's responsibility to maintain and protect drainage and flood control ditches or devices located on his Lot. Under no circumstances may any Owner divert water from his Lot on to another Lot or on to any Common Area except for the street gutters, as explained in Section 13. Owners

are responsible for all drainage from their Lots.

Section 13. Street Gutters Street gutters are considered part of the Common Area and it is important to keep water in the gutters in order to keep water (Defirected to drains, and (2) off of the asphalt street, which cause asphalt to deteriorate. Owners may not install any form including concrete, rubber or any other 'filler' material that fills the gutter, either partially or completely, and that may cause normal water flow to be redirected out of the gutter. Iron Steel plates used as a ramp that bridge over the gutter on the driveway are permitted, so long as they are no wider than the width of the driveway, and no longer than required to span only the concrete gutter and have ACC approval prior to installation. While these iron/steel plates are permitted, the Owner is responsible for keeping the gutter under the plates clear of debris in order to permit water to flow in the gutter.

Outter fillers that were in place prior to January 1, 2017, may remain in place so long as they remain in good repair and any pipe or openings intended to carry water through the filler are kept free of debris so that water may flow through it fully. If openings are not kept clear, causing water to be redirected onto the asphalt, the ACC may request the Owner to remove the entire guiter filler and pay for any damage to the Common Area. Any existing gutter fillers that need to be replaced or repaired will not be approved by the ACC and must be removed.

Section 14 Landscaping Design. The extent of Landscaping provided by the Owner shall include all portions of Lot not covered by other improvements and shall conform with landscape improvements of Common Area. Lawns are discouraged, except as approved by ACC and reviewed by project Landscape Architect to ensure against excessive wetting of expansive soils. Some artificial lawns (green only) are permitted, subject to prior written ACC approval. Drought resistant or xeriscape plant materials are to be used, particularly in areas where drainage of irrigation water will impact soil stability. A minimum of seventy-five percent (75%) of landscaped area shall be improved with plants from an approved list of plant types as approved by landscape architect and ACC. If an approved list is not maintained by the ACC, then plants must be consistent with existing Landscaping within the Subdivision.

Section 15. Type of Occupancy. Occupancy is limited to a single-family residence, plus their relatives and needed caretakers. Total occupancy of a home shall not exceed two (2) persons per bedroom, and is further restricted to at least one (1) occupant per Lot of age 55 or older in eighty percent (80%) of the dwellings as further described in Article XH below. An individual that occupies or otherwise resides in the dwelling for more than sixty (60) days per quarter shall be considered an 'occupant' and not a 'guest' for purposes of this Section.

Section 16. Property Line & Setbacks. In general, the Owner's property begins on the inside edge of the front curb, as typically denoted by the presence of steel pins in the curb. The curb is part of the Common Area and may not be engroached, except as specifically designated in Article V, Section 13 above which permits the use of iron/steel plates as ramps. Setbacks must be ten (10) feet from the inside edge of the front curb, five (5) feet on each side of the house and seven and one-half (71/2) feet from the rear property edge.

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Section 17. <u>Solar Window Screens</u>. Frames for solar window screens must be constructed of aluminum. Allowable screen fabric colors are beige tan, and gray/black. Installation by a professional is required.

Section 18. Windows Lo-E Glass is encouraged, and Solar Window Tinting is permitted so long as the reflective value is not below 20.

Section 19 Exterior Lighting. Down lighting is required to light the driveway from dusk to dawn using a dusk-to-dawn sensor. A minimum of two (2) lights, either recessed under the eave above the garage door, or one coach-style light on each side of the garage door, are required and must remain in good working order and remain on from dusk to dawn.

Section 20. <u>Driveways and Walkways</u>. All new and/or changes or additions to all existing driveways or walkways must be the natural color of poured concrete or a color that matches the color or trim of the home, conform to the Subdivision's general architecture and include relocating any inhibited lawn sprinklers. Work must be performed by a licensed, insured contractor. Concrete color coating is not permitted.

Section 21. Fence, Wall, and Hedge Requirements. No fence, wall, or hedge shall be constructed without prior approval of the ACC. All fences shall be consistent with the Subdivision. No fence, wall, or hedge shall be constructed or maintained higher than six (6) feet on any Lot, except in the case of a retaining wall, per ACC approval. Examples of acceptable fencing are: block masonry, rock, wrought iron, and vinyl. Wood and chain link fences are not permitted. Fences Walls on an Owner's property line are the responsibility of the Owner to maintain. As an example, the red masonry block wall running parallel with Telegraph, and also separating RidgePointe from Winter Haven, is located on the property lines of each Owner that backs up to the wall, and is the Owner responsibility to maintain. Fences Walls constructed between two (2) neighboring Lots must have written consent of the adjoining Owners prior to submission of the request for ACC approval and installation. The adjoining Owners must share maintenance.

Section 22. Swimming Pools/Hot Tubs. Swimming pools and hot tubs are allowed in enclosed rear yards, provided said installation has received prior ACC written approval via an ACC Request form. Full construction plans must be submitted for review prior to obtaining permits. If approved, the ACC Request will include a stipulation noting that the ACC is approving only the conceptual design of the installation. Compliance with any and all city, county, and state regulations are the sole responsibility of the applicant. It will also state that liability for the installation, maintenance, care, and safety of the pool or hot tub will rest solely with the applicant.

ARTICLE VION OPERATION AND MAINTENANCE

Section 1. <u>Maintenance of Common Areas and Significant Facilities</u>. The Common Areas shall be maintained by the Association so as not to detract from the appearance of the Property and so as not to adversely affect the value or use of any Lot. The Association shall also

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be responsible to maintain the grass for each Lot, as well as the irrigation watering schedule for each Lot that has an accessible timer. This means that the Board will employ a landscaping service to now and edge the lawns and adjust sprinkler timers, valves, and heads to maximize coverage and will bill the Owner for the maintenance costs. Correcting of malfunctioning, inadequate, or damaged sprinkler systems is the responsibility of the Owner. Sprinkler systems that are damaged by the landscaping service will be repaired by the landscaping service at their expense. The Association shall also be responsible to provide and maintain any significant facilities and services specifically designed to meet the physical or social needs of older persons, to the extent such facilities and services are necessary and practicable.

Section 2. Maintenance by Owner. Homes and yards are to be kept in good condition, including, but not limited to, paint, trim replacement of broken/missing materials, weeding, tree trimming, removal of dead plant material, etc. Each Owner shall be solely responsible for maintenance of the trees, shrubs, and plants on his Lot and the exterior of his home, and for ensuring that trees, shrubs, and plants planted on the Owner's Lot do not encroach on neighboring Lots nor the Common Area. In the event any Owner shall tail to perform this maintenance in a manner consistent with the terms of this Declaration, the Association shall have the right to enter upon such Lot in order to perform any necessary maintenance. The cost of such additional maintenance shall be added to and become part of the assessment to which such Lot is subject.

Section 3. <u>Utilities</u>. The Association, by decision of the Board, retains the right to assume responsibility for paying all or a portion of the utilities assessed to each individual Lot, and to thereafter include as a part of each Lot Owner's regular assessment a payment for that particular utility service. Each Lot Owner shall independently pay for all utility services or portions of a utility service which are not expressly assumed by the Association. Such utilities may include, but are not limited to: cable To service, sewer, garbage pick up water, electricity, telephone, and gas.

Section 4 Access at Reasonable Hours. The Board, or its authorized representative, after giving not less than twenty-four (24) hours advance notice posted to the Lot, may access a Lot, including the dwelling unit, from time to time during reasonable hours, as necessary for maintenance, repair, or replacement of any of the Common Areas. If repair to a Lot, dwelling unit or Common Area -- that if not made in a timely manner -- will likely result in immediate and substantial damage to a Common Area or another Lot or dwelling unit, then the Board may enter the Lot or the dwelling unit to make the emergency repair upon such notice as is reasonable under the circumstances.

Section 5. Duties of Manager. The Association may carry out through a manager any of its functions which are properly the subject of delegation. Any manager so engaged may be an independent contractor or an agent or employee of the Association, shall be responsible for managing the Property for the benefit of the Association and the Owners, and shall, to the extent permitted by law and the terms of the agreement with the Association, be authorized to perform any of the functions or acts required or permitted to be performed by the Association itself. The manager may contract with independent contractors or managing agents to perform all or any part

of the duties and responsibilities of the Association in relation to the Common Areas and all general maintenance and repairs within the Project. Any such contract with independent contractors or managing agents shall be limited to a duration of one (1) year, provided however, that contracts may be renewable for successive one (1) year periods with the approval of the majority of the Board.

Section 6. Terms of Management Agreement Any agreement for professional management of the Development may not exceed three (3) years. Any such agreement must provide for termination by either party without cause and without payment of a termination fee on ninety (90) days written notice.

ARTICLE VII **EASEMENTS**

Section 1. Reservation of Easements. Developer expressly reserves for the use and benefit of itself, its heirs and assigns, all public utilities serving the Property and the Association an easement and right-of way within the area of each of the private streets and within the areas of the public utility easements shown on the Plat for the purpose of constructing and placing within and thereon wires, conduits, transformers, and related and necessary items of equipment for the underground transmission of gas and electricity and for the construction, installation, operation and maintenance of water lines, sewer lines, drains, water pipes, telephone, television cable, or conduits under the surface of said streets and easements for any lawful purpose whatsoever.

Utility and Drainage Easements. Easements for the installation and maintenance of utilities and drainage facilities are as shown on the Plat. Within the easements, no structures shall be placed or permitted nor shall anything be done that may change or alter the direction or flow of drainage in the easements or which may obstruct or retard the flow of surface water through drainage channels or easements. All surface water shall be directed into these channels.

ARTICLE VIII **INSURANCE**

Section 1. INSURANCE ON POTS AND HOMES. THE ASSOCIATION SHALL HAVE NO DUTY OR RESPONSIBILITY TO PROCURE OR MAINTAIN ANY FIRE, LIABILITY, FLOOD, EARTHOUAKE OR SIMILAR CASUALTY COVERAGE FOR A LOT OR HOME, OR FOR THE CONTENTS OF ANY HOME. THE ASSOCIATION ALSO SHALLE HAVE NO DUTY TONINSURE AGAINST ANY NEGLIGENT ACTS OR EVENING OCCURRING AT- OR ON A LOT OR IN THE HOME.

Section 2. Assessments. Funds for insurance to be maintained by the Association shall be provided for from assessments as allowed by Article IV.

Section 3. Required Insurance. The Association shall secure and at all times maintain

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the following insurance coverage:

Multi-peril Coverage. A multi-peril type policy covering the Common Areas and facilities. Such policy shall provide coverage against loss or damage by the standard extended coverage endorsement, debris removal, cost of demolition, vandalism, malicious mischief, windstorm fire, earthquake, hailstorm, water drainage, and such other risks as customarily are covered with respect to projects similar to this Project in its construction, location, and use. As a minimum, such policy shall provide coverage on a replacement cost basis in an amount not less than that necessary to comply with any co- insurance percentage specified in the policy, but not less than one hundred percent (100%) of the full insurable value (based upon replacement cost). Such policy shall include an "agreed amount endorsement" or its equivalent, a "demolition endorsement" or its equivalent, an "increased cost of construction endorsement" or its equivalent, and a "contingent liability from operation of building laws endorsement" or its equivalent.

(b) Broad-form Public Lability Coverage. A comprehensive policy insuring the Owners, the Association, its Directors, officers, agents and employees against all damage or injury caused by their negligence to the public, invitees, tenants, or Owners on the Common Areas. Limits of the liability under such coverage shall not be less than One Million Dollars (\$1,000,000,000) for all claims for personal injury or property damage, or both, arising out of a single occurrence. Such policy or policies shall be issued on a comprehensive liability basis, shall provide that cross-insurers as between themselves are not prejudiced, and shall contain a severability of interest" clause or endorsement to preclude the insurer from denying the claim of an Owner in the development because of negligent acts of the Association or others.

(c) Fidelity Coverage. A fidelity policy or policies to protect against dishonest acts on the part of a Director(s), officer(s), manager, employee(s) of the Association and all others, including volunteers who handle or are responsible for handling funds of the Association The fidelity coverage shall name the Association as the obligee or insured and shall be written in an amount sufficient to offer the protection reasonably required, but in movevent less than one hundred percent (100%) of the reserves. The fidelity bond or insurance shall contain warvers of any defense based upon the exclusion of persons who serve without compensation from any definition of employee or similar expression. Said policy shall also provide that it may not be canceled or substantially modified (including cancellation for non-payment of premiums) without at least thirty (30) days prior written notice to all first Mortgagees of Lots.

Section 4. Additional Provisions. The following additional provisions shall apply with respect to insurance:

- Approval of Policies. All policies shall be written by a reputable company approved (a) by the Board O
- Contribution. Insurance secured and maintained by the Association shall not be brought into contribution with insurance held by the individual Owners or their Mortgagees.
- Flood Insurance. In the event that some part of the Project is now or may in the future be classified by the United States Department of Housing and Urban Development

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as an area having special flood hazards, a blanket policy of flood insurance on the flood areas shall be maintained in an amount customarily required in projects of this type to insure against flood damage.

- (d) Premiums Maintained in the Name of the Association as Trustee. Premiums for all insurance coverage obtained by the Association shall be written in the name of the Association as trustee for each of the Owners.
- (e) Review of insurance Policies. The Board shall periodically, and whenever demand is made by twenty percent (20%) or more of the Owners, review the adequacy of the Association's insurance program and shall report in writing the conclusions and actions to any Mortgagee or any Lot who shall have requested a copy of such report. Copies of every policy of insurance procured by the Board shall be available for inspection by the Owners.
- Rebuilding After Damage or Destruction. In the event of damage or destruction by fire or other casualty to any properties covered by insurance written in the name of the Association as trustee for the Owners, the Board shall, upon receipt of insurance proceeds, contract to rebuild or repair such damage or destroyed portions of the Properties to as good a condition as formerly. All such insurance proceeds shall be deposited in a bank or other financial institution, whose accounts are insured by a federal governmental agency with the proviso agreed to by said bank or institution that such funds may be withdrawn only by the signatures of at least two (2) members of the Board. The Board and/or the association treasurer shall advertise for sealed bids with any licensed contractors. The contractors shall be required to provide a full performance and payment bond for the repair, construction, or rebuilding of destroyed property. In the event the insurance proceeds are insufficient to pay all of the costs of repairing or rebuilding, or both, to the same condition as formerly, the Board shall levy a special assessment against all Owners in such proportions as the Board deems fair and equitable in light of the damage sustained.

ARTICLE IX ADDITIONAL PROPERTIES

Notwithstanding anything stated herein to the contrary, the Property as defined in Exhibits A and B shall not be added to or expanded.

USE & OCCUPANCY RESTRICTIONS

Section 1. Housing for Older Persons. A minimum of eighty percent (80%) of the Association dwellings must be occupied by at least one (1) person age 55 or older, as more fully described in Article XII below.

Section 2. Pets. No household pets, or other animals or poultry may be kept on any Lot, except indoor pets as approved by the Board; provided, however, that such pets are not raised, bred, or kept for commercial purposes. No more than two (2) pets are permitted per Lot. Pets must be controlled on a leash and directly supervised when outside the confines of the home or fenced yard. If pet waste must be picked up immediately. The Association has the right to restrict the

size and number of pets and to revoke permission to keep pets which annoy or disturb the peace and quiet or cause injury to persons or property.

Section 3. Activities. No noxious or offensive activity shall be carried on upon any Lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the Association or any adjoining or neighboring Lot Owner.

Section 4. Signs. All signs, excepting "Home For Sale" or "Home For Rent" signs, may be displayed in said subdivision only with the Association's prior approval. Only one (1) "Home for Rent" or "Home for Sale" sign is permitted per Lot. Signs, objects of unsightly appearance, or nuisance are not permitted. A single political sign, no larger than eighteen by twenty-four (18 x 24), may be displayed in an Owners yard as early as thirty (30) days prior to election day and must be removed the day after.

Section 5. Laundry Drying clothes, etc. outside of the home is not allowed.

Section 6. Garbage and Trash. All garbage and trash shall be placed in property covered containers. At no time shall there be piles of refuse and junk on any Lot. Garbage and trash cans may be placed on the street the night before trash pick-up day and are to be removed from the street the day of pick up and stored on the side or back of the home. Garbage and trash cans shall not be stored in front of any home.

Non-patio furniture, trash, clutter, etc., are not to be kept or stored on any Lot. Porches, patios, balconies, and areas between Lots are to be clean/free from unsightly objects,

⇒ Section 7. Antennas, Including Satellite TV Dishes and Solar No television or radio antennas, towers or discs may be exected on the Property without specific approval of the ACC. All solar collectors must be none reflective and approved, prior winstallation, by the ACC.

(a) Satellite TV Dishes must be permitted, per federal law. The ACC may control their placement on the home, as long as its requirements do not inhibit reception quality. Dishes for satellite providers may be installed on the side or back of the home but not on the front of the house facing the street. They should be attached on the eaves but not on the roof or exterior walls.

(b) TV antennas, while permitted under the same federal laws that exist for satellite TV dishes. have access to very few stations in the Subdivision and are discouraged.

(c) Solar Collector Panels must be non-reflective and approved by the ACC. Solar panels must be black-on-black and rated Tier 1 industry level quality by a Tier 1 manufacturer. Plans must be approved by the ACC prior to obtaining permits. Solar panels must lay flush to the surface of the roof and meet all fire codes for the space required between the edge of the panels and the top, bottom, and side edges of the roof. Typically, a minimum border of three (3) feet will be required. All mechanical equipment (batteries, inverters, power lock box, power connections) and other devices, including conduit, must be hidden from view or attached to the wall next to the home's electrical panel. Fencing to hide the equipment may be required. A licensed, insured contractor is required. The above are

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subject to rules applying to solar energy systems in a homeowners association, as stated in Utah Code § 57-8a-701.

Section 8. <u>Recreational Vehicles and Vehicle Maintenance</u>. Recreational vehicles such as RVs, boats, trailers, or similar vehicles, will be allowed on the street in front of the Owner's Lot the clubhouse parking lot or other lot that is designated for permit parking, for a maximum of three (3) consecutive days for the purpose of loading or unloading the vehicle as long as it is not blocking another Owner's Lot. Major repairs or maintenance shall not be done within the Association on any vehicle. Major repairs, for the purpose of this Section, is defined as any repair requiring more than one (1) day to complete.

Section 9. Wood Storage All firewood or other wood stored on a Lot shall be neatly stacked and stored in such manner as to be least visible from adjacent Lots and Common Area.

Section 10. Failure to Maintain Lot. In the event any Lot is not maintained and kept clean as herein provided or as provided in the Association's rules and regulations, the Association may send the Owner written notice that his Lot is not being adequately maintained. If the Owner fails to take substantive steps toward adequately maintaining his Lot within fifteen (5) days of his receipt of the aforementioned written notice, the Association shall have the right to furnish the labor and/or materials necessary to bring the Lot, including improvements and Landscaping thereon, to a standard which meets with the Association approval, in its sole discretion, and then to maintain the Lot according to such standards. In such event, the Owner shall pay the Association are mount equal to all direct and indirect costs and expenses incurred by the Developer or ACC in turnishing such labor and/or materials; the amount that the Owner is obligated to pay hereunder shall constitute a lien on such Lot and shall be payable within ten (10) days after the Owner is notified of the amount due and payable. In the event the Owner fails to pay the Association the amount owed pursuant to this Section, the Association shall have the remedies set forth in Article IV, Section 10 herein.

