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Amended Restrictive Covenants
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By JENKINS BAGLEY

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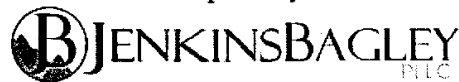


**Record against the Property
Described in Exhibit A**

After recording mail to:
JENKINS BAGLEY, PLLC
Attn: Bruce C. Jenkins
285 W. Tabernacle, Ste. 301
St. George, UT 84770

**SECOND AMENDED AND RESTATED DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS**
for
IRONWOOD SUBDIVISION

Prepared by:



Attn: Bruce C. Jenkins
285 W. Tabernacle, Ste. 301
St. George, UT 84770

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SECOND AMENDED AND RESTATED DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
for
IRONWOOD SUBDIVISION

THIS SECOND AMENDED AND RESTATED DECLARATION of Covenants Conditions, and Restrictions for Ironwood Subdivision was approved by an instrument signed by not less than sixty-seven percent (67%) of the Membership, pursuant to Utah Code Section 57-8a-104 and Article XIII, Section 2 of the Amended and Restated Declaration (defined below), and executed this 7th day of February, 2020, and amends and restates in its entirety and substitutes for the following:

- Amended and Restated Declaration of Covenants, Conditions and Restrictions for Ironwood Subdivision, recorded with the Washington County Recorder on May 11, 2001, as Doc. No. 00721122 (“Amended and Restated Declaration”);
- Second Amendatory Declaration of Covenants, Conditions and Restrictions for Ironwood Subdivision, recorded with the Washington County Recorder on February 21, 2002, as Doc. No. 00754144; and
- any other amendments, supplements, or annexing documents to the covenants, conditions, and restrictions for Ironwood, whether or not recorded with the Washington County Recorder.

The Community Association Act, Utah Code § 57-8a-101, et. seq. (the “Act”), as amended from time to time, shall 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.

DECLARATION

Declarant declared, and the Association restates, that all of the property, which is located in Washington County, Utah, and more particularly described in Exhibit A shall be held, sold, and conveyed subject to the following easements, restrictions, covenants, conditions, reservations, assessments, charges, liens, and to the Plat Maps on file with the Washington County Recorder. This is for the purpose of protecting the value and desirability of said property. This Declaration and the Plat Map shall be construed as covenants of 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 part thereof, their heirs, successors and assigns and shall inure to the benefit of each Owner thereof.

ARTICLE I – DEFINITIONS

The following definitions control in this Declaration. Words and phrases not defined in this Article shall be given their ordinary meaning. 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.

Section 1. “Board of Directors”; “Board”; or “Director(s)” shall mean and refer to the governing board of Ironwood Homeowners Association.

Section 2. “Common Area” shall mean all real property (including the improvements thereto) owned by the Association or hereafter acquired for the common use and enjoyment of the Members and not dedicated for use by the general public. Specifically exempted from Common Area are Lots, dedicated public streets, sidewalks, and curb and gutter which are identified on the Plats of “Ironwood Subdivision Phase 1”, “Ironwood Subdivision Phase 2”, “Ironwood Subdivision Phase III”, “Ironwood Subdivision Phase IV”, “Ironwood Subdivision Phase V”, “Ironwood Subdivision Phase 6”, “Ironwood Subdivision Phase VII”, and “Ironwood Subdivision – Phase 8”, as recorded in 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 in which the Association has an easement right.

Section 3. “Conveyance” 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.

Section 4. “Declarant” shall mean Ence Bros. Construction, Inc., a Utah corporation, its successors and assigns, so long as such successors or assigns (1) by written agreement shall be given Declarant’s rights; and (2) acquire more than one undeveloped Lot from Declarant for the purpose of development (references herein to the Declarant are for historical purposes and context).

Section 5. “Declaration” shall mean and refer to this Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Ironwood Subdivision, applicable to the Subdivision, and any amendments or supplements thereto, recorded in the office of the Recorder of Washington County, State of Utah.

Section 6. “Entire Membership” shall mean all Members. When a vote of the Entire Membership is referenced it means all potential votes for all the Members.

Section 7. Reserved.

Section 8. “Home” shall mean and refer to any detached single-family residential dwelling constructed within the Project. Multiple family dwellings are not included in this definition and are not allowed in the Project.

Section 9. "Homeowners Association" or "Association" shall mean and refer to Ironwood Homeowners Association, a Utah nonprofit corporation, its successors and assigns.

Section 10. "Lot" unless otherwise defined or provided for herein, shall mean and refer to any separately numbered and individually described plot of land shown on any recorded subdivision Plat of the Subdivision, but specifically excludes Common Area and areas dedicated to the use of the general public.

Section 11. "Member" shall mean and refer to every person or entity who holds membership in the Association.

Section 12. "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 13. "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 Subdivision, including contract buyers, but excluding those having an interest merely as security for the performance of an obligation.

Section 14. "Plat" or "Plat Map" shall mean and refer to the Plat for Ironwood Subdivision Phases 1 through 8 as recorded in the office of the County Recorder of Washington County, Utah, and as the same may hereafter be modified, amended, or supplemented.

