

Amended Restrictive Covenants Page 1 of 4
Russell Shirts Washington County Recorder
01/24/2020 10:50:57 AM Fee \$40.00 By
NOVATION TITLE INSURANCE AGENCY

WHEN RECORDED RETURN TO:
Zion Village Townhomes HOA
Jay Rice, Agent
4968 South Holladay Pines Ct.
Holladay, UT 84117

Recorded against the Property
described in Exhibit A

**Amended Covenants, Conditions and Restrictions,
as well as Bylaws for the
Zion Village Townhome Homeowner's Association**

Under Utah Code 57-1-46. Zion Village Townhome's Association ("Association") gives notice that the property in the Zion Village Townhome Subdivision, located in Washington County, Utah, and more particularly described in Exhibit A ("Subdivision"), is changing the following Articles in it's CC&R's and Bylaws as follows:

Amendment to CC&R's as follows:

5.2 The "Owner Responsibility" will change to include: "exterior doors," "garage doors," and "any exclusive use sewer lines to the point where it/they join a common sewer line. It will not be the "Associations" responsibility to unplug private sewer lines, nor the repairing of damaged interior or exterior doors, whether they are man doors, garage doors, or sliding doors.

6.9 Apportionment of HOA Fees and Assessments. Please refer to Exhibit C.
Units approximately 1,861 square feet will each pay 0.0097335 of the annual budgets.
Units approximately 2,396 square feet will each pay 0.0107707 of the annual budgets.
Units approximately 2,741 square feet will each pay 0.0111696 of the annual budgets.
Units approximately 2,683 to 2,950 square feet will each pay 0.0118195 of the annual budgets.
Units approximately 3,043 square feet will each pay 0.0120073 of the annual budgets.
Units approximately 3,190 to 3,284 square feet will each pay 0.0122068 of the annual budgets.
Units approximately 3,387 to 3,600 square feet will each pay 0.0126057 of the annual budgets.
Units approximately 3,874 square feet will each pay 0.0130046 of the annual budgets.

Amendment to Bylaws as follows:

2.7.2 Class B. The Class B Member shall be the Declarant. The Class B Member shall be entitled to 100 votes for every Lot owned by Declarant plus 100 votes for every class A vote. The Class B Membership shall automatically cease and be converted to a Class A membership upon the Sale of the last lot.

2.7.3 CC&R Article 9.1 shall have precedence over By Law Article 2.7 (2.7.1 and 2.7.2), at the Declarant's option, he/she shall assume administrative control for a period of up to three years after the last lot is sold or when construction is completed, whichever takes longer. At which time a "Turnover" HOA Membership meeting shall take place to elect new officers.

3.1 The number of Board Directors will be FIVE (5), not THREE (3) as previously indicated.

3.2 After the Turnover Meeting, Directors shall serve for a term of Three years (instead of 2) and shall serve until their successors have been elected.

Dated this 22 day of July, 2020.

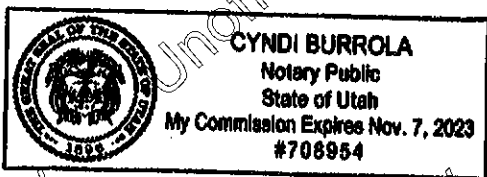
ZION VILLAGE TOWNHOME HOMEOWNER'S ASSOCIATION:

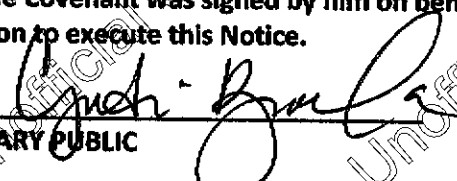


Jay Rice, President

STATE OF UTAH)
 :SS.
COUNTY OF WASHINGTON)

On this 22nd day of January, 2020 personally appeared before me Jay Rice who being by me duly sworn, did say that he is the President of Zion Village Townhome Homeowner's Association, a Utah nonprofit corporation, that this Notice of Reinvestment Fee Covenant was signed by him on behalf of the Association, and that he is authorized by the Association to execute this Notice.





NOTARY PUBLIC

Exhibit A

Legal Description

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N00°04'05"E, ALONG THE SECTION LINE, 605.80 FEET; THENCE S89°55'55"E, 433.00 FEET TO THE POINT OF BEGINNING SAID POINT BEING LOCATED ON THE EAST LINE OF 2170 WEST STREET; THENCE N00°04'05"E, ALONG SAID LINE, 1,290.67 FEET; THENCE DEPARTING SAID LINE AND RUNNING S89°47'55"E, 379.09 FEET; THENCE S05°12'05"W, 357.90 FEET; THENCE S01°47'55"E, 409.99 FEET; THENCE S41°10'55"E, 122.44 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 160.00 FEET, AND A CENTRAL ANGLE OF 67°39'00"; THENCE SOUTHERLY ALONG SAID CURVE, 188.91 FEET; THENCE S26°28'05"W, 285.34 FEET; THENCE N89°48'34"W, 337.30 FEET TO THE POINT OF BEGINNING. CONTAINING 11.41 ACRES.

Exhibit C

**Zion Village Townhomes PUC
Maintenance Fee Worksheet**

# Units	Square Foot Approximate	Base Maintenance Starting Fee 11/19	Multiplier	Monthly Total	Annually Per Unit	Annually of Size	Annually of Budget
26	1860	\$ 244.00	0.131183	\$ 6,344.00	0.0097335	0.2530716	\$ 76,128.00
16	2396	\$ 270.00	0.112688	\$ 4,320.00	0.0107707	0.1723312	\$ 51,840.00
8	2741	\$ 280.00	0.102152	\$ 2,240.00	0.0111696	0.0893835	\$ 26,880.00
7	2683 - 2950	\$ 296.00	0.105114	\$ 2,072.00	0.0118195	0.0826551	\$ 24,864.00
8	3043	\$ 301.00	0.098916	\$ 2,408.00	0.0120073	0.0960587	\$ 28,896.00
14	3190 - 3284	\$ 306.00	0.094532	\$ 4,424.00	0.0122068	0.1764799	\$ 53,088.00
9	3387 - 3600	\$ 316.00	0.090441	\$ 2,934.00	0.0126057	0.1170416	\$ 35,208.00
1	3874	\$ 326.00	0.084151	\$ 326.00	0.0130046	0.0130046	\$ 3,912.00
89	Total Unit			\$ 25,068.00			\$ 300,816.00