Section 11. <u>Use of Common Area</u>. The Common Area shall be maintained and used so as not to constitute a nuisance to nearby Owners. All usage of the Common Area shall be in compliance with the applicable provisions of the rules and regulations of the Association.

Section 12. Single Family Adult Purpose. The Property is hereby established as a senior, adult, community. All Lots within the Association shall be used exclusively for single family residential home purposes. For eighty percent (80%) of the residences, at least one occupant or Owner shall be an adult of fifty-five (55) years of age or more. The Board shall have the authority to establish separate rules concerning the maintenance of the Properties as a 55 and over" community, including without limitation establishing the maximum period during any calendar year during which (a) visitors 18 years of age and under, and (b) visitors over age 18 may visit on the Property. A person under age 18 may visit for short periods of time, as may any 'guests', for a maximum of fourteen (14) consecutive days and no more than twenty-one (21) total days in any quarter. The restrictions contained in this Section 12 of Article X are solely for the

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benefit of the Owners and occupants of the Property and are not meant to discriminate against younger people, but rather to protect the rights and interest of senior adult Owners and occupants in maintaining their community.

Section 13. No Further Subdivision. No Lot shall be re-subdivided smaller than shown or delineated on the Plat.

Section 14. Leasing/Rental Policy.

- No Owner shall lease or rent less than his or her entire living unit. A renter or lessee may not subject or allow a third party to occupy the unit. No dormitory type rentals are permitted. Any lease or rental agreement shall be in writing and must be presented to the Board. All lease or rental agreements must be for a minimum period of twelve (12) months and there shall be no rentals for commercial, hotel, transient or vacation purposes. (b) Units in the Association that are currently being leased or rented are units 2, 22, and 98. Each of the listed units shall be granted a grandfather status until the unit is transferred or becomes Owner-Occupied. An Owner that is currently leasing in compliance with the Declaration may continue to lease the Owner's Lot even if the lessees change or the Lot remains unoccupied in between lease terms. As each unit with grandfather status is transferred, no further units will be allowed to be leased or rented, except
 - (i) if Lot Owner qualifies an exemption as provided below;
 - (ii) the Owner of a grandfathered Lot passes the Lot to the heirs of such Owner by intestacy or testamentary instrument, may continue to be leased until the heirs sell the Lot or it becomes Owner-Occupied; or
 - (iii) if an Owner transfers the Owner's Lot at a time when a lease is in effect with respect to that Lot, the lease shall continue to its termination. However, the purchaser of the Lot shall not have the right to lease the Lot after such purchase takes title to the Lot, except for the remainder of the term of the lease in place at the come of transfer.
 - (c) For purposes hereof, a Lot shall be deemed "Owner-Occupied" if:
 - (i) Except as provided for in (e)(ii) below, the Owner or any member of Owner's immediate or extended ramily occupies the Lot for a period of seven (7) days or more in any ten (10) consecutive day period; or
 - (ii) An officer, owner, member, trustee, beneficiary, director, or person holding a similar position of ownership or control of an entity or trust that holds an ownership interest in the Lot, occupies the Lot:
 - (d) For purposes of this Section 14, a transfer occurs when one of or more of the following
 - (i) the Conveyance, sale, or other transfer of a Lot by deed;
 - (ii) the granting of a life estate in the Lot; or
 - (iii) if the Lot is owned by a limited liability company, corporation, partnership or other business entity, the sale or transfer of more than seventy-five percent (75%) of the business entity's share, stock, membership interest, or partnership interest in a twelve (12) -month period.
- (e) If an Owner believes that a handship is being endured pursuant to which such Owner needs to lease the Owner's Lot, the Owner may apply to the Board for a hardship exemption from

the leasing restrictions contained in this Section 14. If an Owner decides to apply for a hardship exemption, such Owner must take the following steps:

(i) Application. The Owner must submit a request in writing to the Board requesting a hardship exemption setting forth in detail the reasons for the request.

(ii) Approved Exemptions. The following five (5) hardship exemptions shall be deemed expressly approved provided the Owner provides proof of engagement in one (1) or more of the following for each application or extension

- (A) a Lot Owner in the military for the period of the Lot Owner's deployment;
- (B) a Lot occupied by a Lot Owner's parent, child, or sibling;
- (C) a Lot Owner whose employer has relocated the Lot Owner for two (2) years or
- (D) a Lot owned by an entity that is occupied by an individual who:
 - (1) has voting rights under the entity's organizing documents; and
 - (2) has a twenty-five percent (25%) or greater share of ownership, control, and right to profits and losses of the entity, and
- (E) a Lot owned by a trust or other entity created for estate planning purposes if the trust or other estate planning entity was created for:
 - (1) the estate of a current resident of the Lot; or
 - (2) the parent, child, or sibling of the current resident of the Lot.
- (iii) Conditional Exemptions. In addition to the approved exemptions, if based on the information supplied to the Board by the Owner, the Board finds, in its sole discretion, that a reasonable hardship exists, the Board may grant a waiver of lease restrictions up to a maximum of one (1) year.
 - Conditional Hardship Factors. The types of hardships that the Board may (A) consider under Subsection (iii) above, shall include, but not be limited to, (i) a death in the family. (i) medical treatments for an Owner, or a person residing with the Owner, (iii) a circumstance that requires the Owner to be away from the Owner's Lot for a good faith reason; (iv) religious, humanitarian, or civic service; or (iv) any other reason the Board, in its sole discretion, determines constitutes a hardship.
 - (B) Application for Extension of Conditional Exemptions. In the event an Owner has been granted a conditional hardship exemption, such Owner must reapply within thirty (30) days of the expiration of such hardship exemption, if such Owner wishes to request an extension thereof. The Board in its sole discretion. may decide if an extension for such conditional hardship exemption shall be granted. However, in no event shall the hardship be extended beyond a period of two (2) years,
- (f) The Board shall have the right to lease any Association owned Lots or any Lot which the Association has possession of, pursuant to any court order or foreclosure (judicial or nonjudicial) and said Lots shall not be subject to this Section 4.
- (g) Except as provided in this Subsection (g), the Association may not require a Not Owner who owns a rental Lot to:
 - (i) obtain the Association's approval of a prospective renter;
 - (ii) give the Association:

a copy of a rental application; (A)

- (B) a copy of a renter's or prospective renter's credit information or credit report;
- (C) a copy of a renter's or prospective renter's background check; or
- (D) documentation to verify the renter's age; or
- (E) pay an additional assessment, fine, or fee because the Lot is a rental Lot. (iii) a Lot Owner who owns a rental Lot shall give an Association the documents described in Subsection (gift the Lot Owner is required to provide the documents by court order or as part of discovery under the Utah Rules of Civil Procedure.
- (iv) to the extent the Declaration lawfully prohibits or restricts occupancy of the Lots by a certain class of individuals, the Association may require a Lot Owner who owns a rental Lot to give the Association the information described in this Subsection (g), if:
 - the information helps the Association determine whether the renter's occupancy of the Lot complies with the Declaration; and
 - the Association uses the information to determine whether the renter's occupancy of the Lot complies with the Declaration
- No unit may be leased/rented except as a single-family unit which is described as (h) follows: A single family when used in this Declaration shall mean a group of not more than four (4) persons in a two (2) bedroom unit or up to six (6) persons in a three (3) bedroom unit or larger, who are directly related either as spouses or significant others, parent and child grandparent or grandchild, nice, nephew or as siblings.
- Any lease or rental agreement shall be in writing and shall provide that the terms of the lease shall be subject in all respects to the provisions of this Declaration, the Articles of Incorporation, Bylaws, and Rules and Regulations of the Association and that any failure by lessee to comply with the terms of such documents shall be a default under the lease. In the event the Owner fails to remedy the default under their lease agreement, the Association is hereby appointed agent of the Owner and may initiate eviction proceedings agains Tenant.
- The Association must be notified, through its President or other Director, forther eight (48) hours prior to any move-in or move-out.

Section 15 Vehicles and Parking. Only street legal vehicles, duly licensed and insured are permitted (excludes golf carts). Commercial vehicles, and vehicles that are unlicensed, leak fluids, are inoperable or in disrepair are not permitted on streets or in driveways.

Owners and residents shall park their vehicles inside their garage or on their cement driveway. Owners and residents shall not park vehicles more than one (1) night on the street. Guest vehicles may be parked up to seven (7) days on the street in front of the visited home. Owners must obtain a parking permit from the Management Office if guests need more than seven (7) days, or if they wish to park a vehicle in the Clubbouse parking lot or other parking lot designated for permit parking. Vehicles may not be parked on any landscaped areas.

No semi-trailers or tractors will be parked on the Property at any time except current contractors working on a project.

Section 16. Display of the Flag. The Association may not prohibit an Owner from displaying the United States flag inside a dwelling or on the Owner's Lot or Limited Common

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Area appurtenant to the Owner's Lot if the display complies with United States Code, Title 4, Chapter 1. The Association may, by rule of the Board, restrict the display of a United States flag out the Common Area.

Section 17. Speed winit. All Owners, residents, and guests must obey the posted speed limits at all times.

Section 18 Use of Swimming Pool. Quests, and persons under 18, must always be accompanied by an adult resident. Residents may not lend, nor leave, the Pool Pass (and key) to/with guests or non-residents. The pool key must remain attached to the Pool Pass at all times.

Section 19. Garage Sales. Garage Sales are to be confined to the Owner's Lot only.

Section 20. <u>Commercial Activity</u>. No commercial activity shall be conducted from any home, nor on any portion of the Subdivision, that increases traffic on the Subdivision streets by inviting, encouraging, or allowing anyone to come to the Subdivision for the purpose of conducting any commercial activity, business, or enterprise.

Section 2 Ouiet Enjoyment. This is a 35 and older community and Owners have a right to occupy their homes in relative peace without chronic disruptions or disturbances by neighbors. Owners, occupants, and guests shall be courteous and respectful to others and shall not become an annoyance or nuisance to others that could deny their right to the quiet enjoyment of their property and the Subdivision. It is each Owner's responsibility to proactively attempt to resolve disputes through courteous and respectful interaction with others. Owners, occupants, and guests shall not engage in excessive, harassing, or abusive behavior, whether verbal, written or physical, nor any form of intimidation or aggression directed at others.

ARTICLE XI GENERAL PROVISIONS

Section 1. Enforcement. The Association, or any Owner or first Mortgagee, shall have the right to sue for damages, or to enforce by any proceeding injunctive or otherwise, at law or in equity all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration, the Bylaws or the Atticles of Incorporation. Specifically, the aggrieved party may seek to recover damages and for injunctive relief. Failure by the Association to enforce any covenant or restriction therein contained shall in no event be deemed a waiver of the right to do so thereafter. In the event any covenant, condition, or restriction included herein is inconsistent or in conflict with restrictions set forth in the subdivision, building, zoning or other ordinances of the City of Washington, the ordinances shall govern so long as the restrictions contained in the ordinances are more restrictive than the terms of this Declaration. However, where the terms of this Declaration are more restrictive than those contained in the ordinances of the City of Washington, Owners shall be subject to the enforcement of the terms of this Declaration.

Concerns or violations must be reported to the Association in writing in care of the

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management company.

Section 2. Severability Construction and Validity of Restrictions. All of said conditions, covenants and restrictions contained in this Declaration shall be construed together, but if it shall at any time be held that any one of said conditions covenants, or restrictions, or any part thereof, is invalid, or for any reason becomes unenforceable, no other condition, covenant or restriction, or any part thereof, shall be thereby affected or impaired; and the Association and Lot Owners, their successors, heirs and/or assigns shall be bound by each article, section, subsection, paragraph, sentence, clause, and phrase of this Declaration, irrespective of the fact that any article, section, subsection, paragraph, sentence, clause, or phrase be declared invalid or inoperative or for any reason become unenforceable.

Section 3. <u>Interpretation</u> The singular wherever used in this Declaration shall be construed to mean the plural when applicable and the necessary grammatical changes required to make the provisions hereof apply either to corporations or individuals, men or women, shall in all cases be assumed as though in each case fully expressed. Terms used in this Declaration shall be construed according to their fair meaning.

Section 4. Conflicts. In case of any conflict between this Declaration, as the same may be amended from time to time, the Articles of Incorporation, and the Bylaws of the Association, as they may be amended from time to time, the provisions of this Declaration shall be controlling.

Section 5. Condemnation of at any time or times the Common Areas or any part thereof shall be taken or condemned by any authority having the power of eminent domain, all compensation and damages shall be payable to the Association and shall be used promptly by the Association to the extent necessary for restoring or replacing any improvements on the remainder of the Common Areas. Upon completion of such work and payment in full therefor, any proceeds of condemnation then or thereafter in the hands of the Association which are proceeds of the taking of any portion of the Common Areas provided, however, that in the event of a taking in which any Lot is eliminated, the Association shall disburse the portion of the proceeds of the condemnation award allocable to the interest of the Owner of such Lot to such Owner and any first Mortgagee of such Lot, as their interests shall appear. after deducting the proportionate share of said Lot from the cost of debris removal.

Section 6. Right of First Mortgagee to Examine Association Records. Any first Mortgagee shall have the right to examine the books, records, and financial statements of the Association upon reasonable notice.

Section 7. Nonmeritorious Litigation. In accordance with Utah Code Ann. § 78-27-56, the Association shall be entitled to an award of reasonable attorney fees if a court of competent jurisdiction determines that an action brought against the Association was without merit and was not brought or asserted in good faith. The Association shall also be entitled to all related costs and fees resulting from such an action.

Section 8. Notices. When notice is required under this Declaration, notice shall be given as provided in the Bylaws. The Association shall give to any first Mortgagee requesting the same, notice of all meetings of the Association, and the first Mortgagee shall thereafter be entitled to have a representative attendall such meetings. The Association shall also give to any first Mortgagee requesting the same, notice of the following: (a) any default by the Owner of the Lot subject to the first mortgage in the performance of said Owner's obligations under this Declaration, the Articles of Incorporation, Bylaws, or rules of the Association, which default has not been cured within thirty (30) days, (b) any substantial damage to any Lot or the Common Areas the repair of which will cost more than Five Thousand Dollars (\$5,000.00); (c) any proposed condemnation proceedings against any Lot or the Common Areas; and (d) any proposal by the Association to either abandon the Project established by this Declaration, or to pass any material amendment to this Declaration, the Articles of Incorporation, or the Bylaws.

restrictions, conditions, covenants, or agreements herein contained shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to one occurring prior or subsequent thereto, nor shall such failure give rise to any claim or cause of action against the Association, Owner, or Developer. No waiver of a breach shall be construed to be a waiver of any other breach of the same or other provision nor shall the failure to enforce any one of the provisions hereof be construed as a waiver of any other provision.

Section 10. <u>Assessment for Sewers</u>. Purchasers of Lots in phase I, II, III, and IV Ridge Pointe Subdivision are subject to an assessment from Washington City for maintenance of the sewer lift station.

Section 11. <u>Future Instruments</u>. All instruments conveying or assigning any interest in all or part of the Property shall refer to this instrument and shall be subject to the covenants, restrictions, reservations, conditions and servitude herein contained as fully as though this instrument were therein set forth in full; provided, however, that the terms and conditions of this instrument shall be binding upon all persons affected by its terms regardless whether express reference is made to this instrument.

Section 12. Amendment. This Declaration may be amended only be an instrument executed by at least two-thirds (2/3) of the Owners; such an amendment shall not be effective until it is recorded. Notwithstanding the right of the Owners to amend this Declaration, the Board shall have the right, upon advice of legal counsel and without Owner approval, to amend the Declaration to conform to any local, state, or federal laws which mandate changes to this Declaration or which laws would render one or more covenants obsolete or contrary to law.

Section 3. Expansion. Developer reserves the right to expand the project through the comparable development of adjacent land and incorporate said expansion land within this Declaration by specified reference thereto. Any such expansion shall be subject to all the terms and conditions of this Declaration.

Section 14. As used herein, the masculine shall include the feminine and neuters

Section 15. Vacant Lots, All buyers of Lots shall have up to three (3) years to build or otherwise have an approved home installed on their Lot. Owners who fail to begin construction within three (3) years may be subject to (1) fines up to Five Hundred Dollars (\$500.00) per months and (2) a lien being placed against the Lot, until the fines and lien are satisfied prior to construction of the new home beginning or transfer of ownership is complete. Owners may not exercise a 'controlled transfer of ownership' to family members, nor any entity over which the Owner has full or partial control or influence, in order to avoid fines associated with this requirement.

Section 16. Action of the Association. Except as limited in this Declaration or the Association Bylaws, the Board acts in all instances on behalf of the Association.

Section 17. Rules Against Perpetuities. The rule against perpetuities and the rule against unreasonable restraints on alternation of real estate may not defeat or otherwise void a provision of this Declaration, the Articles, Bylaws, Plat, Rules or other governing document of the Association. If for any reason this Declaration does not comply with the Act, such noncompliance does not render a Lot or Common Area unmarketable or otherwise affect the title if the failure is insubstantial.

Section 18. Fines. The Association, through its Board, shall have the power to levy fines for violations of the Association's governing documents and fines may only be levied for violations of the governing documents. In addition to the levy of fines, the Board may also elect to pursue other enforcement remedies and or damages permitted under the governing documents. Furthermore, pursuant to Utah Code § 57-8a-218(2)(b), a tenant shall be jointly and severally liable to the Association with the Owner leasing to such tenant for any violation of the governing documents by the tenant. The Board shall adopt a rule for the procedure to enforce the governing documents and levy fixes, including a schedule of fines.

Section 19. Reserve Fund. The Board shall cause a reserve analysis to be conducted no less frequently than every six (6) years and shall review and, if necessary, update a previously prepared reserve analysis every three (3) wears. The Board may conduct the reserve analysis by itself or may engage a reliable person or organization to conduct the reserve analysis. The Board shall annually provide Owners a summary of the most recent reserve analysis or update and provide a complete copy of the reserve analysis or update to an Owner upon request. In formulating the budget each year, the Board shall include a reserve line item in an amount required by the governing documents, or, if the governing documents to not provide for an amount the Board shall include an amount it determines, based on the reserve analysis, to be prudent. Unless a majority of the Association Owners vote to approve the use of reserve fund money for that purpose, the Board may not use money in a reserve fund: (i) for daily maintenance expenses; or (ii) for any purpose other than the purpose for which the reserve fund was established. A Board shall maintain a reserve fund separate from other Association funds.

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Section 20. Budget. At least annually the Board shall prepare and adopt a budget for the Association and the Board shall present the budget at a meeting of the Members. A budget presented by the Board is only disapproved if Member action to disapprove the budget is taken in accordance with the limitations under Section 215 of the Act.