Section 15. "Separation Walls" shall mean: (1) block landscaping walls which border the Project and separate same from other developments and public rights-of-way; (2) the perimeter wall serving as a rear-lot wall of each Lot backing onto the perimeter property line of the Project along 2000 North Street, 2100 West Street, and 1800 North Street, and portions thereof lying on either side of each entrance to the Property; and (3) other yard/privacy walls and fences constructed by Declarant as part of individual home construction.

Section 16. "Subdivision" shall mean and refer to that certain real property described in Exhibit A which is attached hereto, and such additions thereto as may hereafter be subject to this Declaration.

Section 17. Reserved.

Section 18. "Utilities" shall mean public utilities, including, but not limited to, sewer, water, drainage, natural gas, telephone, electricity, and cable television.

ARTICLE II – PROPERTY RIGHTS

Section 1. Owners Easements of Enjoyment. Every Lot Owner shall have a right and easement of use and enjoyment in and to the Common Area. This easement is appurtenant to and passes with title to every Lot, subject to the following provisions:

(1) 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.

(2) The right of the Association, in accordance with its Articles of Incorporation and Bylaws, and with the approval of two-thirds of the Entire Membership to borrow money for the purpose of 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.

(3) The right of the Association to suspend the voting rights of a Member and to deny said Member use of any recreational facilities for any period during which any assessment against the Member's Lot remains unpaid; and for a period of not to exceed sixty (60) days for any infraction of its published rules and regulations.

(4) The right of the Association, with the approval of all the holders of first mortgage liens and Lots, and Owner approval as provided below, to sell, exchange, hypothecate, alienate, encumber, dedicate, release or transfer all or part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to. (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 (a) all Owners consent in writing to the dedication of sale or transfer; or (b) an instrument has been signed by two-thirds (2/3) of the Entire Membership agreeing to such dedication, sale, or transfer; and (c) the legislative body of the City of St. George approves the Plat change that is necessitated by the dedication, sale, or transfer.

(5) The right of the Association to seek to abandon, petition, subdivide, encumber, sell or transfer the Common Area owned, directly or indirectly, by the Association for the benefit of the Lots. (The granting of an easement for public utilities or 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, encumbrance, sale, or transfer shall be effective unless (a) all Owners consent in writing to such abandonment, petition, subdivision, encumbrance, sale or transfer; or (b) an instrument has been signed by two-thirds (2/3) of the Entire Membership; and (c) the legislative body of the City of St. George approves the Plat change necessitated by the abandonment, petition, subdivision, encumbrance, sale, or transfer.

(6) The right of the Association to take such steps as are reasonably necessary or desirable to protect the Common Area against foreclosure.

(7) 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.

(8) 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.

(9) The terms of this Declaration.

(10) The right of the Association with approval of two-thirds of the Entire Membership to enter into Agreements or leases which provide for use of the Common Area and facilities by a similar association in consideration for use of the common area and facilities of the other association, or for cash consideration.

(11) The right of the City of St. George 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 the Member's right of enjoyment to the Common Area and Facilities to the Member's family, tenants, guests, or contract purchasers who reside on the Member's Lot. All such use by family members, tenants, guests or contract purchasers shall be subject to this Declaration, the Bylaws and the Rules and Regulations to be 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 such 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 Declarant promised to convey fee simple title to the Common Area to the Association, subject to any easements.

In accepting the deed, the Association 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. Said conveyance of the Common Area shall also be subject to, (i) any state of facts an accurate survey may show, and (ii) easements and rights-of-way of record.

Section 4. Rules. The Board may adopt, amend, cancel, limit, create exceptions to, expand or enforce rules and design criteria of the Association that are not inconsistent with the 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 Home, 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. The rules of the Association shall be available for inspection and copying during reasonable hours. Notwithstanding the authority of the Board to promulgate rules and regulations for the Members of the Association, Members shall have the right to redress any rule. To do so, a signed petition, representing not less than fifty-one percent (51%) of the Entire Membership, as governed by Article III, must be submitted to the Board, stating the rule or rules being redressed, and the reasons therefor. Upon receipt of said petition, the Board shall cause that the rule or rules made subject of the signed petition be placed on the agenda of an Association meeting. The rule or rules shall, at said meeting, then be presented for vote of the Entire Membership. The vote to be called for shall be "Yes" for retention of the rule, or "No", for the elimination of the rule, each rule, if more than one, being voted on separately. In the event the petition suggested a "Modification to a rule(s)" the vote shall be "Yes" for the modification of the rule, or "No", for the rejection of the modification. In the event the modification is rejected, the rule in question shall stand. For a standing rule (or rules) to be challenged by a petition vote, as described above, not less than two-thirds (2/3) of the Entire Membership must vote to reject the standing rule or to modify the standing rule as indicated on the ballot.

ARTICLE III – MEMBERSHIP, VOTING RIGHTS, BUDGET, AND JURISDICTION

Section 1. Membership. Every Owner of a lot which is subject to assessment shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

Section 2. Voting Rights. There shall be one (1) vote for each Lot. All other voting rights are set forth in the Bylaws.

Section 3. 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) years. 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 do 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 Members 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.

Section 4. 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.

Section 5. Jurisdiction. The Association shall have jurisdiction over the Subdivision and concurrent authority over the public streets that run through the Subdivision in all respects that are not declared by a court of competent jurisdiction to be within the sole and exclusive jurisdiction of the City of St. George.

Section 6. Pool/Spa Facility Restrictions. The pool/spa facility is for the residents use only. Up to four (4) guests are permitted when accompanied by an adult resident. The pool paddle/key must be with the resident and visible at all times while in the pool/spa area. Owners and guests using this facility must observe and comply with all posted rules regarding use, health, and safety. Pets are not permitted in the fenced in area. Children fourteen (14) years of age and younger are not permitted in the pool/spa area without the accompaniment of an adult resident at least eighteen (18) years of older.

ARTICLE IV – COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessment. Each Owner of any Lot by acceptance of a deed therefor, whether or not is shall be so expressed in such deed, is deemed to covenant and agree to pay the Association: (a) annual assessments, (b) special assessments, (c) insurance assessments, if any (d) additional assessments, (e) any other amount or assessment levied or charged by the Association or Board pursuant to this Declaration, and (f) interest, costs of collection and a reasonable attorney's fees, as hereinafter provided. The assessments shall be a charge on the land and shall be a continuing lien on the Lot against which such assessment is made. Each such assessment shall also be the personal obligation of the Owner of such Lot at the time when the assessment became due. The personal obligation for delinquent assessment shall not pass to a Lot Owners successor in title unless expressly assumed by the successor in title. For the purposes of assessment pursuant to this Article, Lot shall mean (i) a single Lot, and (ii) in such cases where the same Owner owns two contiguous Lots upon which a single-family residence has been constructed the two contiguous Lots shall be deemed to be one Lot.

Section 2. Purpose of Assessments. 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. The use made by the Association of funds obtained from assessments may include payment of the cost of taxes and insurance on the Common Areas; management and supervision of the Common Areas; repair and maintenance of the Common Areas; may be used to establish and fund a reserve to cover major repair or replacement of improvements within the Common Area; and 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.

Section 3. Basis and Maximum of Annual Assessments. Until January 1, 2020 the maximum annual assessment shall be Nine Hundred Dollars (\$900) per Lot.

(1) From and after January 1, 2020, the maximum annual assessment may be increased each year by the Board not more than ten percent (10%) above the maximum assessment for the previous year without a vote of the membership.

(2) From and after January 1, 2020, the maximum annual assessment may be increased more than ten percent (10%) only by a vote of two-thirds (2/3) of the Entire Membership who are voting in person, by proxy, or by ballot 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.

(3) The Board shall fix the annual assessment at an amount not to exceed the maximum annual assessment.

(4) Each Lot that has been conveyed to an Owner shall be assessed according to the schedule set forth above which assessment shall commence on the date of issuance of a certificate of occupancy for a Home on a Lot.

Section 4. Special Assessments. In addition to the annual assessments authorized above, the Board may levy, in any assessment year, with the assent of two-third (2/3) of the Entire

Membership, 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, upon the Common Area, including fixtures and personal property related thereto and for such other purposes reasonably necessary to fulfill the intent of this Declaration. Special assessments must have the assent of two-thirds (2/3) of the votes of the Entire Membership authorized to vote, in person, by proxy, or by ballot at a meeting duly called for this purpose.

Section 5. Additional Assessments. 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 the damage or disruption resulting to Common Areas from the activities of the City of St. George or other utility provider in maintaining, repairing, or replacing utility lines and facilities thereon, it being acknowledged that the ownership of utility lines, underground or otherwise is in the City or other utility provider up to and including the meters for individual Lots, and that they are installed and shall be maintained to City or utility provider specifications.

Section 6. Notice and Quorum for any Action Authorized Under Sections 3, 4, and 5. Written notice of any meeting called for the purpose of taking any action authorized under Sections 3, 4, or 5 of this Article IV shall be sent to all Members not less than thirty (30) days, no more than sixty (60) days, in advance of the meeting. At the first such meeting called, the presence of Members, in person, by proxy, or by ballot entitled to cast two thirds (2/3) of all the votes of the Entire Membership 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 one-half (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 7. Emergency Assessments. Notwithstanding anything contained in this Article IV, the Board, without membership approval, may increase Annual Assessments or levy Special Assessments necessary for an emergency situation. For purposes of this Section 7, an emergency situation is one in which the Board finds one of the following:

- (1) an expense required by an order of a court.
- (2) an expense necessary to repair or maintain the Property or any part of it for which the Association is responsible where a threat to personal safety on the Property is discovered; or
- (3) an expense necessary to repair, maintain or cover actual Association expenses for the Project or any part of it for which the Association is responsible that could not have been reasonably foreseen by the Board in preparing and distributing the pro forma operating budget, (for example: increases in utility rates; landscape or maintenance contract services; etc.), provided, however, that prior to the imposition or collection of such Assessment, the Board shall pass a resolution containing the written findings as to the necessity of such expense involved and why the expense was not or could not have been reasonably foreseen or accurately predicted in the budgeting process and the resolution shall be distributed to the Members with the notice of the Assessment. If such expense was created by an unbudgeted utility, maintenance, etc., increase, the Assessment created thereby shall be discontinued by the Board by a similar resolution, if such expense is subsequently reduced, or the next succeeding annual budget incorporates said increase into the annual assessment.