ARTICLE XII HOUSING FOR OLDER PERSONS

Familial Status Discrimination The Act prohibits discrimination on the basis of, among other things, Familial Status, except in the case of Housing for Older Persons. This Declaration and the policies, procedures, and rules provided for hereunder, demonstrate: (1) that this Property is intended and operated for occupancy by persons 55 years of age or older; (2) that not less than eighty percent (80%) of the occupied units are to be occupied by at least one (1) person who is 55 years of age and older as required by the Act for Older Persons; (3) that the Association will maintain a policy, except as provided in (A) the Association's policies, procedures, and rules and (B) Section 3 below, that each and every home shall be occupied by at least one (1) person 55 years. least one (1) person 55 years of age or older; (4) no person under the age of 18 is permitted to be an occupant; and (5) that the Association shall publish and adhere to policies, procedures, and rules that demonstrate the intent required under the Act for Older Persons in order to be exempted from the prohibition against discriminating on the basis of Familial Status and that the Association will comply with any and all policies and procedures promulgated by the Secretary of the United States Department of Housing and Urban Development in relation to Housing for Older Persons.

Policies, Procedures, and Rules. The Association shall have the right and Section 2. authority to publish policies, procedures, and rules governing this Property as Housing for Older Persons, 55 years of age or older. These original RidgePointe Policies, Procedures, and Rules in Respect to Housing for Older Persons was adopted by the Members on or about February 13,2004 (the "55 and Over Policies"). The Board can modify, amend, add to, or supersede the 55 and Over Policies in any manner to conform with this Declaration and such policies and procedures for Housing for Older Persons promulgated from time to time by the Secretary of the United States Department of Housing and Urban Development. In order to maintain the Association's status as Housing for Older Persons, Owners and occupants of homes are required to complete and submit an application verifying their age as required by the Board. A copy of the \$5 and Older Policies (Amended October 2019) are attached hereto as Exhibit D. If the Board hereafter amends, modifies, or supersedes the 55 and Over Policies, in whole or in part, said amendments shall be recorded against the Properties within the Washington County Recorder.

Section 3. Applicability. The provisions of this Article shall not apply to prohibit the occupancy of any person occupying a home on the Property before February 17, 2004 or to prohibit the occupancy by a child born to such occupant while that occupant is a resident on the Property, or to prohibit the ownership or occupancy of a dwelling by an heir or other person due to the departure from the property of a qualifying Member over the age of 55 due to that Member's death, divorce, separation, or disability, so long as eighty percent (80%) of the homes are occupied by at least one person age 55 or older. Nowever, any sale or rental of a home by such an heir,

> Amended and Restated CC&Rs RidgePointe Page 33

20190050784 12/04/2019 04:26:18 PM Page 39 of 91 Washington County occupant or Owner must be in accordance with the provisions of these amendments and the policies, procedures and rules provided for herein, and the Association reserves the right to enforce the age-related restrictions defined in this Article XII regardless of how ownership or occupancy of the property is obtained. Execution of Amendments This Amendment and Restated Declaration of Covenants, Conditions, and Restrictions of RidgePointe shall not be recorded until (i) at least sixty-seven percent (67%) of the Owners shall consent to this Declaration in writing, and (ii) the President of the Association shall have caused to be conducted a survey of the occupants of the homes in Association property whereby he will execute a Verification that at least eighty percent (80%) of the dwelling units of the Association are occupied by at least one (1) person 55 years of age or older. This Declaration shall then be effective upon recording. [SIGNATURE ON FOLLOWING PAGE] Amended and Restated CC&Rs RidgePointe Page 34

20190050784 12/04/2019 04:26:18 PM Page 40 of 91 Washington County IN WITNESS WHEREOF, the President of the Association certifies the following: (i) sixty-seven percent (67%) of the Mortgagees of the individual Lots have previously approved this Declaration; and (ii) that Exhibit Coontains the signatures, or attached written proxies, of at least sixty-seven percent (67%) or more of the Lot Owners of the Association, signifying their approval of this Declaration. RIDGEPOINTE HOMEOWNERS ASSOCIATION SOUTH, INC., a Utah nonprofit corporation By: Craig Williamson Its: President STATE OF UTAH County of Washington.) On this 4 day of Vecomber , 20 personally appeared before me Craig Williamson, whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he is the President of the RidgePointe Homeowners Association South, Inc., a Utah nonprofit corporation, and that the foregoing document was signed by him on behalf of the Association by authority of its Bylaws, Declaration, or resolution of the Board, and he acknowledged before me that he executed the document on behalf of the Association and for its stated purpose. TIFFANY OLSON otan Public, State of Utah Commission # 693306 Commission Expires On January 25, 2021 Amended and Restated CC&Rs RidgePointe Page 35

20190050784 12/04/2019 04:26:18 PM Page 41 of 91 Washington County Exhibit A (Legal Description) This Amended and Restated Declaration Covenants, Conditions, and Restrictions of RidgePointe affects the following real property, all located in Washington County, State of Utah: All of Lots 1 through 15, Lot 16-A, Lots 18 through 24, Lots 25-A through 29-A, Lot 30, and Lots 201 through 203, together with all Common Area, Ridgepointe 1 Amd (W) according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah. PARCEL: W-RP-1-1 through W-RP-1-15 PARCEL: W-RP-1-16-A PARCEL: W-RP-1-18 through W-RP-1-24 PARCEL: W-RP-1-25-A through W-RP-1-29-A PARCEL: W-RP-1-30 PARCEL: W-RP-1-201 Phrough W-RP-1-203 All of Lots 31 through 49, Lot 50-A-1, Lot 51-A through 53-A, Lots 54 through 58, Lot 102, and Lot 105-A-1-A, together with all Common Area, Ridgepointe 2 (W) according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah. PARCEL: W-RP-2-31 through W-RP-2-49 ₽``ARCEL: W-RP-2-50-A-1 PÅRCEL: W-RP-2-51-A through W-RP-2-53-A PARCEL: W-RP-2-54 through W-RP-2-58 PARCEL: W-RP-2-102 PARCEL: W-RP-2-108-A-1-A All of Lots 59 through 63, Lots 85 through 101, Cots 103 through 104, Lot 106-A-T-A, Lot 107-A-1, and Lots 108-A through 110-A, together with all Common Area, Ridgepointe 3 (W) according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah. PARCEL: W-RP-3-59 through W-RP-3-63 PARCEL: W-RP-3-85 through W-RP-3-101 PARCEL: W-RP-3-103 through W-RP-3-104 PARCEL: W-RP-3-166-A-1-A PARCEL: W-RP 307-A-1 PARCEL: W_RP3-108-A through W-RP-3-110-All of Lots 111 through 120, Lots 121-A through 122-A, Lots 123 through 140, Lots 141-A through 143-A, and Lots 144 through 154, together with all Common Area, Ridgepointe 4 (W) according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.



Exhibit B (Legal Description of Annexable Property)

PARCEL 1:

Beginning North 0°12' West 555.41 feet from the South Quarter come: Section 13, Township 42 South, Range 15 West, thence South 89°48' West 1279.49 feet; thence North 0°55'16" West 40 feet; thence North 89°48' East 466.50; thence North 68°10' West 476.54 feet; thence North 0°55'16" West 215.44 feet thence North 05°23'23" West 861.90 feet; thence North 84°19' East 447.80 feet to East Line Southwest Quarter Section 32 thence South 0°12' East along East line Southwest Quarter 1272.46 feet to point of beginning. Less: Beginning South 89°48' West 370.51 feet and North 0°12' West 771.06 feet from the South Quarter being also South 0°55'16" East 21.41 feet from the Southeast corner of the WORLDWIDE SUN RESORT PHASE 2 UNIT 2 SUBDIVISION thence North 0°55'16" West 215.44 feet to and along East Line Subdivision to angle point in East Line Subdivision thence South 05°23'23" East 209.82 feet; thence South 68°10'14" West 17.49 feet to point of beginning. Less: LAND IN RIDGEPOINTE 1 SUBDIVISION AMENDED AND RIDGEPOINTE PHASES 2 AND SUBDIVISION

PARCEL 2:

Beginning at the South Quarter corner said Section 13. Township 42 South, Range 15 West Salt Lake Base and Meridian and running thence South 89°48' West along the South Line of said Section 13, 1272.50 feet; thence North 0°55'16" West 555.45 feet, thence North 89°48' East 1279.49 feet to the East Line Southwest Quarter said Section 13, thence South 0°12' East along said line 555.41 feet to point of beginning. Less: South 272 feet of East 800.74 feet. Less: and in Ridgepointe Phase 3 Subdivision.

PARCEL 3:

Beginning at the South Quarter corner Section 13, Township 42 South, Range 15 West Salt Lake Base and Meridian and running thence North 0°02'03" East 272 feet along the center section line thence South 89°06'40" West 800.74 feet; thence South 89°06'40" East 800.74 feet to point of said Section 13; thence along said South line North 89°06'40" East 800.74 feet to point of beginning. Less: Beginning at a point South 89°06'40" West 240 feet along the section line from the South Quarter Corner Section 13, and running North 0°02"03" East 272 feet; thence South 89°06'40" West 160 feet; thence South 0°02'03" West 272 feet to said Section line; thence along said line North 89°06'40" East 160 feet to point of beginning.

PARCEL 4:

Beginning at a point South 8906'40" West 240 feet along the Section line from the South Quarter Corner of Section 13, Township 42 South, Range 15 West Salt Sake Base and Meridian and running thence North 0°02'03" East 272 feet; thence South 89°06'40" West 160 feet; thence South 0°02'03" West 272 feet to said Section Line; thence along said line North 89°06'40" East 160 feet to the point of beginning.

PARCEL 5:

Beginning at a point South 89°48'00" West 1272.59 feet from South Quarter Corner Section 13,

90050784 Page 44 of 91 12/04/2019 04:26:18 PM Washington County Township 42 South, Range 15 West Salt Lake Base and Meridian; thence North 00°55'16" West 1904_49 feet +/- to South line TELEGRAPH street; thence South 84°19'00 West along South line TELEGRAPH STREET 66 FEET; thence South 00°55'16" East 1895 feet to the Southwest Corner of Southeast Quarter of Southwest Quarter of Section 13, thence North 89°48'00" East 66 feet along South line to point of beginning. WHICH PROPERTIES are also known collectively as all of RiggePointe Phase V.

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Exhibit C (Signed Instrument)

By signing this Exhibit C, you are approving and indicating your assent to the Amended and Restated Declaration of Covenants, Conditions and Restrictions of RidgePointe Homeowners Association. In the event 67% of the members assent to the Amended and Restated Declaration and Bylaws, it will be recorded in the Washington County Recorder's Office, along with a copy of your signature on Exhibit C. Exhibit C to the Amended and Restated Declaration may be executed in counterparts, all of which together shall constitute one and the same instrument. Photocopies and facsimiles may be used as originals and shall have the same force and effect.

	Printed Name	Signature of assenting member	Unit# \	Date	R_{∞}
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<u> </u>	BOYD H. BROWN	Loy of Brown	46	10-29-	
	Elna Jones	Ema John	38	10/29/19	
1	eland L. Thom	se of Salamine Carry	196	11/1/19	۵
N	lather GBAL	~\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	7/3/	11/8/19	
X	MZ TALOMA	my Torona	153	11/9/19	
	Sharon Jenks	Sharan July	#43	11/11/20	
r	Mark Radioh	mark Ratich	111	11/11/29	
1	Paul Potrasen	Aul Alisa	#16	11/14/19	
n	1AKK W4/144	Mary	*10	1/16/19	lo.
T	PERNA detle Sweetse	Somatte Justin	63		
کا®	Haron Petrson	Thain Pehrong	58	11/19/19	
	UTH ROTE	Ruth Rus	95	1/22/29	
E	lain Buran	Then Dain	151	11/30/19	
	arah Glidden	Sarah Place	54	11/19	lb_
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Page 46 of 91 Washington County

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	Printed Name	Signature of assenting member	Unit#	Date
	CRAIG WILLIAMSON	Buill	96	10/20/19
	Paul Jensen	Faul Messer) <u>N</u>	10/22/19
	Robin Erickson	Haken Eucks	125	10/22/19
Ma	Mark Bergmann	Most Bey	80)	10/24/19
	Lester & Chrishine	Kit Reh	123	10/22/19
	GEORGE FACCIOTITI	The waster	36	10/23/19
	PAUL Brashy	Bul & Butte	(13)7°	10/25/19
	LAPRY SHADIOR	Ly Cray	128	11/05/19
	Deborah Hills	Water Holls	129	11/18/2019
	Charles Rich	Chad the	143	10-22-2019
	MARIYN MOORE	Mosely Moore	87	10-23-2019
	Fry BELLISTON -		1460	10-23-2019
	CLINT STAPLES	Elist Storphs	35	10-23-2019
ALIONO.	Dale Roley	Jole K Soly	<i>55</i>	10-23-2019
	Janey Arayle	Ancy regular	139	10-23 2019
	Winger Bridge	Pul nessy	12	10/30/19
	Nosbert H Lyse	Walnut Gla	135	10/23/19
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Printed Name	Signature of assenting member	Unit#	Date
Pordell RAINEY	James Barney	1360	10-23-19
DALE G OVEREY		EG	10-23-19
Michelle Destruch	Michelle Leebach	144	10-24-19
Greg T. Flynn	lington	85	10-2479
Boblie E. Rock	Bobbi E. Roch &r.	86	10-24-19
·	Can Attrodowy	126	10-24-19
PeresaBed	_1 () \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Sign	10-24-19
Marlys Dirksen	Marlis Wilmin	118	10-24-18
JAMES W. Shek	Christo, Clark	121	10-24049
Judy Dana		122	10-24-19
Lawrence Lynn Eldredge	Smary Tym likely	120	10-24-19
	Carrie White	37	10-24-19
MARSHA HOSKINS	Kicha Holhins	49	10-24-19
L. P. Jones	- O Jones	4P	10-24-19
	Fromme Muller	57	10-24-19
DIXIC SLy.	I 77∧ € ≫	90	10-24-19
Alan King		112	10-24-2019

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	Printed Name	Signature of assenting member	Unit#	Date	llo-
	ORAY STRICKLAND	De Strike	1000	10-24-19	96 j
	APNE REPRICKSON	Dine R. Euglan	ે ૧	10-25-19	
	Patsy Hayres		102	10-25-19	
	Sherry Klasmussen	Derry Rasm	108	10-35-19	
	RONALD E. NIELSE	V Janald & Nulsen	61	10-25-19	
	Sharol W. Wall	Sal W. Wall	3/0	10-25-19	ROS
	Van Mays	Santifa	154	10/25/2019 C)) <i>A</i>
7	Pay/Rehbellin	HOLD ROUSE	952	10/24/30/2	
	H. Anne Surposki	amy Sugarata	147	10/25/09	,
	Wesley Wellman	Welthellmin	60	10/20/19	
	David GRAJ	David Graf	51	10/26/19	П
	BREY LEANBYBE	Barry Belle	940	10/26/19	96 ₄₁
	Elna Rae Pyre	Elia A Inge	149	10/26/19)
	Truce Collin	Types follows	150	10/26/19	
	TOM DARK DUTOR	tanty by	26	10-26-19	
	PICHAPD NIMES	Curry a Marino	45	10/26/19	
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Exhibit C (Signed Instrument)

By signing this Exhibit C, you are approving and indicating your assent to the Amended and Restated Declaration of Covenants, Conditions and Restrictions of RidgePointe Homeowners. Association. In the event 67% of the members assent to the Amended and Restated Declaration and Bylaws, it will be recorded in the Washington County Recorder's Office, along with a copy of your signature on Exhibit C. Exhibit C to the Amended and Restated Declaration may be executed in counterparts, all of which together shall constitute one and the same instrument. Photocopies and facsimiles may be used as originals and shall have the same force and effect.

	Printed	Name	Signature of assenting member	Unit# 🕠	Date	_
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		Wishon	Signature of assenting member		Date 12-3-2019	
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Exhibit C (Signed Instrument)

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Mark Bergmann Mark Bay 12-3-19 Mark Bergmann Mark Bay 12 12-3-19 Mark Bergmann Mark Bay 15 12-3-19 Mark Bergmann Mark Bay 46 12-3-19 Mark Bergmann Mark Berg 52 12-3-19 Mark Bergmann Mark Berg 53 12-3-19 Mark Bergmann Mark Berg 59 12-3-19 Mark Bergmann Mark Berg 72 12-3-19 Mark Bergmann Mark Berg 89 12-3-19 Mark Bergmann Mark Berg 72 12-3-19
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Exhibit C (Signed Instrument)

By signing this Exhibit C, you are approving and indicating your assent to the Amended and Restated Declaration of Covenants, Conditions and Restrictions of RidgePointe Homeowners Association. In the event 67% of the members assent to the Amended and Restated Declaration and Bylaws, it will be recorded in the Washington County Recorder's Office, along with a copy of your signature on Exhibit C. Exhibit C to the Amended and Restated Declaration may be executed in counterparts, all of which together shall constitute one and the same instrument. Photocopies and facsimiles may be used as originals and shall have the same force and effect.