Section 8. Rate of Assessment. Annual, special and capital assessments shall be fixed at uniform rates for all Lots and may be collected on a monthly basis, as determined by the Board.

Section 9. Regular Assessments, Due Dates. The Board shall fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period. A written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates for payment of said assessment shall be established by the Board on a monthly, quarterly or annual basis, or some combination thereof.

The Association shall, upon demand, and for a reasonable charge, at any time furnish a certificate in writing signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. 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 required by the Board for the issuance of these certificates. Such certificate, shall be conclusive evidence of the status of any assessment therein reflected.

Section 10. Effect of Non-Payment of Assessments: Remedies of the Association. Any assessments not paid within thirty (30) days after the due date thereof shall be delinquent and shall bear interest from the due date at the rate of eighteen percent (18%) per annum (or such other 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 foreclosure or other means as provided in Sections 301 through 311 of the Act. Such remedies shall be cumulative and not exclusive.

(1) Remedies. For delinquent assessments the Association shall be entitled to (a) bring an action at law against the Owner, personally obligated to pay such delinquent assessment without waiving the lien or assessment; or (b) foreclose the lien against the property in accordance with the laws of the State of Utah applicable to the exercise of powers of sale in deeds of trust or to the foreclosure of mortgages, or in any other manner permitted by law; and/or (c) withhold, interrupt, or terminate any or all services performed by the Association on behalf of the delinquent member.

(2) Additional Remedies. In addition to the remedies stated above, the Board may assess a late fee for each delinquent installment which shall not exceed twenty-five percent (25%) of the installment.

(3) Costs and Attorney Fees. The costs and expenses of any judicial action, arbitration, sale or foreclosure, 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.

(4) Right to Bring Action. Each such Owner, by his acceptance of a deed to a Lot, hereby expressly grants to the Association, its successors, assigns, or agents the right and power to bring all actions against such Owner personally for the collection of such charges as a debt and to enforce the aforesaid lien by 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 a mortgage or 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 Lot Owners. The Association, acting on behalf of the Lot Owners, shall have the power to bid in an interest foreclosed at foreclosure sale and to acquire and hold, lease, mortgage, sell and convey the same.

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

Section 12. Subordination of the Lien to Mortgages. The lien created hereunder upon 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 lien 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 or 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 Lot from 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:

- (1) All properties dedicated to and accepted by any local public authority; and
- (2) The Common Area.

Section 14. Delinquent Members.

- (1) Delinquent Member. As used in this section, "Delinquent Member" means an Owner who fails to pay an assessment when due.
 - (a) The Board may terminate a Delinquent Member's right:
 - (i) to receive a utility service for which the Member pays as a common expense; or
 - (ii) of access to and use of recreational facilities.
 - (2) (a) Before terminating a utility service or right of access to and use of recreational facilities under Subsection (1)(a) the Manager or Board shall give the Delinquent Member notice. Such notice shall state:

- (i) that the Association will terminate the Member's utility 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
 - (iii) the Member's right to request a hearing under Subsection 3.
- (b) A notice under Subsection (2)(a) may include the estimated cost to reinstate a utility service if service is terminated.
- (3) (a) The Delinquent Member may submit a written request to the Board for an informal hearing to dispute the assessment.
- (b) A request under Subsection (3)(a) shall be submitted within fourteen (14) days after the date the Delinquent Member receives the notice under Subsection 2(a).
- (4) The Board shall conduct an informal hearing requested under Subsection (3)(a) in accordance with the hearing procedures of the Association.
- (5) If the Delinquent Member 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:
- (a) conducts the hearing; and
 - (b) enters a final decision.
- (6) 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 Member's payment of the assessment, including any interest and late payment fee.
- (7) The Association may:
- (a) levy an assessment against the Delinquent Member for the cost associated with reinstating a utility service that the Association terminates as provided in this section; and
 - (b) 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 (2)(b).

Section 15. Tenant payment of Assessments.

- (1) 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 or 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: (i) the amount of the assessment due, including any interest, late fee, 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.
- (2) 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 (iii) 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.

(3) 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 other periodic payment after the notice is delivered to the tenant; and (ii) until the Association notifies the tenant under Subsection (1) 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.

(4) 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.

Section 16. Reinvestment Fee Assessment. In addition to all other assessments and upon the conveyance of a Lot there shall be one Reinvestment Fee charged to the buyer or seller, as the buyer and seller may determine, comprised of one or more of the following charges:

- (1) An assessment determined pursuant to resolution of the Board and charged for:
 - (a) Common planning, facilities, and infrastructure,
 - (b) Obligations arising from an environmental covenant,
 - (c) Community programming,
 - (d) recreational facilities and amenities,
 - (e) the following association expenses
 - (i) the administration of the common interest association;
 - (ii) the purchase, ownership, leasing, construction, operation, use, administration, maintenance, improvement, repair, or replacement of association facilities, including expenses for taxes, insurance, operating reserves, capital reserves, and emergency funds;
 - (iii) providing, establishing, creating, or managing a facility, activity, service, or program for the benefit of property owners, tenants, Common Areas, the burdened property, or property governed by the common interest association; or
 - (iv) other facilities, activities, services, or programs that are required or permitted under the common interest association's organizational documents; and
- (2) Expenses reasonably charged to the Owners Association by the Association's Manager for the administration of the conveyance.
- (3) 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 Subsection (2) directly to the Association's manager.

(4) A reinvestment fee covenant recorded on or 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 - SEPARATION WALLS AND INTERIOR LOT WALLS

Section 1. Separation Walls. Declarant constructed block landscaping walls which border the project and separate same from other developments, public rights-of-way, and adjacent Lots. Such walls shall be deemed Separation Walls and shall be deemed Common Area.

Separation Walls shall further be defined as the perimeter wall serving as a rear-lot wall of each Lot backing onto the perimeter property line of the Project along 2000 North Street, 2100 West Street, and 1800 North Street, and portions thereof lying on either side of each entrance to the Project. It is the intent of the Declarant that all Separation Walls be owned and maintained by the Association. Separation Walls, by definition, shall also include other yard/privacy walls and fences constructed by Declarant as part of individual home construction.

Section 2. General Rules of Law to Apply. To the extent not inconsistent with the provisions of this Article, general rules of law regarding separation walls and liability for property damage due to negligence or willful acts of omissions shall apply thereto.

Section 3. Repair and Maintenance. The Association shall be responsible for the cost of reasonable repair and maintenance of all Separation Walls. The Association shall have the right to enter upon any Owner's Lot for the purpose of repairing and maintaining Separation Walls. No changes or alterations to Separation Walls shall be made by Lot Owners without prior written approval of the Architectural Control Committee. The cost of repair for damage caused to Separation Walls by the acts of Lot Owners or their guests and assigns shall be a lien upon such Owner's Lot and shall be added to the annual assessment as provided in Article IV.

Section 4. Destruction by Fire or Other Casualty. If a Separation Wall is destroyed or damaged by fire or other casualty, which loss or destruction is not due to the willful or negligent acts of any Owner or Owner's guests or assigns, the Association shall bear the responsibility to restore the wall. If any Owner is responsible for the loss or destruction, Article V, Section 3 shall apply.

Section 5. Decoration. No Owner whose Lot includes a portion of a Separation Wall shall paint, construct additions to, color, or otherwise decorate the interior or exterior surface of a Separation Wall. Any Owner found in violation hereof shall bear the whole cost of refurbishing and restoring the wall to its original condition, consistent with other portions of the Separation Walls.

Section 6. Weatherproofing. Notwithstanding any other provision of this Article, an Owner who by negligent or willful acts causes a Separation Wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

Section 7. Arbitration. In the event of any dispute arising concerning a Separation Wall each party shall choose one arbitrator, and such arbitrators shall choose one additional arbitrator, and the decision shall be by a majority of all the arbitrators.

Section 8. Applicability. This Article shall be applicable to walls built by Declarant for the purposes stated in Section 1. This Article shall not apply to additional rear-yard walls and fences or enclosures constructed by Owners, as approved by the Architectural Control Committee, and as provided in Article VI, Section 2(6).

ARTICLE VI - ARCHITECTURAL CONTROL AND LAND USE RESTRICTIONS

Section 1. Architectural Control Committee. The Board of the Association may appoint a three (3) member Architectural Control Committee, (the "ACC") the function of which shall be to ensure that all exteriors of Homes and landscaping and Separation Walls within the Property harmonize with existing surroundings and structures. The ACC members need not be Owners. If such a committee is not appointed, the Board itself shall perform the duties required of the ACC.

(1) Submission to Committee. All requests should be submitted to the Association's manager via a properly completed ACC request form with samples and a drawing clearly showing plot plan, size, shape, color, location, building materials and such other requirements as the ACC may reasonably require. No Home, accessory, or addition to a Home, landscaping, or other improvement of a Lot shall be constructed, maintained, or accomplished, and no alteration, repainting, or refurbishing 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. By way of example and not of limitation, things such as painting the exterior of the Home, installing an iron gate, extending a concrete driveway, adding to an existing block wall, or constructing or placing a storage shed or outbuilding (with respect to sheds and outbuildings the further restrictions in Section 2(16) shall apply), all require ACC approval before the start of the project. The Owner of each Lot shall make landscaping improvements to the enclosed rear-yard area of each Lot that is contained by the Lot Separation Walls. Rear-yard structures of any kind must comply with the provisions of this Article VI.

(2) 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 in the Book of 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.

(3) Approval Procedure. 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 to have disapproved the material submitted.