	Printed Name	Signature of assenting member	Unit# 🔬	Date	R_{\sim}
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	Mark Bergmann	Maly Bergn .	110	12-3-19	<i>)</i>
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Male	Mark Bergmann	Mark Bey	114	12-3-19	
	Mark Bergmann	Mark Berg	117	12-3-19	
	Mark Bergmann	Mark Berg	124	12-3-19	
	Mark Bergmann	Mat Bey	127	12-3-19	
	Mark Bergman	Mark Bery	130	12-3-16	
	Mark Bergmann	Moli Bey (1)	133	12-7-19	
	Mark Bergmann	Mali Bay -	134	12-3-19	
	Mack Bergmann	Male Bey	140	12-3-19	
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	Mark Bergmany	Mah Bey	148	12-3-19	
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	Mark Bergmann	Mah Bey	202	12-3-19	
	CRAIG WILLIAMSON	Calal	119	12-3-19	. N
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	(A) (5) =	Washington County	
		ASSOCIATION, INC.	, O ,
<u>DIRE</u>	<u>ĈTED AND LIMIT</u>	ED PROXY	
Member Owning Lot No(s).	(Note: List all lots	for which you separately pay	dues.)
Print Name(s): Jones Tomo	a ««®	uoule To	REVIEDE
Last	First	Middle Initial	
		77	DEC 0 2 2019 💆
Last	First	Middle Initial	BY:
As provided in the Bylaws of RidgePointe Ho following person to be my/our proxy: (check of	meowners Association,	Inc. ("Association"), I/we	hereby designate the
	(Snecil	fy Owner's Name)	
Secretary of the Ridge Pointe F	Homeowners Association	n, Inc.	
to act as my true and lawful attorney, substitu and to vote and sign on my behalf as direct	te, and proxy for me ar	nd in my name, place and s	stead, for quorum purposes
personally present at the Special Meeting of	the Members of Ridgel	Pointe Homeowners Associated	riation, Inc., scheduled for
December 3, 2019 at 3:00 PM, to be held a	it Clubhouse ("Special	Meeting"), to vote on and	l approve of the Amended
and Restated Declaration of Covenants, Co Homeowners Association, Inc., including	onditions and Restriction	ons and Reservation of I	Easement for RidgePointe
Association, Inc. (hereinafter collectively refe	ried to as the "Propose	d Amended and Restated	CC&Rs"). I hereby revoke
any proxy or proxies heretofore given by the t	o any person or persons	s whatsoever for the aforen	nentioned Special Meeting.
This directed and limited proxy shall exten	d only to the aforeme	entioned Special Meeting,	and any adjournment or
I hereby give my proxy the powers expressly s	et forth herein, includin	g directing my proxy to vo	te as follows:
1. CC&Rş Amendment and Restatemen			_
	nt 2 Ry _a l	awe Amendment and	Rectatement
/	nt 2. By-1	Laws Amendment and	
[] AGAINST		[√FOR]] AC	GAINST
[] AGAINST IN WITNESS WHEREOF, I have executed that	S Directed and Limited	[V] FOR JAC	BAINST below. It is understood that
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20190050784 12/04/2019 04:26:18 PM Page 54 of 91 Washington County List all look which you separately pay dues.) Middle Injust As provided Rule Bylaws of RidgePointe Homenners Association, Inc. ("Association"), I/we hereby designate the following person to be my/our proxy: (check one) Secretary of the Rich Pointe Homeowners Association Vac to act as my true and tawful whorney, substitute, and proxy for his and in my name, place and stead for quorum purposes and to vote and sign on he behalf as directed and limited herein with the same effect as I might or could do were I personally present at the Special Meeting of the Members of RidgePointe Homeowners Association. Inc., scheduled for December 3, 2019 at 3:00 PM, to be held at Clubhouse ("Special Meeting"), to vote on and approve of the Amended and Restated Declaration of Covenants, Conditions and Restrictions and Reservation of Easement for RidgePoints Homeowners Association, Inc., including the Ornended and Restated Bylaw For the RidgePointe Homeowners Association Dire. (hereinafter collectively referred to as the "Proposed Amenda and Restated CC&Rs"). I hereby (repoke any proxies heretofore given by the to any person or persons whatsawer for the aforementioned Special Meeting. Timorrected and limited proxy share atom only to the aforemention Special Meeting, and any adjustment or I hereby give my proxy the proxys expressly set forth herein, including directing my proxy to vote a follows 1. CC&Rs Amendment and Restatement 2. By-Laws Amendment and Restatement LAGAINST 1 AGAINST IN WITNESOWHEREOF. I have executed this specied and Limited Proxy on the staffer forth below. It is understood the if I am after attend the Special Meeting until and adjournment or adjournments the good, this proxy can be revoked and may vote on person. In the event the affirmative vote of the Owners holding nucless than sixty-seven percent 16720 of the verification of the Members vote in Kor of the Proposed Amended and Korated CC&Rs. I agree to be beginned by, and Cereby consent to recording the Reoposed Amended and Restated Co Rs, along with a copy of the Directed and Cimited Proxy, in the records while Washington County Recorder Shie of Utah, I understand, consented agree that by voting for the Proposed Amended and Restated CC&Rs my promis authorized to sign an instrument consenting and approving of the Proposed Amended and Restated CC&Rs on he behalf. Eunella Fill all the blanks Print clearly. sign and date the proxy on the lines provided. If undated, your signature will be authority for the Association to entry what Please mail, espail, or hand diveryour completed proxy to the Mail to RidgePointe Home Whers Association, Inc. clo Community Association Management Email to Kimberly Graft at kimberty @camutals.com Hand Deliver to the Association's Secretary prior to the Special Meeting or any adjournment thereof.

nher Owning Lot No(s)

Muriments thereof.

[X] FOR

Oct 03

107 S 1470 E. #204 St. George, UT 8479

PROXY INSPRUCTIONS

DATE:

- N	20190050784	12/04/2019 04:26:	18 PM
		Washington Count	-
		ASSOCIATION, INC.	
DIR	ECTED AND LIMIT	<u>ED PROXÝ</u>	* 60 m
Member Owning Lot No(s)/2	(Note: List all lots	which you separately pa	av duas) (EN)
	(Note. List all 10ts	syron winch you separately pa	Peceinel
Print Name(s): HARRES	204Ce	Middle Initial	
	····9 .	Wilder William	AN OCT 2 5 2019 W
Last	T:		
Last	First	Middle Initial	BY:
As provided in the Bylaws of RidgePointe H following person to be my/our proxy: (check	omeowners Association,	Inc. ("Association"), I/w	e hereby designate the
	(Smark)	G. O. A. De N	200
[X] Secretary of the Ridge Pointe	Homeowners Association	fy Owner's Name)	
	_ (Mir.	
to act as my true and lawful afforney, substit	tute, and proxy for mean	nd in my name, place and	stead for quorum purposes
and to vote and sign on mybehalf as direct	cted and limited herein	with the same effect as I	I might or could do were I
personally present at the Special Meeting of	the Members of Ridge	Pointe Homeowners Asso	ociation, Inc., scheduled for
December 3, 2019 at 3:00 PM, to be held and Restated Declaration of Covenants, C	at Clubnouse ("Special	Meeting"), to vote on ar	Easement for PidesPoints
Homeowners Association, Inc., including	the Amended and Re	estated Bylaws for the	RidgePointe Homeowners
Association, Inc. (hereinafter collectively ref	erred to as the "Propose	d Amended and Restated	CC&Rs"). I hereby revoke
any proxy or proxies heretofore given by me	to any person or person	s whatsoever for the afore	mentioned Special Meeting.
This directed and limited proxy shall exte	end only to the aforeme	entioned Special Meeting	g, and any adjournment or
(adjournments thereof.			
I hereby give my proxy the powers expressly	set forth herein, including	リ ng directing my proxy to y	ote as follows:
		P P	
1. CC&Rs Amendment and Restatement	ent 2. By-l	Laws Amendment and	Restatement
5 4 E 0 B			
M FOR [] AGAINST	· (1	[X] FOR [] A	GAINST
			(Co.
IN WITNESS WHEREOF, I have executed the	ais Orected and Limited	Proxy on the date set forth	below. It is understood that
IN WITNESS WHEREOF, I have executed the if I am able to attend the Special Meeting and	any adjournment or adjournment	Proxy on the date set forth urnments thereof, this pro-	below. It is understood that xy can be revoked and I may
IN WITNESS WHEREOF, I have executed the if I am able to attend the Special Meeting and vote in person. In the event the affirmative	any adjournment or ad	Proxy on the date set forth urnments thereof, this produing and less than sixty-	n below. It is understood that xy can be revoked and may seven percent (67%) of the
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	RIDGEPOINTE	ÖMEOWNE	RS ASSOC	IATION, INC.	
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Print Name(s): BAKK	H W	IMA N	<u></u>	Middle Initial	
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As provided in the Bylaw	s of RidgePointe Home	whers Associa	tion, Inc. ("A	ssociation), I/we he	reby designate the
following person to be my	y/our proxy: (check one)	*	^	O ·	
while it while	no BARKA	(\$	pecify Owner	's Nama)	
[\sqrt{]} Secretary	of the RidgePointe Hom	eowners Assoc	iation Inc.	s rame)	
2/10	- O/2 2		-0/1,		
to act as my true and law	ful attorney, substitute,	and proxy for h	ne and in my	name, place and stea	for quorum purposes
and to vote and sign on personally present at the	Special Meeting of the	and limited her	ein with the	same effect as I mis	ght or could do were I
December 3. 2019 at 3:	00 PM. to be held at C	lubhouse ("Spe	ecial Meeting	omeowners Associat ") to vote on and a	non, inc., scrieduled <u>for</u> norove of the Amended
and Restated Declaration	n of Covenants, Condi	tions and Rest	rictions and	Reservation of Ease	ement for RidgePointe
Homeowners Associatio	n, Inc., including the	Amended and	l Restated E	Bylams for the Rid	gePointe Homeowners
Association, Inc. (hereing	ifter collectively referred	to as the "Pro	posed Ameno	led and Restated CC	&Rs"). I hereby revoke
any proxy or proxies here This directed and limite	d proxy shall extend c	ny person or pe	rsons whatso	ver for the aforemen	tioned Special Meeting.
(adjournments thereof.	a proxy situation of	my to the are	rementioned	Special Meeting, at	id any adjournment of
I hereby give my proxy th	ie powers expressly set for	orth herein, inc	ading direction	ng my proxy to vote	s follows:
1. CC&Rs Amendme	ant and Postatoment	1	Du Lawa Ar	mandmout and Da	
FOR	AGAINST	4. 1	by-Laws Ai [/[F	nendment and Res	
	[]AUAINST	Re	[[/] F	OR [] AGA	ПИЗ I
IN WITNESS WHEREON	F, I have executed this)) ? Rected and Lim	ited Proxy on	the date set forth bel-	ow. It is understood that
if I am able to attend the S	Special Meeting and any a	djournment or	adjournments	thereof, this proxy ca	in be revoked and I may
vote in person. In the ev	ent the affirmative vote	of the Owners	holding not	less than sixty-seve	n percent (67%) of the
nereby consent to recor	bers vote in tavor of the	Proposed Ame	nded and Res	tated CC&Rs, I agre	e to be bound by, and
Limited Proxy, in the red	cords of the Washington	County Record	ex State of U	ts, along with a cop Itah. I understand. co	nsent and agree that by
voting for the Proposed	Amended and Restated	CC&Rs my pi	oxy is autho	rized to sign an inst	rument consenting and
approving of the Proposed	Amended and Restated	CC&Rs on my	behalf.	-	_
A				Λ Λ.	
DATE: 10-24 -	, 20 19		m B	e kel	
PROXYINSTRUCTION	MC CO	Member/authoriz	ed agent		
Fill in all the blanks				<u> </u>	
2. Sign and date the pr	roxy on the lines provided.	If undated, your	signature will b	oe authority for the Ass	ociation to enter a date
of receipt.	GANGE OF THE STREET		Chillion .	·	GE III
Mail to RidgePoint	or hand deliver your comple Homeowners Association	eted proxy to the	Association:		(10)
c/o Community Ass	sociation Management	, 2.11C .			
107 S 1470 E, #204					
St. George, UT 847 Email to Kimberly	90 Graff at <u>kimberly@camuta</u>	h.com			n
Hand Deliver to the	Association's Secretary pe	in the Special	Meeting or an	y adjournment thereof.	40°)
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Page 57 of 91 Washington County

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	2200			
Member Owning Lot No		(Note: List all lo	two which you separately	pay du p) roei i IVE p
Print Name(s):	ecks head	Nanette)). N.	OCT 2 5 2019
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T.	ECKSIBAD	MERRICL	(1)	BY:
La	ist STOP	First	Middle Initial	
As provided in the D.	land of DidooDeleas II.			
following person to be	naws of RidgePointe Ho my/our proxy: (check of	meowners Association	n, Inc. ("Association"), I/	we hereby designate the
ronowing person to be	my/our proxy, (check i	one)		
		(Spec	ify Owner's Name)	
[X] Secret	ary of the Ridge Pointe I	Homeowners Associati	ou. Inc.	
		C		
to act as my true and	lawful attorney, substitu	ite, and proxy for the	and in my name, place ar	d stead for quorum purposes
and to vote and sign	on my behalf as direc	ted and limited herein	with the same effect as	I might or could do were I
December 3 2010 of	ine Special Meeting of	the Members of Ridge	ePointe Homeowners As	sociation, Inc., scheduled for
and Restated Declara	ation of Covenants C	onditions and Restrict	in Meeting), to vote on	and approve of the Amended f Easement for RidgePointe
Homeowners Associa	ation, Inc., including	the Amended and R	lestated Bylaws for the	e RidgePointe Homeowners
Association Inc. (here	einafter collectively refe	erred to as the "Propos	sed Amended and Restate	ed CC&Rs"). I hereby revoke
any proxy or proxies h	neretofore given by me	to any person or person	ns whatsoever for the afo	rementioned Special Meeting.
This Orrected and lin	nited proxy shall exter	nd only to the aforen	nentioned Special Meeti	ng, and any adjournment or
adjournments thereof.				
I hereby give my provi	y the down averagely.		" ng directing my proxy to	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~
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shored) give my prox	y me powers expressiy.	set fortil nerem, and tagi	ng unecung my proxy to	voice as tonows.
1. CC&Rs Amend	ment and Restateme		Laws Amendment an	d Restatement
			Laws Amendment an	
1. CC&Rs Amend [FOR IN WITNESS WHERE	ment and Restateme [] AGAINST EOF, I have executed the	ent 2. By- is Orrected and Limited	Laws Amendment an [X] FOR [] Proxy on the date set for	ad Restatement AGAINST th below. It is understood that
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		Washington County	
		ASSOCIATION, INC.	
DIR	ECTED AND LIMITI	ED PROXY	* O
Member Owning Lot No(s).	(Note: List all lot	(North You senarately pay	
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Print Name(s):	First	Middle Initial	10 OCT 2 5 2019 U
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Last	First	Middle Initial	BY:
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As provided in the Bylaws of RidgePointe H following person to be my/our proxy: (check	omes where Association, one	Inc. ("Association"), I/we	hereby designate the
* (A) 1	(Spacif	y Owner's Name)	
[\chi] Secretary of the Ringe Pointe			
to act as my true and lawful attorney, substit	ute, and proxy for me an	d in my name, place and s	tead for quorum purposes
and to vote and sign on my behalf as direct personally present at the Special Meeting of	tted and limited herein v	with the same effect as 1.	might or could do were I
December 3. 2019 at 3:00 PM. to be held	at Clubhouse ("Special	Meeting"), to vote on and	approve of the Amended
and Restated Declaration of Covenants, C	Conditions and Restriction	ns and Reservation of E	asement for RidgePointe
Homeowners Association, Inc., including	the Amended and Re	stated Bylaws for the F	RidgePointe Homeowners
Association Inc. (hereinafter collectively ref	erred to as the "Proposed	d Amended and Restated (CC&Rs"). I hereby revoke
any proxy or proxies heretofore given by me This directed and limited proxy shall exte	to any person or persons	whatsoever for the aforem	entioned Special Meeting.
adjournments thereof.	ind only to the aforeme	inioned Special Meeting,	and any adjudininent of
I hereby give my proxy the powers expressly	set forth herein, including	g directing my proxy to vol	e as follows:
1. CC&Rs Amendment and Restateme	ont 3 Dec I	.aws Amendment and I)
1. Cours Amendment and Restatement	EME Z. MV-E	.awc a menamani una i	kestatement – – – – – – – – – – – – – – – – – – –
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	i9 of 91 Washington County
	DWNERS ASSOCIATION, INC.
DRECTED AN	ND LIMITED PROXY
Member Owning Lot No(s)(Note:	List all low for which you separately pay on specific Fill William
Print Name(s): KFRR	
Last First	Middle Initial OCT 2 4 2019
	DV.
Last First	Middle Initial BY:
As provided in the Bylaws of RidgePointe Homeowners a following person to be my/our proxy: (check one)	Association, Inc. ("Association"), I/we hereby designate the
% (%) 1 1 % (%)	(Specify Owner's Name)
Secretary of the Ridge Pointe Homeowner	S Association (nc.
	- OJA
to act as my true and lawful attorney, substitute, and pro-	ty for me and in my name, place and stead, for quorum purposes ited herein with the same effect as I might or could do were I
personally present at the Special Meeting of the Membe	rs of RidgePointe Homeowners Association, Inc., scheduled for
December 3, 2019 at 3:00 PM, to be held at Clubhou	se ("Special Meeting"), to vote on and approve of the Amended
and Restated Declaration of Covenants, Conditions as	nd Restrictions and Reservation of Easement for RidgePointed led and Restated Bylaws for the RidgePointe Homeowings
Association, Inc. (hereinafter collectively referred to as t	he "Proposed Amended and Restated CC&Rs"). I hereby revoke
any proxy or proxies heretofore given by me to any perso	n or persons whatsoever for the aforementioned Special Meeting.
adjournments thereof.	the aforementioned Special Meeting, and any adjournment or
I hereby give my proxy the powers expressly set forth here	ein, including directing my proxy to vote as follows:
1. CC&Rs Amendment and Restatement	2. By-Laws Amendment and Restatement
1. Courte dinchantent and Restatement	2. Dy-Daws Anjendment and Restatement
FOR [] AGAINST	FOR [] AGAINST
FOR [] AGAINST	FOR [] AGAINST
[XFOR [] AGAINST IN WITNESS WHEREOF, I have executed this Directed a	TFOR [] AGAINST and Limited Proxy on the Chite set forth below. It is understood that
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12/04/2019 04:26:18 PM Washington County

20190050784 Rage 60 of 91

RIDGEPOINTE HOMEOWNERS ASSOCIATION, INC.
DIRECTED AND LIMITED PROXY

<u> </u>	20190050784	12/04/2019 04:26:18 F	PM
		Washington County	
RIDGEPO	DINTE HOMEOWNERS		
* ()	<u>DÎRECTED AND LIMIT</u>	ED PROXY	* (D)
Member Owning Lot No(s)5	(Note: List all lot	which you separately payou	
Print Name(s): O'Loughir	P. tairia		
Last Last	First	Middle Initial	OCT 2 4 2019 💆
		F	∵V•
Last	First	Middle Initial	· • • • • • • • • • • • • • • • • • • •
As provided in the Ryland of Ridge Dei	nta Hamas Dan A		
As provided in the Bylaws of RidgePoi following person to be my/our proxy: (the choice the check one	, Inc. (Association), I/we net	reby designate the
*	(Space	ify Owner's Name)	
Secretary of the Riving	ointe Homeowners Association	ow life.	
	_(200	
to act as my true and lawful attorney, s	ubstitute, and proxy for me	nd in my name, place and stea	d, for quorum purposes
and to vote and sign on my behalf as personally present at the Special Meet	directed and limited herein	With the same effect as I mig	ght or could do were l
December 3, 2019 at 3:00 PM, to be	held at Clubhouse ("Specia	I Meeting"), to vote on and ar	oprove of the Amended
and Restated Declaration of Covenage	nts, Conditions and Restrict	ions and Reservation of Ease	ement for RidgePointe
Homeowners Association, Inc., inclu	iding the Amended and R	estated Bylaws for the Rid	gePointe Homeowners
Association, Inc. (hereinafter collective any proxy or proxies heretofore given be	by reterred to as the "Propos by-me to any nerson or person	ed Amended and Restated CC as whatsoever for the aforemen	&Rs"). I hereby revoke tioned Special Meeting
This directed and limited proxy shall	extend only to the aforem	entioned Special Meeting, ar	nd any adjournment or
adjournments thereof.)		E E E E E E E E E E E E E E E E E E E
I hereby give my proxy the powers exp	cassly sat forth hornin in Wal)`` diti	
Thereby give my proxy me powers expi	essiy set form nerein, though	ng directing my proxy to vote a	as voilows:
1. CC&Rs Amendment and Resta	stamont 1 D.	_	
<i>b</i> ,	atement 2. By-	Laws Amendment and Res	statement
[X] FOR [] AGAINS	v	Laws Amendment and Res	
[X] FOR [] AGAINS	T	for JAGAI	INST
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90050784 Rage 61 of 91 washington county 12/04/2019 04:26:18 PM Mostificial Coips Mostilicial Coles Mofflicial Colon Than unable to attend 12-8-19 mintg so please this proxy form as my vote.