(4) Construction. Once begun, any improvements, construction, landscaping, or alterations approved by the ACC shall be diligently pursued to completion as mutually agreed. In the event the work is begun and remains uncompleted for a period of six (6) months, the Association may undertake to complete the exterior work of the construction. The cost thereof shall be a lien upon such Owner's Lot and shall be added to the annual assessment as provided in Article IV. If reasonably necessary to enable such improvement, construction, landscaping or 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.

(5) 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:

(a) The approval or rejection of, or the failure to approve or reject, any plans, drawings or specifications;

(b) The development or manner of development of any of the property; or

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

(6) Non-Waiver. The approval of the ACC 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.

(7) Plan Fee. The Association may charge a plan fee that is 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. Land Use Restrictions.

(1) Building Type: All Lots shall be used only for single-family residential purposes, and no professional or commercial use shall be made of the same, or any portion thereof, nor shall any resident's use of a Lot endanger the health or disturb the reasonable enjoyment of any other Owner or resident. The building or structure permitted to be erected, placed or permitted to be located on any Lot within the project shall be a detached single-family dwelling, with an enclosed private garage for not less than two (2) nor more than three (3) vehicles. The height of the garage door header shall be limited to the height of the roof line of the house and shall not in any event exceed ten (10) feet. No carport or other outdoor or partially enclosed parking facility shall be permitted except as provided in Article XI, Section 9. All construction shall be of new materials and in conformance with the building and subdivision ordinances of the City of St. George. All structures shall be constructed in accordance with the zoning and building ordinances of St. George City. "Family" is defined to mean persons related by blood or marriage, by legal adoption, or by operation of law.

(2) Soils Test: The Declarant or its assign has performed a geotechnical/soil test study on each Lot in accordance with the St. George City subdivision ordinance. The Lot purchaser may, at his/her own expense, obtain any additional soils test studies and recommendation on foundation from a Utah registered soils engineer prior to construction. The ACC may require that a Lot Owner obtain a soils test and recommendation on foundation prior to any final approval. Furthermore, the

ACC may condition final approval following the recommendations set forth in the soils test document.

(3) Building Location: No building shall be located on any Lot nearer to the front line than twenty-five (25) feet measured to the foundation of such building; nor nearer than ten (10) feet to the rear Lot line; side yards are to conform to existing ordinances of not less than ten (10) feet on one (1) side and eight (8) feet on the other side. For the purpose of this Subsection (3), eaves, steps, and open porches shall not be considered as part of building for the purpose of determining such distances, provided, however, that this shall not be construed to permit any portion of a building, including such eaves, steps of open porches, to encroach upon another Lot.

(4) Driveways: Driveways shall be constructed out of concrete or other hard materials as approved by the ACC. Driveways consisting of cinders, sand, gravel, asphalt, or dirt shall not be permitted on any Lot. There shall be sufficient driveway parking of not less than two (2) vehicles per Lot parked side-by-side.

(5) Easement: Easements for installation and maintenance of utilities, drainage facilities and ingress and egress are reserved as shown upon the recorded plat. Within these easements no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow or drainage channels in the easements or which may impede ingress and egress. The easement area of each Lot and all improvements in it shall be maintained continuously by the Owner of the Lot, except for those improvements for which a public authority or utility company is responsible, or areas falling under Association maintenance responsibility.

(6) Yard Walls and Fences: Yard walls and/or fences shall be of concrete block of a type and color conforming to that as originally provided by the Declarant during or following the construction of the Owner's Home, shall be of a color which blends with the exterior of the structure on the Lot, shall not be painted, and shall be approved by the ACC. No chain link, wire, or wood fences are permitted. The ACC may consider approval of aesthetically compatible fences and walls which are not more than six (6) feet in height, located in a rear-yard, on the perimeter of a patio or open porch and which do not extend beyond the front or rear yard setback lines. Walls or fences are intended to enhance the privacy of the residents of such Lot, and should not unreasonably interfere with the view from any neighboring Lot. Where a fence or wall is located along an interior property line separating two Lots and there is a difference in grade of the two Lots, the fence or wall may be erected or allowed only to the maximum height permitted from the grade of the highest Lot. Fences may not be beamed for the purpose of increasing allowable height. General rules of law and written agreements shall apply to yard walls and fences in relation to maintenance, repair, and liability for negligent acts and omissions.

(7) Mailboxes: If a "cluster-type" box is not provided mailboxes shall be shared by Lot Owners and shall be located on a common boundary line. The mailboxes shall conform to postal regulations and to the style and construction as set forth in the plans and specifications maintained at the Association office and shall be approved by the ACC. No pipe, wood, or small black posts are allowed. Replacement of cluster-type or shared boxes shall be of a type, style, color and function as the original box. In the event an exact replacement is not available, the Owner shall submit a request for a substitute box to the ACC for approval. The decision of the Committee shall be binding.

(8) Temporary and Other Structures: No structure of a temporary nature, trailer, motorhome, RV, bus, tent, shack, garage, or other out-building shall be used at any time as a residence either temporarily or permanently. No old or second-hand structures shall be moved onto

any Lot, it being the intention hereof that all dwellings and other buildings to be erected on said Lots, or within the Project shall be new construction of good quality workmanship and materials.