Patricia O'Longhlin

20190050784	12/04/2019 04:26:18 PM
Rage 62 of 91	Washington County
RIDGEPOINTE HOMEOWNER	S ASSOCIATION, INC.
DIRECTED AND LIM	ITED PROXY
Member Owning Lot No(s)(Note: List all	logs for which you separately por RGELVE
Print Name(s): Rile Kimbell	
Last First	Middle Initial WOV 0 2 2019
	NY.
Last First	Middle Initial BY:
Aid-distribution of the state of the sta	
As provided in the Bylaws of RidgePointe Homeowners Association following person to be my/our proxy: (check one)	on, Inc. ("Association?"), I'we hereby designate the
Secretary of the Ridge Pointe Homeowners Associa	ecify Owner's Name)
to act as my true and lawful attorney, substitute, and proxy for the	and in my name, place and stead for quorum purposes
and to vote and sign on my behalf as directed and limited here	in with the same effect as I might or could do were I
personally present at the Special Meeting of the Members of Rid December 3, 2019 at 3:00 PM, to be held at Clubhouse ("Special Meeting of the Members of Rid December 3, 2019 at 3:00 PM, to be held at Clubhouse ("Special Meeting of the Members of Rid December 3, 2019 at 3:00 PM, to be held at Clubhouse ("Special Meeting of the Members of Rid December 3, 2019 at 3:00 PM, to be held at Clubhouse ("Special Meeting of the Members of Rid December 3, 2019 at 3:00 PM, to be held at Clubhouse ("Special Meeting of the Members of Rid December 3, 2019 at 3:00 PM, to be held at Clubhouse ("Special Meeting of the Members of Rid December 3, 2019 at 3:00 PM, to be held at Clubhouse ("Special Meeting of the Members of Rid December 3, 2019 at 3:00 PM, to be held at Clubhouse ("Special Meeting of the Members of Rid December 3, 2019 at 3:00 PM, to be held at Clubhouse ("Special Meeting of the Members of Rid December 3, 2019 at 3:00 PM, to be held at Clubhouse ("Special Meeting of the Me	igeroinie Homeowners Association, Inc., scheduled for
and Restated Declaration of Covenants, Conditions and Restri	ctions and Reservation of Easement for RidgePointe
Homeowners Association, Inc., including the Amended and	Restated Bylams for the RidgePointe Homeowners
Association Inc. (hereinafter collectively referred to as the "Prop	osed Amended) and Restated CC&Rs"). I hereby revoke
any proxy or proxies heretofore given by me to any person or pers	ons whatsoever for the aforementioned Special Meeting.
This directed and limited proxy shall extend only to the afore	ementioned Special Meeting, and any adjournment or
I hereby give my proxy the powers expressly set forth herein, inclu	ding directing my proxy to vote as follows:
1. CC&Rs Amendment and Restatement 2. B	y-Laws Amendment and Restatement
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fx I FOR I LAGAINST △	
FOR [] AGAINST	FOR [] AGAINST
IN WITNESS WHEREOF, I have executed this Directed and Limit	FOR [] AGAINST ed Proxy on the Date set forth below. It is understood that
IN WITNESS WHEREOF, I have executed this Directed and Limit if I am able to attend the Special Meeting and any adjournment or ac	ed Proxy on the Date set forth below. It is understood that
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			ashington County	
	RIDGEPOINTE HOME	OWNERS AS	SOCIATION, INC.	·
	DIRECTED A	<u>ND LIMITEL</u>	<u> PROXY</u>	
Member Owning Lot No(s)	(Note:	List all logs to	r which you separately pa	y dues) ()
Print Name(s): _ Paint	TER STEVEN			"DECEIVED
Last	First		Middle Initial	OCT 2 8 2019
	* :			Et 001 Z 0 2013 E
Last	First		Middle Initial	BY:
As provided in the Bylaws following person to be my/	of RidgePointe Homeowners our proxy: (check one)	Association, Ind	c. ("Association"), I/w	e hereby designate the
1		(Specify (Šwer's Name)	
Secretary o	f the RidgePointe Homeowner	(Specify e	inc.	REPORT
9),	0/1/2			
and to vote and sign on	Nattorney, substitute, and pro behalf as directed and lim	xy for me and i	in my name, place and	stead, for quorum purposes
personally present at the S	pecial Meeting of the Membe	ers of RidgePoi	nte Homeowners Asso	ciation. Inc., scheduled for
<u>December 3, 2019 at 3:00</u>	PM, to be held at Clubhou	ise ("Special M	eeting"), to vote on an	d approve of the Amended
Homeowners Association	of Covenants, Conditions a Inc., including the Amend	ind Restrictions	and Reservation of	Easement for RidgePointe
Association, Inc. (hereinatt	er collectively referred to as i	the "Proposed A	Amended and Restated	CC&Rs") I hereby revoke
any proxy or proxies hereto	ofore given by one to any person	on or persons w	hatsoever for the afore	mentioned Special Meeting
adjournments thereof.	proxy shall extend only to	the aforement	oned Special Meeting	g, and any adjournment or
			•	
I hereby give my proxy the	powers expressly set forth her	ein, including d	lirecting my proxy to v	ote as follows:
1. CC&Rs Amendmen	4 J.D4 - 4			
	i and Resiatement	2 Ry-Lar	we Amandment and	Doctotomont
		="	ws Amendment and ★1 FOR 1 1 A	
∭ FOR [] AGAINST	7	⋉ i FOR [] A	GAINST
FOR [IN WITNESS WHEREOF,] AGAINST I have executed this Directed :	and Limited Pro	FOR [] A	GAINST
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RIDGEPOINTE HOMEOWNERS ASSOCIATION, INC.

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	64 of 91 Washington County
	COWNERS ASSOCIATION, INC.
DRECTED A	AND LIMITED PROXY
(Note	E List all locator which you separately pay dues to the line of th
Print Name(s): / MMA Jed	MEGEINE
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	B1 ,
As provided in the Bylaws of RidgePointe Homeowhers following person to be my/our proxy: (check one)	s Association, Inc. ("Association"), I/we hereby designate the
	(Specify Owner's Name)
[X] Secretary of the Ridge Pointe Homeown	
to act as my true and lawful attorney, substitute, and pr	oxy for me and in my name, place and stead for quorum purposes
personally present at the Special Meeting of the Members	mited herein with the same effect as I might or could do were I pers of RidgePointe Homeowners Association, Inc., scheduled for
December 3, 2019 at 3:00 PM, to be held at Clubho	ouse ("Special Meeting"), to vote on and approve of the Amended
and Restated Declaration of Covenants, Conditions	and Restrictions and Reservation of Easement for RidgePointe
Homeowners Association, Inc., including the Amer	nded and Restated Bylaws for the RidgePointe Homeowners
Association, inc. (hereinafter collectively referred to as	the "Proposed Amended and Restated CC&Rs"). I hereby revoke son or persons whatsoever for the aforementioned Special Meeting.
This directed and limited proxy shall extend only to	the aforementioned Special Meeting, and any adjournment or
(adjournments thereof.	s the distance of the distance of
I hereby give my proxy the powers expressly set forth he	erein, including directing my proxy to vote as follows:
1. CC&Rs Amendment and Restatement	2. Pr. Laws Amandment and Bestatement
	2. By-Laws Amendment and Restatement
[X] FOR [] AGAINST	2. by-Laws Amendment and Restatement [V] FOR [] AGAINST
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	Page 65 of 91 \	Vashington County	
RIDGEPOIN	TE HOMEOWNERS AS	- (1/5	
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Member Owning Lot No(s).	(Note: List all lots	which you separately pay dues.)	ERELLO
Print Name(s): VENTLING Last VENTLING Last	GARY ON	r his	BIVEN
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As provided in the Bylaws of RidgePointe following person to be my/our proxy: (che	Homeowners Association, Ir	nc. ("Association"), I/we hereby	designate the
\$. @\\ 1 \\ \$. @\\	(C : C	0.00 N	0,000
Secretary of the Ridge Poin	te Homeowners Association	Owner's Name)	
[X] Secretary of the Kingerom	te nomeowners Association	tac.	Eller.
to act as my true and lawful attorney, subs	titute and proxy for the and	in my name, place and stead of	or quorum nurnosas
and to vote and sign on my behalf as di	rected and limited herein wi	th the same effect as I might	or quorum purposes or could do were I
personally present at the Special Meeting	of the Members of RidgePo	inte Homeowners Association.	Inc., scheduled for
December 3, 2019 at 3:00 PM, to be he	ld at Clubhouse ("Special M	feeting"), to vote on and appro	ve of the Amended
and Restated Declaration of Covenants,	Conditions and Restriction	s and Reservation of Easeme	nt for RidgePointe
Homeowners Association, Inc., includir	ng the Armended and Rest	ated Bylaws for the RidgeP	ointe Homeowners
Association, Inc. (hereinafter collectively	referred to as the "Proposed	Amended and Restated CC&Rs	s"). 1 hereby revoke
any proxy or proxies heretofore given by	he to any person or persons v	vhatsoever for the aforemention	ed Special Meeting.
This directed and limited proxy shall e	stend only to the aforement	ioned Special Meeting, and a	iny adjournment or
(adjournments thereof.			
I haraby give my may the Maraby) *
I hereby give my proxy the powers express	ly set forth herein, including	directing my proxy to vote as to	illows:
1. CC&Rs Amendment and Restate	mont 2 Dr. La	4 3 1.70	omont
	ment 2. By-La	ws Amendment and Restat	
[X] FOR [] AGAINST	ment 2. By-La	FOR] AGAINS	
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Page 66 of 91 Washington County

RIDGEPOINTE HOMEOWNERS ASSOCIATION, INC.

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Member Owning	Lot No(s)	9,200	(Note:	List all lots wh	ich you separately pa	v dues.)
Print Name(s): _	PET7		BEVER!		Middle Initial	
	Last		First	······································	Middle Initial	

As provided in the Bylaws of RidgePointe Homeowners Association, Inc. ("Association"). I/we hereby designate the following person to be my/our proxy: (check@ng)

(Specify Owner's Name) Secretary of the Ridge Pointe Homeowners Association, inc.

to act as my true and lawful actorney, substitute, and proxy for me and in my name, place and stead for quorum purposes and to vote and sign on mebehalf as directed and limited herein with the same effect as I might or could do were I personally present at the Special Meeting of the Members of RidgePointe Homeowners Association, Inc., scheduled for December 3, 2019 at 3:00 PM, to be held at Clubhouse ("Special Meeting"), to vote on and approve of the Amended and Restated Declaration of Covenants, Conditions and Restrictions and Reservation of Easement for RidgePointed Homeowners Association. Inc., including the Amended and Restated Bylaws for the RidgePointe Homeowners Association, and thereinafter collectively referred to as the "Proposed Amended and Restated CC&Rs"). I hereby revoke any proxy or proxies heretofore given by me to any person or persons whatsoever for the aforementioned Special Meeting. This directed and limited proxy shall extend only to the aforementioned Special Meeting, and any adjournment or ashournments thereof.

hereby give my proxy the powers expressly set forth herein, including directing my proxy to vote as follows:

1. CC&Rs Amendment and Restatement

FOR. [] AGAINST 2. By-Laws Amendment and Restatement

FOR [] AGAINST

IN WITNESS WHEREOF. I have executed this Directed and Limited Proxy on the date set forth below. It is understood that if I am able to attend the Special Meeting and any adjournment or adjournments, thereof, this proxy can be revoked and I may vote in person. In the event the affirmation vote of the Owners holding weekess than sixty-seven percent forms of the yeting power of the Members vote in layer of the Proposed Amended in Restated CC&Rs, I agree to be bound by, and hereby consent to recording the Proposed Amended and Restated CC&Rs, along with a copy of this Directed and Limited Proxy, in the records of the Washington County Recorder, State of Utah. I understand, consent and agree that by voting for the Proposed Amended and Restated CC&Rs my proxy is authorized to sign an instrument consenting and approving of the Proposed Amended and Restated CC&Rs on my behalf.

Kill in all the blanks. Print clearly,

Sign and date the proxy on the lines provided. If undated, your signature will be authority for the Association to the date

Please mail, email, or hand deliver your completed proxy to the Association:

Mail to RidgePointe Horocowners Association. Inc.

c/o Community Association Management

107 S 1470 E, #204

St. George, UT 84790

Email to Kimberly Graff at kimberly @camutah.com

Hand Deliver to the Association's Secretary priory of the Special Meeting or any adjournment thereof.

_ 1	2019	0050784 12/0	4/2019 04:26:18 F	PM
	Page	67 of 91 Was	hington County	
, O , , , , , , , , , , , , , , , , , ,	RIDGEPOINTE HOMI			, O »
	DERECTED A	AND LIMITED P	ROXY	nes) (III)
Member Owning Lot No(s	s) 93 (Note	e: List all lots for wh	ich you separately pay du	ies.) (FIII)
Print Name(s): _ Ku	• • • • • • • • • • • • • • • • • • • •	· @4.		
Last	First	9P	Middle Initial	
Last	First		Middle Initial	
As provided in the Byla following person to be r	ws of RidgePointe Homeowner my/our proxy: (check one)	s Association, Inc. ('Association'), I/we he	reby designate the
*.		· · · · · · · · · · · · · · · · · · ·		•.
Secretar	y of the Ridge Pointe Homeown	(Specify Own	rer's Name)	
9,4				
to act as my true and la	wful attorney, substitute, and pr	roxy for me and in n	ny name, place and ste	for quorum purposes
personally present at th	n my behalf as directed and li e Special Meeting of the Mem	mited hêrein with ti hers of RidgePointe	ne same effect as I m Homeowners Associat	ght or could do were I
December 3, 2019 at 3	3:00 PM, to be held at Clubbo	ouse ("Special Meeti	ng"), to vote on and a	pprove of the Amended
and Restated Declarati	on of Covenants, Conditions	and Restrictions and	d Reservation of Eas	ement for RidgePointe
Association, Inc. (herei	ion, Inc., including the Ame nafter collectively referred to as	nded and Restated the "Proposed Ame	Bylaws for the Rice and Restated CC	gePointe Homeowners & Rs") I hereby revoke
any proxy or proxies he	retofore given by the to any per	son or persons what	soever for the aforemer	itioned Special Meeting.
This directed and limit adjournments thereof.	ted proxy shall extend only to	o the aforemention	d Special Meeting, a	nd any adjournment or
I hereby give my proxy	the powers expressly set forth h	erein, including direc	cting my proxy to vote	as follows:
	()/	. (())	and my brand to total	<i>))</i>
1. CC&Rs Amendm				
	nent and Restatement	2. By-Laws	Amendment and Re	statement
[KFOR	nent and Restatement [] AGAINST	2. By-Laws	Amendment and ReFOR	statement INST
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Page 68 of 91 Washington County
RIDGEPOINTE HOMEOWNERS ASSOCIATION, INC. DIRECTED AND LIMITED PROXY
(Note: List all loss for which you separately are CETVE)
Print Name(s): Ti Science Arthur Middle Initial Moore 6 2019
M W Z 0 2013 —
Last First Middle Initial BY:
As provided in the Bylaws of RidgePointe Homeowners Association, Inc. ("Association"), I/we hereby designate the
following person to be my/our proxy: (check one)
(Specify Owner's Name)
Secretary of the Ridge Pointe Homeowners Association and
to act as my true and lawful attorney, substitute, and proxy for the and in my name, place and stead for quorum purposes and to vote and sign on my behalf as directed and limited herein with the same effect as I might or could do were I
personally present at the Special Meeting of the Members of RidgePointe Homeowners Association, Inc., scheduled for
December 3, 2019 at 3:00 PM, to be held at Clubhouse ("Special Meeting"), to vote on and approve of the Amended and Restated Declaration of Covenants, Conditions and Restrictions and Reservation of Easement for RidgePointed
Homeowners Association, Inc., including the Amended and Restated Bylaws for the RidgePointe Homeowners
Association Inc. (hereinafter collectively referred to as the "Proposed Amended and Restated CC&Rs"). I hereby revoke any proxy or proxies heretofore given by me to any person or persons what soever for the aforementioned Special Meeting.
This directed and limited proxy shall extend only to the aforementioned Special Meeting, and any action ment or
Adjournments thereof.
I hereby give my proxy the powers expressly set forth herein, including directing my proxy to vote as follows:
1. CC&Rs Amendment and Restatement 2. By-Laws Amendment and Restatement
IZTEUR THAGAINST , IZTEOR ALLAGAINST ,
[FOR [] AGAINST [] FOR [] AGAINST
IN WITNESS WHEREOF, I have executed this Directed and Limited Proxy on the Gate set forth below. It is understood that
IN WITNESS WHEREOF, I have executed this Directed and Limited Proxy on the date set forth below. It is understood that if I am able to attend the Special Meeting and any adjournment or adjournments thereof, this proxy can be revoked and I may vote in person. In the event the affirmative vote of the Owners holding not less than sixty-seven percent (67%) of the
IN WITNESS WHEREOF, I have executed this Directed and Limited Proxy on the date set forth below. It is understood that if I am able to attend the Special Meeting and any adjournment or adjournments thereof, this proxy can be revoked and I may vote in person. In the event the affirmative vote of the Owners holding not less than sixty-seven percent (67%) of the goting power of the Members vote in Tayor of the Proposed Amended and Restated CC&Rs, I agree to be sound by, and
IN WITNESS WHEREOF, I have executed this Directed and Limited Proxy on the date set forth below. It is understood that if I am able to attend the Special Meeting and any adjournment or adjournments thereof, this proxy can be revoked and may vote in person. In the event the affirmative vote of the Owners holding not less than sixty-seven percent (67%) of the voting power of the Members vote in favor of the Proposed Amended and Restated CC&Rs, I agree to be bound by, and hereby consent to recording the Proposed Amended and Restated CC&Rs, along with a copy of this Directed and
IN WITNESS WHEREOF, I have executed this Directed and Limited Proxy on the date set forth below. It is understood that if I am able to attend the Special Meeting and any adjournment or adjournments thereof, this proxy can be revoked and I may vote in person. In the event the affirmative vote of the Owners holding no less than sixty-seven percent (67%) of the voting power of the Members vote in layor of the Proposed Amended and Restated CC&Rs, I agree to be bound by, and hereby consent to recording the Proposed Amended and Restated CC&Rs, along with a copy of this Directed and Limited Proxy, in the records of the Washington County Recorder, State of Utah. I understand, consent, and agree that by voting for the Proposed Amended and Restated CC&Rs my proxy is authorized to sign an instrument consenting and
IN WITNESS WHEREOF, I have executed this Directed and Limited Proxy on the date set forth below. It is understood that if I am able to attend the Special Meeting and any adjournment or adjournments thereof, this proxy can be revoked and I may vote in person. In the event the affirmative vote of the Owners holding not less than sixty-seven percent (60%) of the coling power of the Members vote in Tayor of the Proposed Amended and Restated CC&Rs, I agree to be bound by, and hereby consent to recording the Proposed Amended and Restated CC&Rs, along with a copy of this Directed and Limited Proxy, in the records of the Washington County Recorder, State of Utah. I understand, consent, and agree that by
IN WITNESS WHEREOF, I have executed this Directed and Limited Proxy on the date set forth below. It is understood that if I am able to attend the Special Meeting and any adjournment or adjournments thereof, this proxy can be revoked and may vote in person. In the event the affirmative vote of the Owners holding to less than sixty-seven percent (60%) of the voting power of the Members vote in Tavor of the Proposed Amended and Restated CC&Rs, I agree to be bound by, and hereby consent to recording the Proposed Amended and Restated CC&Rs, along with a copy of this Directed and Limited Proxy, in the records of the Washington County Recorder. State of Utah. I understand, consent, and agree that by voting for the Proposed Amended and Restated CC&Rs my proxy is authorized to sign an instrument consenting and approving of the Proposed Amended and Restated CC&Rs on my behalf.
IN WITNESS WHEREOF, I have executed this Directed and Limited Proxy on the date set forth below. It is understood that if I am able to attend the Special Meeting and any adjournment or adjournments thereof, this proxy can be revoked and I may vote in person. In the event the affirmative vote of the Owners holding not less than sixty-seven percent (1)%) of the voting power of the Members vote in (avor of the Proposed Amended and Restated CC&Rs, I agree to be bound by, and hereby consent to recording the Proposed Amended and Restated CC&Rs, along with a copy of this Directed and Limited Proxy, in the records of the Washington County Recorder, State of Utah. I understand, consent, and agree that by voting for the Proposed Amended and Restated CC&Rs my proxy is authorized to sign an instrument consenting and approving of the Proposed Amended and Restated CC&Rs on my behalf. DATE:
IN WITNESS WHEREOF, I have executed this Directed and Limited Proxy on the late set forth below. It is understood that if I am able to attend the Special Meeting and any adjournment or adjournments thereof, this proxy can be revoked and may vote in person. In the event the affirmance vote of the Owners holding no less than sixty-seven percent (17%) of the rolling power of the Members vote in Lawror of the Proposed Amended and Restated CC&Rs, I agree to be bound by, and hereby consent to recording the Proposed Amended and Restated CC&Rs, along with a copy of this Directed and Limited Proxy, in the records of the Washington County Recorder, State of Utah. I understand, consent, and agree that by voting for the Proposed Amended and Restated CC&Rs my proxy is authorized to sign an instrument consenting and approving of the Proposed Amended and Restated CC&Rs on my behalf. DATE: DA
IN WITNESS WHEREOF, I have executed this Directed and Limited Proxy on the late set forth below. It is understood that if I am able to attend the Special Meeting and any adjournment or adjournments thereof, this proxy can be revoked and may vote in person. In the event the affirmance vote of the Owners holding no less than sixty-seven percent (17%) of the rolling power of the Members vote in Lawror of the Proposed Amended and Restated CC&Rs, I agree to be bound by, and hereby consent to recording the Proposed Amended and Restated CC&Rs, along with a copy of this Directed and Limited Proxy, in the records of the Washington County Recorder, State of Utah. I understand, consent, and agree that by voting for the Proposed Amended and Restated CC&Rs my proxy is authorized to sign an instrument consenting and approving of the Proposed Amended and Restated CC&Rs on my behalf. DATE: DA
IN WITNESS WHEREOF, I have executed this Directed and Limited Proxy on the date set forth below. It is understood that if I am able to attend the Special Meeting and any adjournment or adjournments thereof, this proxy can be revoked and I may vote an person. In the event the affirmative vote of the Owners holding not less than sixty-seven percent (0%) of the voting power of the Members vote in Livor of the Proposed Amended and Restated CC&Rs, I agree to be bound by, and hereby consent to recording the Proposed Amended and Restated CC&Rs, along with a copy of this Directed and Limited Proxy, in the records of the Washington County Recorder, State of Utah. I understand, consent, and agree that by voting for the Proposed Amended and Restated CC&Rs my proxy is authorized to sign an instrument consenting and approving of the Proposed Amended and Restated CC&Rs on my behalf. DATE: DATE: DATE: 23 , 2019 PROXYINSTRUCTIONS 1. Fill in all the blanks. Print clearly 2. Sign and date the proxy on the lines provided. If undated, your signature will be authority for the Association to enter a date of receipt.
IN WITNESS WHEREOF, I have executed this Directed and Limited Proxy on the date set forth below. It is understood that if I am able to attend the Special Meeting and any adjournment or adjournments thereof, this proxy can be revoked and may vote in person. In the event the affirmative vote of the Owners holding not less than sixty-seven percent (60%) of the voting power of the Members vote in Tavor of the Proposed Amended and Restated CC&Rs, I agree to be bound by, and hereby consent to recording the Proposed Amended and Restated CC&Rs, along with a copy of this Directed and Limited Proxy, in the records of the Washington County Recorder, State of Utah. I understand, consent, and agree that by voting for the Proposed Amended and Restated CC&Rs my proxy is authorized to sign an instrument consenting and approving of the Proposed Amended and Restated CC&Rs on my behalf. DATE: DATE: 23 29 PROXY INSTRUCTIONS 1. Fill in all the blanks. Print clearly Sign and date the proxy on the lines provided. If undated, your signature will be authority for the Association to enter a date of receipt. Please mail, email, or hand between completed proxy to the Association: Mail to Ridge Pointe Homeowners Association, Inc.
IN WITNESS WHEREOF, I have executed this Directed and Limited Proxy on the date set forth below. It is understood that if I am able to attend the Special Meeting and any adjournment or adjournments thereof, this proxy can be revoked and may vote in person. In the event the affirmative vote of the Owners holding not less than sixty-seven percent (3)%) of the voting power of the Members vote in two of the Proposed Amended and Restated CC&Rs, I agree to be bound by, and hereby consent to recording the Proposed Amended and Restated CC&Rs, along with a copy of this Directed and Limited Proxy, in the records of the Washington County Recorder, State of Utah. I understand, consent, and agree that by voting for the Proposed Amended and Restated CC&Rs my proxy is authorized to sign an instrument consenting and approving of the Proposed Amended and Restated CC&Rs on my behalf. DATE: 23, 2019 PROXYINSTRUCTIONS 1. Fill in all the blanks. Print clearly, Sign and date the proxy on the lines provided. If undated, your signature will be authority for the Association to enter a date of receipt. Please mail, email, or hand deliver your completed proxy to the Association:
IN WITNESS WHEREOF, I have executed this Directed and Limited Proxy on the date set forth below. It is understood that if I am able to attend the Special Meeting and any adjournment or adjournments thereof, this proxy can be revoked and may vote in person. In the event the affirmative vote of the Owners holding not less than sixty-seven percent (6%) of the voting power of the Members vote in Lavor of the Proposed Amended and Restated CC&Rs, I agree to be bound by, and hereby consent to recording the Proposed Amended and Restated CC&Rs, along with a copy of this Directed and Limited Proxy, in the records of the Washington County Recorders State of Utah. I understand, consent, and agree that by voting for the Proposed Amended and Restated CC&Rs my proxy is authorized to sign an instrument consenting and approving of the Proposed Amended and Restated CC&Rs on my behalf. DATE: DATE: DATE: DATE: DATE: PROXYUNSTRUCTIONS 1. Fill in all the blanks. Print clearly Sign and date the proxy on the line provided. If undated, your signature out be authority for the Association to one a date of receipt. Please mail, email, or hand deliver your completed proxy to the Association: Mail to RidgePointe Homeowners Association, Inc. c/o Community Association Management 107 S 1470 E, #204 St. George, UT 84790
IN WITNESS WHEREOF, I have executed this Directed and Limited Proxy on the Unite set forth below. It is understood that if I am able to attend the Special Meeting and any adjournment or adjournments thereof, this proxy can be revoked and I may vote an person. In the event the affirmative vote of the Owners holding the Jess than sixty-seven percent (67%) of the voting power of the Members vote in Javor of the Proposed Amended and Restated CC&Rs, I agree to be bound by, and nereby consent to recording the Proposed Amended and Restated CC&Rs, along with a copy of this Directed and Limited Proxy, in the records of the Washington County Recorder, State of Utah. I understand, consent, and agree that by voting for the Proposed Amended and Restated CC&Rs on my behalf. DATE: DATE: 23 , 2019 PROXY INSTRUCTIONS 1. Fill in all the blanks. Print clearly 25 Sign and date the proxy on the Jiaex provided. If undated, your signature will be authority for the Association to outer a date of receipt. Please mail, email, or handfold very our completed proxy to the Association: Mail to RidgePointe Homeowners Association, Inc. c/o Community Association Management 107 S 1470 E, #204 St. George, UT 84790 Email to Kimberly Great with party (George and Amended and Development Agents).
IN WITNESS WHEREOF, I have executed this Directed and Limited Proxy on the Unite set forth below. It is understood that if I am able to attend the Special Meeting and any adjournment or adjournments thereof, this proxy can be revoked and I may vote an person. In the event the affirmative vote of the Owners holding the Jess than sixty-seven percent (67%) of the voting power of the Members vote in Javor of the Proposed Amended and Restated CC&Rs, I agree to be bound by, and nereby consent to recording the Proposed Amended and Restated CC&Rs, along with a copy of this Directed and Limited Proxy, in the records of the Washington County Recorder, State of Utah. I understand, consent, and agree that by voting for the Proposed Amended and Restated CC&Rs on my behalf. DATE: DATE: 23 , 2019 PROXY INSTRUCTIONS 1. Fill in all the blanks. Print clearly 25 Sign and date the proxy on the Jiaex provided. If undated, your signature will be authority for the Association to outer a date of receipt. Please mail, email, or handfold very our completed proxy to the Association: Mail to RidgePointe Homeowners Association, Inc. c/o Community Association Management 107 S 1470 E, #204 St. George, UT 84790 Email to Kimberly Great with party (George and Amended and Development Agents).
IN WITNESS WHEREOF, I have executed this Directed and Limited Proxy on the Unite set forth below. It is understood that if I am able to attend the Special Meeting and any adjournment or adjournments thereof, this proxy can be revoked and I may vote an person. In the event the affirmative vote of the Owners holding the Jess than sixty-seven percent (67%) of the voting power of the Members vote in Javor of the Proposed Amended and Restated CC&Rs, I agree to be bound by, and nereby consent to recording the Proposed Amended and Restated CC&Rs, along with a copy of this Directed and Limited Proxy, in the records of the Washington County Recorder, State of Utah. I understand, consent, and agree that by voting for the Proposed Amended and Restated CC&Rs on my behalf. DATE: DATE: 23 , 2019 PROXY INSTRUCTIONS 1. Fill in all the blanks. Print clearly 25 Sign and date the proxy on the Jiaex provided. If undated, your signature will be authority for the Association to outer a date of receipt. Please mail, email, or handfold very our completed proxy to the Association: Mail to RidgePointe Homeowners Association, Inc. c/o Community Association Management 107 S 1470 E, #204 St. George, UT 84790 Email to Kimberly Great with party (George and Amended and Development Agents).
IN WITNESS WHEREOF, I have executed this Directed and Limited Proxy on the Unite set forth below. It is understood that if I am able to attend the Special Meeting and any adjournment or adjournments thereof, this proxy can be revoked and I may vote an person. In the event the affirmative vote of the Owners holding the Jess than sixty-seven percent (67%) of the voting power of the Members vote in Javor of the Proposed Amended and Restated CC&Rs, I agree to be bound by, and nereby consent to recording the Proposed Amended and Restated CC&Rs, along with a copy of this Directed and Limited Proxy, in the records of the Washington County Recorder, State of Utah. I understand, consent, and agree that by voting for the Proposed Amended and Restated CC&Rs on my behalf. DATE: DATE: 23 , 2019 PROXY INSTRUCTIONS 1. Fill in all the blanks. Print clearly 25 Sign and date the proxy on the Jiaex provided. If undated, your signature will be authority for the Association to outer a date of receipt. Please mail, email, or handfold very our completed proxy to the Association: Mail to RidgePointe Homeowners Association, Inc. c/o Community Association Management 107 S 1470 E, #204 St. George, UT 84790 Email to Kimberly Great with party (George and Amended and Development Agents).
IN WITNESS WHEREOF, I have executed this Directed and Limited Proxy on the Unite set forth below. It is understood that if I am able to attend the Special Meeting and any adjournment or adjournments thereof, this proxy can be revoked and I may vote an person. In the event the affirmative vote of the Owners holding not less than sixty-seven percent (60%) of the world power of the Members vote in Lawrence of the Proposed Amended and Restated CC&Rs, I agree to be bound by, and thereby consent to recording the Proposed Amended and Restated CC&Rs, along with a copy of this Directed and Limited Proxy, in the records of the Washington County Recorder, State of Utah. I understand, consent, and agree that by voting for the Proposed Amended and Restated CC&Rs my proxy is authorized to sign an instrument consenting and approving of the Proposed Amended and Restated CC&Rs on my behalf. DATE: DATE: 23, 2019 PROXYINSTRUCTIONS 1. Fill in all the blanks. Print clearly 2. Sign and date the proxy on the lines provided. If undated, your signature will be authority for the Association to unter a date of receipt. Please mail, email, or handdeliver your completed proxy to the Association: Mail to RidgePointe Homeowners Association, Inc. c/o Community Association Management 107 S 1470 E, #204 St. George, UT 84790 Email to Kimberly Graff at kimberly@camutah.com

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RIDGEPOINTE HOMEOWNERS ASSOCIATION, INC.
DIRECTED AND LIMITED PROXY
(Note: List all lots for which you separately payable (VIET) VIETO
Print Name(s): Lock First Middle mitial DOCT 2 5 2019
Last First Middle Initial BY:
le l
As provided in the Bylaws of RidgePointe Homeowners Association, Inc. ("Association"), I/we hereby designate the following person to be my/our proxy: (check one)
Secretary Construction (Secretary Name)
(Specify Owner's Name) Secretary of the Runge Pointe Homeowners Association (inc.)
to act as my true and lawful attorney, substitute, and proxy for me and in my name, place and stead for quorum purposes
and to vote and sign on my behalf as directed and limited herein with the same effect as I might or could do were I
personally present at the Special Meeting of the Members of RidgePointe Homeowners Association, Inc., scheduled <u>for</u> <u>December 3. 2019 at 3:00 PM. to be held at Clubhouse</u> ("Special Meeting"), to vote on and approve of the Amended
and Restated Declaration of Covenants, Conditions and Restrictions and Reservation of Easement for RidgePoints
Homeowners Association, Inc., including the Amended and Restated Bylaws for the RidgePointe Homeowners
Association, Inc. (hereinafter collectively referred to as the "Proposed Amended and Restated CC&Rs"). I hereby revoke
any proxy or proxies heretofore given by me to any person or persons whatsoever for the aforementioned Special Meeting.
This directed and limited proxy shall extend only to the aforementioned Special Meeting, and any adjournment or adjournments thereof.
I hereby give my proxy the powers expressly set forth herein, including directing my proxy to vote as follows:
1 CCRD A 1 A 1D A 1
1. CC&Rs Amendment and Restatement 2. By-Laws Amendment and Restatement
1. CC&Rs Amendment and Restatement 2. By-Laws Amendment and Restatement FOR [] AGAINST FOR [] AGAINST
FOR [] AGAINST FOR [] AGAINST
FOR [] AGAINST IN WITNESS WHEREOF, I have executed this Directed and Limited Proxy on the Que set forth below. It is understood that if I am able to attend the Special Meeting and any adjournment or adjournments thereof, this proxy can be revoked and I may
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Page 70 of 91 Washington County
RIDGEPOINTE HOMEOWNERS ASSOCIATION, INC.
DIRECTED AND LIMITED PROXY
(Note: List all lots for which you senarately pay dues.)
Last Nov 2 5 2019
Darney (Laudia)
Last First Middle Initial BY:
As provided in the Bylaws of RidgePointe Homeowners Association, Inc. ("Association"), I/we hereby designate the
following person to be my/our proxy: (check one)
(Specify Owner's Name)
[] Secretary of the Rices Pointe Homeowners Association Inc.
to get as my true and lawful file and a state and a st
to act as my true and lawful attorney, substitute, and proxy for me and in my name, place and stead, for quorum purposes and to vote and sign on my behalf as directed and limited herein with the same effect as I might or could do were I
personally present at the Special Meeting of the Members of RidgePointe Homeowners Association, Inc., scheduled for
December 3, 2019 at 3:00 PM, to be held at Clubhouse ("Special Meeting"), to vote on and approve of the Amended
and Restated Declaration of Covenants, Conditions and Restrictions and Reservation of Easement for RidgePoints
Homeowners Association, Inc., including the Amended and Restated Bylaws for the RidgePointe Homeowners
Association Inc. (hereinafter collectively referred to as the "Proposed Amended and Restated CC&Rs") I hereby revoke
any proxy or proxies heretofore given by me to any person or persons whatsoever for the aforementioned Special Meeting.
This directed and limited proxy shall extend only to the aforementioned Special Meeting, and any adjournment or adjournments thereof.
I hereby give my proxy the powers expressly set forth herein, including directing my proxy to vote as follows:
1. CC&Rs Amendment and Restatement 2. By-Laws Amendment and Restatement
1. CC&Rs Amendment and Restatement [FOR [] AGAINST
[FOR [] AGAINST [FOR [] AGAINST
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Member Ownin	g Lot No(s).	(Note: List all	log for which you separately p	A ST W TEEN SUL
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following pers	on to be my/our proxy: (chec	Homeowners Associate	on, Inc. ("Association"), I/we	nereby designate the
		∖ (Sr	ecify Owner's Name)	
	Secretary of the RidgePoin	te Homeowners Associ	ation inc.	Et IO
to not no my tr	and lowers with			
and to vote a	nd sign on my behalf as di	titute, and proxy for m	e and in my name, place and in with the same effect as I	stead for quorum purposes
personally pre	sent at the Special Meeting	of the Members of Rich	dgePointe Homeowners Asso	ciation, Inc., scheduled for
December 3.	2019 at 3:00 PM, to be hel	ld at Clubhouse ("Spe	cial Meeting"), to vote on an	d approve of the Amended
			ictions and Reservation of I	
Association, I	nc. (hereinafter collectively i	referred to as the "Pror	Restated Bylaws for the posed Amended and Restated	CC&Rs"). I hereby revoke
any proxy or p	proxies heretofore given by	ne to any person or per	sons whatsoever for the aforer	nentioned Special Meeting.
This directed	and limited proxy shaff ex	tend only to the afor	ementioned Special Meeting	, and any adjournment or
adjournments 1	inereor.		Off III	Of Inc.
I hereby give r	ny proxy the powers express	ly set forth herein, inch	ding directing my proxy to vo	ote as follows:
1. CC&Rs	Amendment and Restate	ment 2. F	By-Laws Amendment and	Restatement
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RIDGEPOINTE HOMEOWNERS ASSOCIATION, INC.