(9) Site Review: Prior to the commencement of construction of any dwelling, garage, storage building fence, wall, pool, or other improvements on any Lot of this Project, plot plans and/or construction drawings shall be submitted and approved by the ACC. This provision shall include landscaping of rear-yards.

(10) Landscaping: Within twelve (12) months after the completion of the construction of any Home upon a Lot, the Owner must have substantially completed the landscaping of the rear portion of the Lot. All rear-yard landscaping shall be done appropriately with lawn, trees, shrubs, etc., and all rear-yard landscaping shall be maintained at a reasonable standard compatible with other Homes in the Project, it being the intent of this Subsection (10) that the responsibility for and cost of rear-yard maintenance shall solely belong to each Lot Owner. Shrub and tree planting on corner Lots shall be located so as not to create a hazard for the movement of vehicles along streets, in accordance with local ordinances. All landscaping must be approved by the ACC. The ACC shall establish an approved list of trees which may be planted within the Subdivision.

(11) Architectural Controls: No building shall be erected, placed, or altered on any Lot until the construction plans and specifications and plans showing the location of the structure have been approved by the ACC as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any Lot nearer to any street than the minimum building setback line unless similarly approved.

(12) Residence/Minimum Square Footage and Building Height: All Homes shall have a total square footage of living area on the main level above ground and located within the area of a foundation for any residential dwelling constructed on any Lot within the Project, exclusive of porches, balconies, patios, decks and garages, shall be not less than one thousand fifty (1050) square feet. Two story Homes may be allowed only upon prior written approval of the ACC.

Building height shall be measured from the elevation of the Lot to the highest point of the roof line of a Home. Single-story Homes shall not exceed twenty-five (25) feet in height. Two-story Homes, as approved by the ACC, shall not exceed thirty-five (35) feet in height.

(13) Construction Materials: In order to promote a harmonious community development and protect the character of the neighborhood, the following guidelines are applicable to the Property:

(a) Home style, design, alterations, and additions will conform to standards established by the ACC.

(b) Exterior construction materials will be limited to stone, veneer, brick, or brick veneer, stucco, or other materials approved for use by the ACC, and shall be in colors and of materials indigenous to the area.

(c) Roofing materials will be limited to tile. No asphalt shingles, built up roofs, or wood shakes will be allowed. No mansard roofs will be allowed. Dome structures of any type will not be allowed.

(d) All air conditioning equipment, utility pipes, antennas, and utility equipment shall be placed as discreetly as possible and screened where possible with landscaping or fence materials. Roof mount heating or air conditioning equipment will not be allowed.

(14) Maintenance of Lot During Construction – Fine: As relates to construction of improvements submitted to and approved by the ACC and in accordance with this Article, contractors or subcontractors as Owner's builders must provide on-site dumpsters during

construction and are required to clean up the site daily to maintain a clean worksite during construction. Dirt or mud from the construction site or elsewhere, dispersed, directly or indirectly, on the public streets within the Project must be cleaned up within twenty-four (24) hours by the contractor or subcontractor, as Owner's builders. Contractors or subcontractors, as Owner's builders, shall be responsible for replacement of any concrete cracked anywhere within the Project as a result of construction activities. The Association may levy a Five Hundred Dollar (\$500.00) fine against a violator of this provision. The fine shall be a charge against the Owner and shall be a continuing lien on the Lot as provided in Article IV.

(15) Lateral and Subjacent Support and Drainage: An Owner's activities which effect the lateral or subjacent support, or both, of adjacent landowners shall be responsible for damages proximately caused by such activities. Owners shall be responsible for all damage proximately caused by drainage from their Lot(s) to adjacent landowners.

(16) Individual Trash Collection Containers: Each Lot Owner shall use the standard, approved St. George City trash container for garbage collection, and shall use same in accordance with City policies. Other such containers, as permitted by St. George City, may be used. All containers that are used shall be kept in good repair and shall not be placed on the street for collection in a broken condition.

(17) Storage Sheds and Outbuildings: Each lot is limited to one (1) storage shed or outbuilding up to a maximum size of one hundred and twenty (120) square feet. The maximum peak height cannot exceed eight (8) feet. The roof shall be a pitched design. Construction of the shed or outbuilding shall adhere to the standards used to construct the original Home and be architecturally compatible with the Home referring to materials and color. Approved materials will be stucco, stone, and tile, in addition to wood studs for stick framing. A concrete slab foundation minimum of three and one-half (3.5) inches thick is required and will serve as the floor of the permanently attached storage shed or outbuilding. Utility easements shall be investigated prior to installing a concrete slab. The storage shed or outbuilding cannot be attached to a privacy separation wall and must have a clearance of three (3) feet from all block walls. There cannot be overhang or water runoff to an adjoining property. The storage shed or outbuilding shall be located in the rear yard behind the back corner of the Home. There must be a minimum of ten (10) feet separation from the Home – this provides a margin of safety from the Home. In addition, the storage shed or outbuilding shall be in compliance with city and fire codes governing construction and location of these structures.