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	RIDGEPOINTE	OMEOWNERS	ASSOCIATION, INC.	
٥, ٥	DIRECT	<u>ED AND LIMIT</u>	<u>ED PROXY</u>	*, (7)
Meml	ber Owning Lot No(s).	_(Note: List all log	which you separatel parties	
Print	Name(s):	A lox	MO/	0
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As pr follov	rovided in the Bylaws of RidgePointe Home wing person to be my/our proxy: (check one)	whers Association	, Inc. ("Association"), I/we heret	by designate the
	PULL A -DORE.	S C) (/ (Speci	ify Øwner's Name)	
at file.	[] Secretary of the Redge Pointe Hom		n Inc.	
to act	t as my true and lawful autorney, substitute, a	and proxy for me a))ັ nd in my name place and stead	for anonim nurnoses
✓ and t	to vote and sign on my behalf as directed a	and limited herein	with the same effect as I migh	t or could do were I
perso	onally present at the Special Meeting of the	Members of Ridge	Pointe Homeowners Association	n, Inc., scheduled for
<u>pece</u>	mber 3, 2019 at 3:00 PM, to be held at C Restated Declaration of Covenants, Condi	<u>lubhouse</u> ("Specia	l Meeting"), to vote on and applicant and Possary	rove of the Amended
Home	eowners Association, Inc., including the	Amended and R	estated Bylaws for the Ridge	Pointe Homeowners
Assoc	ciation, Inc. (hereinafter collectively referred	I to as the "Propose	ed Amended and Restated CC&	Rs"). I hereby revoke
any p	proxy or proxies heretofore given by me to an	ny person or persor	is whatsoever for the aforemention	ned Special Meeting.
adion	directed and limited proxy shall extend our ments thereof.	only to the aforem	entioned Special Meeting, and	any adjournment or
I here	eby give my proxy the powers expressly set for	orth herein, includin	ng directing my proxy to vote as	follows:
1. (C. P. Do Amondment and Destation			
2	CC&Rs Amendment and Restatement	2. By-	Laws Amendment and Resta	atement
	FOR [] AGAINST	2. By-	Laws Amendment and Resta AGAIN هرا ا	
	FOR [] AGAINST		[LEOR] AGAIN	ST
IN W	ITNESS WHEREOF, I have executed this	Sected and Limited	[] AGAIN Proxy on the date set forth below	ST /. It is understood that
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	Page 73 of 91	Washington County	
RIDGEPOIN	EHOMEOWNERS	ASSOCIATION, INC.	
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113.			
Member Owning Lot No(s).	(Note: List all log	for which you separately 7	CEIVEN
Print Name(s): MAUCHERMAN Last Last Last	Mennis Me		
Last V	First	Middle Initial	CT 2 5 2019 29
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As provided in the Bylaws of RidgePointe H following person to be my/our proxy: (check	lome whers Association.	, Inc. ("Association"), I/we her	reby designate the
3.00	(a		·
Secretary of the Ridge Pointe	(Speci	fy Owner's Name)	a Char
Secretary of the Ringer-office	momeowners Association	on arc.	Ell III
to act as my true and lawful attorney, substitution	tute, and proxy for the a	》 nd in my name inlace and stea	for quorum nurnoses
and to vote and sign on my behalf as dire	cted and limited herein	with the same effect as I mis	ght or could do were I
personally present at the Special Meeting of	f the Members of Ridge	Pointe Homeowners Associat	ion, Inc., scheduled for
December 3, 2019 at 3:00 PM, to be held	at Clubhouse ("Special	Meeting"), to vote on and ag	oprove of the Amended
and Restated Declaration of Covenants, (Conditions and Restricti	ons and Reservation of Ease	ement for RidgePointe
Homeowners Association, Inc., including	the Amended and Ro	estated Bylaws for the Rid	gePointe Homeowners
Association Inc. (hereinafter collectively re	ferred to as the "Propose	ed Amended and Restated CC	&Rs"). I hereby revoke
any proxy or proxies heretofore given by me	to any person or person	s whatsoever for the aforemen	tioned Special Meeting.
This directed and limited proxy shall extend and limited proxy shall extend and limited proxy shall extend the control of the	end only to the aforem	entioned Special Meeting, ar	nd any actionment or
mujournments thereor.	\(\rangle\)		ELII I
I hereby give my proxy the powers expressly	set forth herein includir) or directing my provy to yota	acallouse:
Thereby give my proxy in powers expressiy	set forth herein, and adm	ig directing my proxy to vote a	330110WS.
1 CC&Ds Amondment and Bastatana			
1. CCOKS Appendment and Restatem	ient	Laws Amendment and Res	statement
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RIDGEPOINTE HOMEOWNE	
DIRECTED AND LI	MITED PROXY
Member Owning Lot No(s). (Note: List a	all log (or which you separately pay dues.)
	O. 1. DECEIVEN
Print Name(s): 1 Alchae	Middle Initial
	Ø OCT 2 5 2019 W
Last First	Middle Initial
	51 :
As provided in the Bylaws of RidgePointe Homeowners Associated following person to be my/our proxy: (check one)	ation, Inc. ("Association"), I/we hereby designate the
	Specify Owner's Name)
Secretary of the Ridge Pointe Homeowners Associated	ciation for
to act as my true and lawful attorney, substitute, and proxy for	he and in my name, place and stead for quorum purposes
and to vote and sign on my behalf as directed and limited he	rein with the same effect as I might or could do were I
personally present at the Special Meeting of the Members of R	RidgePointe Homeowners Association, Inc., scheduled for
December 3, 2019 at 3:00 PM, to be held at Clubhouse ("Spand Restated Declaration of Covenants, Conditions and Res	strictions and Reservation of Fasement for RidgePoints
Homeowners Association, Inc., including the Amended an	d Restated Bylams for the RidgePointe Homeowners
Association, Inc. (hereinafter collectively referred to as the "Proany proxy or proxies heretofore given by me to any person or pe	oposed Amended and Restated CC&Rs"). I hereby revoke
any proxy or proxies heretofore given by me to any person or pe	ersons whatsoever for the aforementioned Special Meeting.
This directed and limited proxy shall extend only to the afe	orementioned Special Meeting, and any adjournment or
Wadourniens thereof.	
I hereby give my proxy the powers expressly set forth herein, in	studing directing my proxy to vote a follows:
	By-Laws Amendment and Restatement
[V] FOR [] AGAINST	[FOR [] AGAINST
IN WITNESS WHEREOF, I have executed this Directed and Lin	nited Proxy on the date set forth below. It is understood that
IN WITNESS WHEREOF, I have executed this Directed and Lin if I am able to attend the Special Meeting and any adjournment or	nited Proxy on the date set forth below. It is understood that adjournments thereof, this proxy can be revoked and I may
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~1// //	g Lot No(s).		ns for which you separately	pay dues.
Print Name(s):	Motta	Jahn of	Richand Middle Initial	1 (mork)
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As provided in	the Bylaws of RidgePointe I	Homeowners Associatio	n, Inc. ("Association"), I	CYCLE CONTRACTOR OF THE CONTRA
following pers	ồn to be my/our proxy: (chec	Kone)		M 18 CO SE SO CONTROL OF THE S
1 1	DICK DOA	10		NOV 0 1 28 9 2
	Secretary of the RidgePoint	Sper	cify Owner's Name)	
	Secretary of the langer of the	e fromeowners Associat	ion, and	BY:
to act as my tr	ue and lawful attorney, subst	itute, and proxy for the	رار and in my name, place a	and stead, for quorum purposes
and to vote ar	nd sign on my behalf as dire	ected and limited herein	with the same effect a	as I might or could do were I
personally pres	sent at the Special Meeting of	of the Members of Ridg	ePointe Homeowners A	ssociation, Inc., scheduled for
December 3.	<u> 2019 at 3:00 PM, to be held</u>	<u>l at Clubhouse</u> ("Speci	al Meeting"), to vote on	and approve of the Amended
and Restated	Declaration of Covenants,	Conditions and Restric	tions and Reservation	of Easement for RidgePointe
Asycaidyar	Association, Inc., including	the Amended and	Restated Bylaws for the	he RidgePointe Homeowners
any proxy or n	c. (neremaner conectively to	eterred to as the "Propo	sed Amended and Resta	ted CC&Rs"). I hereby revoke prementioned Special Meeting.
This directed	and limited proxy shall ext	e to any person or personers.	ns whatsoever for the all	ing, and any adjournment or
(acjournments t	hereof.	end only to the atolei	nemotica Special Meet	ing, and any adjournment of
			1841/7	
(()) *				
I hereby give n	ny proxy the powers expressl	y set forth herein includ	ing directing my proxy to	o vote a follows:
1. CC&Rs A	Amendment and Restaten		-Laws Amendment a	nd Restatement
	Amendment and Restaten		-Laws Amendment a	
1. CC&Rs A	Amendment and Restaten OR [] AGAINST	nent 2. By	-Laws Amendment a	nd Restatement AGAINST
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	, Comment of the second of the	RIDGÉPOINTE HOMEOWNER DIRECTED AND LIMI		
M	Member Owning Lot No(s)	Note: List all	ots for which you separately pay du	
and the second section of the second section s	Print Name(s):	BEEM KOSE	JACQUELINE Middle Initial	•
etoro e de la MANA	Last		MiddleThilist	Pas
de en en Vere de veloción de sente como en entre en en entre en en entre en		f RidgePointe Homeowners Association		reby designate the
	following person to be my/or	ur proxy: (check one)		
	Secretary of	(Spetthe RidgePointe Homeowners Associa	ecify Owner's Name) tion, inc.	
	to act as my true and lawful	attorney, substitute, and proxy for me	$) angle^{\circ}$ and in my name, place and stea	d, for quorum purposes
	personally present at the Sp	behalf as directed and limited herei	gePointe Homeowners Associati	ion, Inc., scheduled for
	and Restated Declaration of	PM. to be held at Clubhouse ("Spec of Covenants, Conditions and Restrictions, including the Amended and	ctions and Reservation of East	ement for RidgePointe
	Association, Inc. (hereinafter	r collectively referred to as the "Propo ore given by me to any person or person	osed Amended and Restated CC	&Rs"). I hereby revoke
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M.	I hereby give my proxy the p	owers expressly set forth herein, inclu	ding directing my proxy to vote a	as follows:
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Print Name(s): Heckman RONALD	
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As provided in the Bylaws of RidgePointe Homeowners Association following person to be my/our proxy: (check one)	n, Inc. ("Association"), I/we hereby designate the
(Spec	ify Owner's Name)
Secretary of the Riage Pointe Homeowners Associati	on the.
	Jn.
to act as my true and lawful attorney, substitute, and proxy for me and to vote and sign on my behalf as directed and limited herein	and in my name, place and stead, for quorum purposes with the same effect as I might or could do were I
personally present at the Special Meeting of the Members of Ridge	ePointe Homeowners Association, Inc., scheduled for
December 3, 2019 at 3:00 PM, to be held at Clubhouse ("Special and Restated Declaration of Covenants Conditions and Restated	al Meeting"), to vote on and approve of the Amended
and Restated Declaration of Covenants, Conditions and Restrict Homeowners Association, Inc., including the Amended and F	Restated Bylaws for the RidgePointe Homeowners
Association, Inc. (hereinafter collectively referred to as the "Propos	sed Amended and Restated CC&Rs"). I hereby pevoke
any proxy or proxies heretofore given by me to any person or person	ns whatsoever for the aforementioned Special Meeting.
This directed and limited proxy shall extend only to the aforent adjournments thereof.	leationed Special Meeting, and any adjournment or
I hereby give my proxy the powers expressly set forth herein, including	ng directing my proxy to vote as Yollows:
1. CC&Rs Amendment and Restatement 2. By-	•
1. Coaks Amendment and Restatement 2. By	Laws Amendment and Restatement
[X FOR [] AGAINST	-Laws Amendment and Restatement [X] FOR [] AGAINST
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[X] FOR [] AGAINST IN WITNESS WHEREOF, I have executed this Directed and Limited	FOR [] AGAINST Proxy on the date set forth below. It is understood that
IN WITNESS WHEREOF, I have executed this Directed and Limited if I am able to attend the Special Meeting and any adjournment or adjuvote in person. In the event the affirmation vote of the Owners have	Proxy on the date set forth below. It is understood that burnments thereof, this proxy can be revoked and I may olding not less than sixty-seven percent (6%) of the
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RIDGEPOIN	TE HÖMEOWNERS	S ASSOCIATION, INC.	
Dik	ECTED AND LIMI	<u>TED PROXY</u>	
Member Owning Lot No(s). 130	(Note: List all lo	to which you separately pa	y dues.)
Print Name(s): Carda Ma Property	ies un) ^v	, 200°
Last	First	Middle Initial	BEGEINED
Last	J ALAT	Middle Initial	OCT 3 1 2019
Aid-1800 B. I. S. S. S. S. S.			
As provided in the Bylaws of RidgePointe H following person to be my/our proxy: (check	Iomeowners Association	n, Inc. ("Association"), I/we	e hepty designate the
Secretary of the RidgePointe	Homeowners Associate	cify (awner's Name)	
	_ (200	
to act as my true and lawfur attorney, substitution and to vote and sign on my behalf as directly	tute, and proxy for me	and in my name, place and	stead, for quorum purposes
personally present at the Special Meeting of	f the Members of Ridg	ePointe Homeowners Asso	ociation, Inc., scheduled for
December 3. 2019 at 3:00 PM, to be held and Restated Declaration of Covenants, C	at Clubhouse ("Special Conditions and Posterio	al Meeting"), to vote on an	ad approve of the Amended
Homeowners Association, Inc., including	the Amended and I	Restated Bylaws for the	RidgePointe Homeowners
Association, Inc. (hereinafter collectively reany proxy or proxies heretofore given by me	ferred to as the "Propos	sed Amended)and Restated	CC&Rs") I hereby fevoke
l his directed and limited proxy shall exte	end only to the aforer	ns whatsoever for the aforementioned Special Meeting	mentioned Special Meeting. 7, and any adjournment or
adjournments thereof.			
I hereby give my proxy the powers expressly	set forth herein, includ	ing directing my proxy to v	ote as follows:
1. CC&Rs Amendment and Restatem	ent 2. By	-Laws Amendment and	Restatement
A			
[X) FOR [] AGAINST	_		GAINST
	tis Directed and Limite	[X FOR [] A	
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RIDGEPOINTE HOMEOWNERS ASSOCIATION, INC.

	20190050784 Page 79 of 91	12/04/2019 04:26:18 PM Washington County	1
RIDGEP	ONTE HOMEOWNERS A	ASSOCIATION, INC.	\$ (D)
	DIRECTED AND LIMITE	E Ď PŘOXY	atilO,
Member Owning Lot No(s).	(Note: List all fors	for which you separately pay dues	
Print Name(s): 4 Con Ne	5 Sandr	9 L V	>
Last	First	Middle Initial	
Last	First	Middle Initial	
			~ OY
As provided in the Bylaws of RidgePo		Inc. ("Association"), I/we hereby of	designate the 💚 👚
following person to be my/our proxy: (check one)	* @\\\	· 0
	(Specif	(Wher's Name)	
Secretary of the Ridge!	Pointe Homeowners Association	Inc.	
to act as my true and lawful attorney,	substitute, and proxy for me an	d in my name, place and stead, for	r quorum purposes
and to vote and sign on my behalf a	s directed and limited herein v	with the same effect as I might o	r could do were I
personally present at the Special Mee			

December 3. 2019 at 3:00 PM, to be held at Clubhouse ("Special Meeting"), to vote on and approve of the Amended and Restated Declaration of Covenants, Conditions and Restrictions and Reservation of Easement for RidgePointed Homeowners Association, Inc., including the Amended and Restated Bylaws for the RidgePointe Homeowners Association, Inc. (hereinafter collectively referred to as the "Proposed Amended and Restated CC&Rs"). I hereby revoke any proxy or proxies heretofore given by me to any person or persons whatsoever for the aforementioned Special Meeting. This directed and limited proxy shall extend only to the aforementioned Special Meeting, and any adjournment or adjournments thereof.

I hereby give my proxy the powers expressly set forth herein, including directing my proxy to vote as follows:

1. CC&Rs Amendment and Restatement

[] AGAINST

2. By-Laws Amendment and Restatement

[\(\)] AGAINST

IN WITNESS WHEREOF, I have executed this Directed and Limited Proxy on the date set forth below. It is understood that if I am able to attend the Special Meeting and any adjournment or adjournments thereof, this proxy can be revoked and I may vote in person. In the event the affirmative vote of the Owners holding not less than sixty-seven percent (67%) of the Coming power of the Members vote in Tavor of the Proposed Amended and Restated CC&Rs, I agree to be bound by, and hereby consent to recording the Proposed Amended and Restated CC&Rs, along with a copy of this Directed and Limited Proxy, in the records of the Washington County Recorder, State of Utah. I understand, consent, and agree that by voting for the Proposed Amended and Restated CC&Rs my proxy is authorized to sign an instrument consenting and approving of the Proposed Amended and Restated CC&Rs on my behalf.

PROXY INSTRUCTIONS

Fill in all the blanks. Print clearly.

Sign and date the proxy on the lines provided. If undated, your signature will be authority for the Association to enter a date of receipt.

Please mail, email, or hand deliver your completed proxy to the Association:

Mail to RidgePointe Homeowners Association, Inc.

c/o Community Association Management

107 S 1470 E, #204

St. George, UT 84790

Email to Kimberly Graff at kimberly@camutah.com

Hand Deliver to the Association's Secretary prior to the Special Meeting or any adjournment thereof.

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	Page 80 of 91	Washington County	
	TE HOMEOWNERS		
<u>Di</u>	RECTED AND LIMIT	ED PROXY	
Member Owning Lot No(s)134	(Note: List all lot	to which you separately pay dues	
Print Name(s): PRESCOTTO	LANE		- O
Last Last	First	Middle Initial In 18	e la
PRESCOTT	PATRICIA	/	111
Last	First	Middle Initial 0C	T 2 8 2019
		DV.	
As provided in the Bylaws of RidgePointe following person to be my/our proxy: (che	Homeowners Association	, Inc. ("Association"), I/wethere	by designate the
* (P) 1	(Spaci	fy Owner's Name)	* (S)
Secretary of the Ridge Poin	te Homeowners Association	iv Camer's Name)	
to act as my true and lawful attorney, subs	stitute, and proxy for me a	nd in my name, place and stead	for quorum purposes
and to vote and sign on my behalf as di- personally present at the Special Meeting	recied and rimited herein of the Members of Ridge	with the same effect as I migr Pointe Homeowners Association	n inc. scheduled for
December 3, 2019 at 3:00 PM, to be he	ld at Clubhouse ("Special	Meeting"), to vote on and app	rove of the Amended
and Restated Declaration of Covenants,	Conditions and Restricti	ons and Reservation of Easen	nent for RidgePointe
Homeowners Association, Inc., including	ng the Amended and Re	estated Bylaws for the Ridge	Pointe Homeowners
Association, the (hereinafter collectively any proxy or proxies heretofore given by	ne to any person or person	su Amended and Restated CC& s whatsoever for the aforementic	ned Special Meeting
This directed and limited proxy shall e	ktend only to the aforem	entioned Special Meeting, and	any adjournment or
Cadjournments thereof.	(
I hereby give my proxy the powers express	ly set forth barain including)) v	(C) V
Thereby give my proxy unipowers express	rly set forth herein, metadir	ig directing my proxy to vote as	AOHOWS.
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	mem z. by-	Laws Amendment and Resta	atement
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As provided in the Bylaws of RidgePointe I following person to be my/our proxy: (check	Iomeowners Association, Inc.	("Association"), I/we hereby de	esignate the
	(S:F Q)	Ordania.	\$ (D)
Secretary of the Ridge Points	Homeowners Association, in	mer's Name)	
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to act as my true and lawful attorney, substi	tute, and proxy for me and in	my name, place and stead for	quorum purposes
and to vote and sign on my behalf as direction personally present at the Special Meeting of	cted and timited nerein with f the Members of RidgePoint	the same effect as I might or Homeowners Association In	could do were ! c_scheduled for
December 3, 2019 at 3:00 PM, to be held	Lat Clubhouse ("Special Mee	ting"), to vote on and approve	of the Amended
and Restated Declaration of Covenants,	Conditions and Restrictions a	ind Reservation of Easement	for RidgePointe
Homeowners Association, Inc., including Association Inc. (hereinafter collectively re	the Amended and Restate	d Bylaws för the RidgePoir	ite Homeowners
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20190050784 12/04/2019 04:26:18 PM Page 82 of 91 Washington County RIDGEPOINTE HOMEOWNERS ASSOCIATION, INC. DIRECTED AND LIMITED PROXY	<u> </u>
Member Owning Lot No(s). Note: List all for which you separately pay dues. Print Name(s): Last First Middle Initial	hip
As provided in the Bylaws of RidgePointe Homeowners Association, Inc. ("Association"), I/we hereby designate the following person to be my/our proxy: (check one) [] Secretary of the RidgePointe Homeowners Association Inc. [] Secretary of the RidgePointe Homeowners Association Inc.	
to act as my true and lawful attorney, substitute, and proxy for me and in my name, place and stead, for quorum-purpose and to vote and sign on my behalf as directed and limited herein with the same effect as I might or could do were personally present at the Special Meeting of the Members of RidgePointe Homeowners Association, Inc., scheduled for December 3. 2019 at 3:00 PM. to be held at Clubhouse ("Special Meeting"), to vote on and approve of the Amended and Restated Declaration of Covenants, Conditions and Restrictions and Reservation of Easement for RidgePoint Homeowners Association, Inc., including the Amended and Restated Bylaws for the RidgePointe Homeowner Association, Inc. (hereinafter collectively referred to as the "Proposed Amended and Restated CC&Rs"). I hereby revolution and imited proxy shall extend only to the aforementioned Special Meeting, and any adjournments thereof. I hereby give my proxy the powers expressly set forth herein, including directing my proxy to vote as follows:	I ed te se se g.
1. CC&Rs Amendment and Restatement [V]FOR [] AGAINST [] FOR [] AGAINST [] FOR [] AGAINST [] FOR [] AGAINST [] IN WITNESS WHEREOF, I have executed this Directed and Limited Proxy on the date set forth below. It is understood the if I am able to attend the Special Meeting and any adjournment or adjournments thereof, this proxy can be revoked and may vote in person. In the event the affirmative vote of the Owners holding not less than sixty-seven percent (67%) of the owner of the Members vote in favor of the Proposed Amended and Restated CC&Rs, I agree to be bound by, and hereby consent to recording the Proposed Amended and Restated CC&Rs, along with a copy of this Directed and Limited Proxy, in the records of the Washington County Recorder, State of Utah. I understand, consent, and agree that by voting for the Proposed Amended and Restated CC&Rs my proxy is authorized to sign an instrument consenting and approving of the Proposed Amended and Restated CC&Rs on my behalf. **Charle V.** Handle V.** **Limited Proxy** **Charle V.** **Limited Proxy** **Limited Proxy** **Additional Proposed Amended and Restated CC&Rs on my behalf.** **Charle V.** **Limited Proxy** **Limited Proxy** **Additional Proxy** **Limited Proxy** **Additional Proxy** **Limited Proxy** **Additional Proxy** **Limited Proxy** **Additional Proxy** **Limited Proxy** **Limi	ne d d by nd
PROXY INSTRUCTIONS 1. Eill in all the blanks. Print clearly. Sign and date the proxy on the lines provided. If undated, your signature will be authority for the Association to enter a date of receipt. Please mail, email, or hand deliver your completed proxy to the Association: Mail to RidgePointe Homeowners Association, Inc. c/o Community Association Management 107 S 1470 E, #204 St. George, UT 84790	500
Email to Kimberly Graff at kimberly@camutah.com	

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	Page 83 of 91	Washington County	
		ASSOCIATION, INC.	
DIR	ECTED AND LIMIT	<u>TED PROXY</u>	
(Number Owning Lot No(s) 143	(Note: List all lo	which you separately pa	u duas de Colo
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Print Name(s): Last	First	Middle Initial	
	E. Jef	P	M OCT 3 0 2019
-billing 5700	First JET	Middle Initial	mt.
			BY:
As provided in the Bylaws of RidgePointe F following person to be my/our proxy: (check	Iomeowners Association	ı, Inc. ("Association"), I/w	e hereby designate the
Me Albury Land	nc 8 ton (Spec	ify Owner's Name)	
Secretary of the Ruger ornte	Homeowners Associati	on inc.	EE O.
to act as my true and lawful attorney, substi and to vote and sign on my behalf as dire	tute, and proxy for the a	and in my name, place and	stead for quorum purposes
personally present at the Special Meeting o	f the Members of Ridge	ePointe Homeowners Asso	ciation. Inc., scheduled for
December 3, 2019 at 3:00 PM, to be held	at Clubhouse ("Specia	al Meeting"), to voțe on ar	id approve of the Amended
and Restated Declaration of Covenants, (Conditions and Restrict	ions and Reservation of	Easement for RidgePointe
Homeowners Association, Inc., including Association Inc. (hereinafter collectively re	the Amended and R	kestated Bylaws for the	RidgePointe Homeowners
any proxy or proxies heretofore given by	e to any person or person	ns whatsoever for the afore	mentioned Special Meeting
This directed and limited proxy shaff extended	end only to the aforem	nentioned Special Meeting	g, and any adjournment or
(adjournments thereof.			
I hereby give my proxy the powers expressly	sat forth harain in Mil))	ata Wallana
Thereby give my proxy me powers expressiy	set forth herein, and such	ing directing my proxy to v	ore asyonows:
1. CC&Rs Amendment and Restatem			
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		Page 84 of 91	Washington County	
			S ASSOCIATION, INC	
	DU	RECTED AND LIMI	TED PROXY	• 0
(Member C	Owning Lot No(s) 2	(Mata. Tintall)		
		(Note: List all lo	of the which you separately page	WEATEDS OF L
Print Nam	e(s):	Kobent W	Middle Initial	Managra P
		71131	Middle mittal	OCT 2 8 2019 W
	Thomas	Denise	m	
	Last	First	Middle Initial	BY:
As provide following	led in the Bylaws of RidgePointe person to be my/our proxy: (chec	Homeowners Associatio	n, Inc. ("Association"), I/w	e hereby designate the
1482	1	(Cma	aifu Čarla Nama)	* (D)
	Secretary of the RidgePoint	e Homeowners Associat	cify Owner's Name)	
		_((2)11 a	
to act as i	my true and lawful attorney, subst	titute, and proxy for me	and in my name, place and	stead for quorum purposes
and to vo	ote and sign on my behalf as dir	ected and limited herein	with the same effect as	I might or could do were I
personany Decembe	y present at the Special Meeting or 3, 2019 at 3:00 PM, to be hele	of the Members of Ridg d at Clubbouse ("Speci	gePointe Homeowners Asso	ociation, Inc., scheduled for
and Rest	ated Declaration of Covenants,	Conditions and Restric	tions and Reservation of	Easement for RidgePoint
Homeowi	ners Association, Inc., including	g the Amended and	Restated Bylaws for the	RidgePointe Homeowners
Association	on, Inc. (hereinafter collectively t	eferred to as the "Propo	sed Amended and Restated	I CC&Rs"). I hereby revoke
any proxy	or proxies heretofore given by	te to any person or person	ons whatsoever for the afore	ementioned Special Meeting.
adjournm	cted and limited proxy shall exents thereof.	tenu only to the aforei	nentioned Special Meetin	g, and any adjournment or
	- 01/1/			
I hereby g	give my proxy the powers expressl	y set forth herein, includ	ing directing my proxy to v	vote as follows:
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	- Da Amassalas A I D 4 4	4 4 70	* 4 3 4 3	T
	Rs Amendment and Restater	ment 2. By	-Laws Amendment and	
	Rs Amendment and Restater FOR [] AGAINST	ment 2. By	i .	Restatement GAINST
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, O	, ∨ RIDGEPO	NE HOMEOWNERS	ASSOCIATION, INC.	, O ,
		DIRECTED AND LIMIT	TED PROXY	
Member Owning	a Lat Na(e) D	(Note: List all lot	sor which you separately for The C	
	Rudan		s for which you separately have agents	₱17 O 59
Print Name(s): _	Last	Brian Silver	Middle Initial WWW 1	4 2019 🔟
			D.W.	
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As provided in	The Bylaws of RidgePoi	nte Homeowners Association	ı, Inc. ("Association"), I/we hereby de	esignate the
	on to be my/our proxy: (c		,	
	\$. (C)	(Sneo	ify (Owner's Name)	
	Secretary of the RidgeP	ointe Homeowners Associati	on Inc.	
110		0.40) .
			and in my name, place and stead, for with the same effect as I might or	
personally pres	sent at the Special Meeti	ng of the Members of Ridge	ePointe Homeowners Association, In	nc., scheduled for
			al Meeting"), to vote on and approve ions and Reservation of Easement	
			testated Bytaws for the RidgePoint	
Association, In	nc. (hereinafter collective	ly referred to as the "Propos	ed Amended and Restated CC&Rs")). I hereby revoke
			ns whatsoever for the aforementioned nemtioned Special Meeting, and any	
adjournments t	thereof.	()	Miles of the state	
I haraby give n	ny neavy thá navon aven	sandy and family beauty	ng directing my proxy to vote as follo)
I hereby give h	ny proxy me powers expi	essiy set forth herein, megudi	ing diffecting my proxy to vote as tone	ows.
4 0000				
_	Amendment and Resta	atement 2. By-	Laws Amendment and Restaten	nent
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As provided in b following person	he Bylaws of RidgePointe Home to be my/our proxy: (check one	eowners Association,	Inc. ("Association"), I/we	e hereby designate the
i (X)	CRAIG WILLIAMSON	(Specif	fy Owner's Name)	
	Secretary of the Rudge Pointe Ho			
to act as my true	and lawful of the area whereight	1 c 0.400		
and to vote and	e and lawful attorney, substitute sign on my behalf as directed	, and proxy for me ar	id in my name, place and with the same effect as I	stead, for quorum purposes
personally prese	nt at the Special Meeting of the	e Members of Ridgel	Pointe Homeowners Asso	ociation, Inc., scheduled for
December 3, 20	19 at 3:00 PM, to be held at	Clubhouse ("Special	Meeting"), to vote on an	d approve of the Amended
and Restated D	eclaration of Covenants, Con-	ditions and Restriction	ons and Reservation of	Easement for RidgePointe
Association inc.	ssociation, Inc., including the (hereinafter collectively referred).	Amended and Re	estated Bylaws for the	CC&Rs") I hereby revoke
any proxy or pro	oxies heretofore given by me to	any person or persons	s whatsoever for the afore	mentioned Special Meeting.
This directed ar	nd limited proxy shall extend	only to the aforeme	entioned Special Meeting	g, and any adjournment or
(adjournments the	ereof.	(<u>(</u>		
I hereby give my	proxy the powers expressly set	forth herein in Mydin)) ` .a directing my provy to v	ote artollows:
	promy and provide expressify see	Torin nereni, mediani	ig uncering my proxy to v	ole 23 vollows.
1 CC & Dc Ar	nendment and Restatement	4 D I		T
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RIDGEPOINTÉ POLICIES, PROCEDURES AND RULES IN RESPECT TO HOUSING FOR OLDER PERSONS (Amended October 2019)

These Policies, Procedures and Rules governing the RIDGEPOINTE SUBDIVISION RIDGEPOINTE HOME OWNERS ASSOCIATION SOUTH, INC. ("Association") and its Members demonstrate the intent to provide Housing for Older Persons, 55 years of age of older, since such housing) is necessary to provide important housing opportunities for older persons. These Policies, Procedures and Rules are intended to comply with the Housing for Older Persons Act of 1995 (as amended).

Advertising, Marketing and Sales. All advertising marketing and sales Section 1. materials or displays of any kind shall reflect that the Property is intended for "housing for older persons." The Association and its Members shall impart in all oral and written communications (including, without limitation, advertising, marketing, sales and rental materials or displays) a clear (statement of intent that (1) the Property is intended as housing for persons 55 years of age or older and that at least one such person age 55 or older must occupy each home; and (ii) that the Association claims an exemption from the provisions of the Fair Housing Act of 1988 and any subsequent amendment thereto regarding discrimination based on familial status. All print ads shall contain the following language: "The RidgePointe Property is intended and operated for residents 55 years of age or older as defined in the Fair Housing Act. As such it is the policy of the RIDGEPOINTE Subdivision and the RIDGEPOINTE HOMEOWNERS ASSOCIATION SOUTH, Inc. to prohibit occupancy of homes in the development by persons under age 55 unless at least one (1) of the occupants of the residence is over age 55 and persons under 18 years of age are prohibited." The Association and/or its Members shall inform prospective occupants that a copy of these Policies, Procedures and Rules governing the Property as housing for older persons will be provided, at no cost, upon request.

Section 2. Approved Occupancy. The Property is intended and operated for occupancy by persons 55 years of age or older, and not less than eighty percent (80%) of the occupied homes are to be occupied by at least one such person who is 55 years of age and older. As such, the Association will maintain a policy that each home shall be occupied by at least one person 55 years of age or older pursuant to the Housing for Older Persons Act of 1995 (as amended), which allows for the property to be exempted from the prohibition against discriminating on the basis of familial status found in the Fair Housing Act of 1988 42 U.S.C. § 3602(k) and § 3604(a). It is understood that "occupied homes" include those wherein the occupants reside in the subdivision at some point during the year and intend to return, but they may not occupy the home continuously. Unoccupied homes shall be expressly reserved for occupancy by at least one person 55 years of age or older. OWNERS WHO WISH TO SELL OR RENT THEIR HOME OR LOT SHALL INFORM ALL PROSPECTIVE PURCHASERS OR RENTERS OF THE AGE 55 **OCCUPANCY**

RESTRICTION AND THE NEED FOR PROSPECTIVE OCCUPANTS TO SUBMIT AN APPLICATION REGARDING OCCUPANCY TO THE DIRECTORS.

- Application and Age Verification. In connection with the above, all prospective occupant(s) of a home on the property must complete and submit to the Directors a written application and age verification form as provided by the Association, a sample copy of which is attached hereto as Exhibit "A." The Directors shall review said application and age verification and within five (5) days of such review shall notify the prospective occupant(s) as well as the seller/lessor of the home as whether the prospective occupant(s) meet the necessary age requirements and whether they shall therefore be permitted to occupy a home on the property. The only exceptions to this rule shall be the following:
- (1) Persons Occupying Homes at the Time the Property Became Housing for Older Persons. At the time the property became officially designated as housing for Older Persons by way of amendments to the Declaration of Covenants, Conditions and Restrictions of RidgePointe during December 2003 a survey was conducted to verify the ages of persons then occupying homes on the property. Regardless of age, the occupants verified in this survey are exempt from the provisions of this section inasmuch as they are already considered to be Approved Occupants.
- Guests. Guests of any age do not have to be approved as occupants and shall be permitted to visit or live in the home of an approved occupant for up to 21 total days per quarter without being considered an occupant; however, no more than 14 of said total of 21 days of residence per quarte may be consecutive.
- Heirs and Other Occupants who are not Purchasers or Renters. Pursuant to Article XII, Section 3 of the Declaration of Covenants, Conditions and Restrictions of RidgePointe, after review and approval by the Directors, and heir or other person who intends to occupy home on the property because of the death, divorce, separation of disability of a prior approved occupant shall have the right to occupy said home regardless of age as long as (1) he is neither buying or renting the home-in question from the former approved occupant; AND (2) the Directors determine that such occupant's residence on the property shall not nullify or otherwise challenge the requirement that eighty percent (80%) of all occupied homes on the property are occupied by at least one person age 55 or older. In connection therewith:
- Subsequent Purchase or Renting of the Home. If at any point in time it is demonstrated that a person occupying a home on the property because of the death, divorce, separation or disability of the approved occupant is buying or renting the home in question, (which "buying," or "renting" shall be understood, to be the giving of money or other, consideration for the right to occupy said home), such person shall be subject to the application and age verification requirements elsewhere described in these Policies and Procedures.
- Maintenance of the 80% Requirement. The Association will not approve an occupancy if the granting of said occupancy would defeat the primary purpose of providing housing for older persons under the Housing for Older Persons Act. Therefore, if the proposed occupancy of any person under this section would nullify or in any way challenge the status of the property as Housing for Older Persons due to causing the percent of occupied homes in the property that are occupied by persons age 55 or older to be less than 80% said person shall be denied the right to occupy the home in question regardless of how the right to occupy the home was obtained.

and Over Policies Ridgepointe Page 2

(b) Sale of Rental Agreements. All sale or rental agreements pertaining to homes on the property shall be in writing and shall indicate that the property is intended as housing for older persons, age 55 years or older, Rental agreements, liens, and deeds of trust (or similar mortgage instruments) shall provide that failure by the lessee, lience, or trustor to ensure compliance with the requisite age requirement relating to occupancy shall be a default under the agreement. A copy of all sale and rental agreements shall be placed with the Secretary of Treasurer of the Association to be kept with the records of the Association

> Section 3. Maintenance of Records. In respect to each transfer of occupancy of a home on the property, the Association shall keep a log or other record identifying the transferor, the transferee, the address of the home, the names and ages of the new occupants, any documentation provided to verify those ages, the method of transfer (sale, lease, devise, etc.), and the date the transfer was approved and by whom. Likewise the Association shall keep a log identifying transfers of occupancy rejected due to the age restriction, including the persons involved in the proposed transfer and their current addresses, the ages of the prospective occupants, the reasons for the rejection, and the date of the rejection. At lease once every two years, the Association shall review and update if necessary its records regarding the age of each occupant of the property, as well as its compliance with federal requirements relating to Housing for Older Persons.

Section 4, Lot Ownership. It is understood that the requirements of these rules apply only to occupancy of a home in RidgePointe, and not to ownership of said home or of a lot in RidgePointe. Neither the CC&Rs nor these rules restrict the purchase of a home in RidgePointe by a person of any age, but occupancy of said home is restricted to those age 55 or older as more particularly described in these rules.

Section 5. Binding Effect. These Policies, Procedures and Rules are binding upon (i) the Association, its Directors, officers and agents, (ii) the Association Members, their guests, invitees friends, and agents, and (iii) all lot owners of lots in RidgePointe and the successors, theres, attorneys, representatives, prospective occupants and assigns of such lot owners as well as of Association Members.

Section 6. Amendment. The Association Board of Directors can modify, amend, add to or supersede these Policies, Procedures and Rules in order to conform with such policies and procedures for Housing for Older Persons as are promulgated from time to time by the Secretary of the United States Department of Housing and Urban Development.

day of OCTOBER DATED this.

> RIDGEPOINTE HOMEOWNERS ASSOCIATION SOUTH, INC., a Utah nonprofit corporation

WILLIAM

Its: President

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