Section 3. Damages. Any damage inflicted on any existing improvements in the Project, including but not limited to curbs, gutters, streets, concrete sidewalks, landscaping, or walls by an Owner or an Owner's guests, assignee, agents or independent contractors must be repaired as soon as possible after such damage is discovered, and expense of such repair shall be borne by the Owner. Damages not repaired by the Owner shall be a lien on the Lot as provided in Article IV.

ARTICLE VII – OPERATION AND MAINTENANCE

Section 1. Maintenance of Common Areas. 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.

Section 2. Maintenance of Entrance Islands. The Declarant constructed center islands within the entrances into the Project. The islands may include, by way of example and not of requirement or limitation, trees, decorative shrubs and other landscaping. The islands lie within a public right-of-way and are not deemed Common Area of the Project. The Association does not own but shall maintain the islands in a good and orderly manner.

Section 3. Maintenance of Perimeter Wall. For the beautification and security of the Project, the Declarant constructed a Perimeter Wall along the Projects perimeter property lines along 1800 North, 2100 West and 2000 North. Said Perimeter Wall is of colored, concrete block construction. Said wall is placed four (4) feet from the sidewalk that runs along the property perimeter boundary, causing the Perimeter Wall to be placed within the deeded area of each Lot backing onto the public rights-of-way cited above. The Owner of each Lot having a portion of the perimeter wall within the rear-yard hereby acknowledges the placement of same and grants a perpetual easement to the Association for the placement of the wall, and reasonable access to maintain and repair same as may be required from time to time. The Declarant landscaped the four (4) feet of area between the back of sidewalk and the side of the Perimeter Wall that faces the street, including an irrigation system, trees, shrubs, decorative rock, etc., as determined by Declarant. The Association shall maintain the Perimeter Wall and landscaped area in a good and orderly manner. The Association is hereby charged with the ongoing, perpetual responsibility to maintain the landscape area and the Perimeter Wall. This responsibility may not be neglected, ignored, or undone. It may only be removed upon approval by the Board and the written consent of the St. George City Council.

The area between the back of the public sidewalk and the inside of the perimeter wall is not Common Area of the Project.

Section 4. Maintenance By Owner.

(a) Generally. The Association shall be solely responsible for maintenance of the front yard landscaping of each Lot. A Lot Owner is solely responsible for providing a continuous supply of water and power to the front yard and irrigation systems for use by the Association in maintaining the front yard landscaping. Front Yard is defined as that area lying between the public street and the street side surface of each side-yard/rear-yard fence. Each Owner shall be solely responsible for maintenance of the Lot area contained within the rear-yard and side-yard fenced area. Each Owner shall also be responsible for the maintenance of the exterior of the Home. For irrigation and security purposes, electrical power and water supplies should remain on at all times. Owners are responsible for landscape damage/replacement should the electrical power or water supply be turned off. Owners are asked not to adjust the watering system clock timers or supply valves.

(b) Exterior Painting. It is in the best interests of the Association members and in keeping properties, including Homes, in good condition and repair to have a regular or ad hoc schedule of painting for the Home exteriors. To that end, the Board shall have the authority to engage a painting contractor to develop a painting schedule for the Homes. The individual Lot Owners will then be given notice of the painting schedule and will be obligated to complete the painting of the exterior of the Lot Owner's Home on or before the date set forth in the painting schedule.

(c) Failure to Perform Maintenance. In the event an Owner fails to perform the maintenance required in this Section in a manner consistent with the terms of this Declaration and

in a state of good condition and repair, the Board shall have the right to enter upon such Lot to have maintenance performed on the Lot and exterior of the Home. The cost of such maintenance shall be added to and become part of the assessment to which such Lot is subject, as provided by Article IV.

(d) Right of Entry. 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 from time to time during reasonable hours, as necessary for inspection, maintenance, repair, or replacement of any of the Common Areas. If repair to a Lot, 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 Home, then the Board may enter the Lot to make the emergency repair upon such notice as is reasonable under the circumstances.

Section 5. Utilities. Each Lot Owner shall be solely responsible for the payment of fees associated with services for sewer and garbage pick-up for each Lot. Each Lot Owner shall pay for all utility services which are separately billed or metered to individual Lots by the City of St. George or other entity furnishing such service.

Section 6. Indemnification by Declarant. The Declarant, by this instrument and recording of same, agrees to indemnify the Association against loss or damage arising or accruing on the Common Area or to the Common Area property as a result of the construction activities of the Declarant or its agents.

Section 7. Access at Reasonable Hours. For the purpose solely of performing the maintenance required by this Article VII, the Association, or its duly authorized agents or employees, shall have the right to enter upon any Lot at reasonable daytime hours to perform said maintenance.

Section 8. Management Agreements. The Board may employ a manager or other persons who 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. Any contract with a personal firm appointed as a manager or managing agent shall be terminable by the Association for cause upon ten (10) days written notice thereof. Any such contract, and any other contract with a third-party, wherein the third-party is to furnish goods or services for any Common Area or the Association shall be limited to a duration of one (1) year; provided, however, that said contracts may be renewable for successive one (1) year periods with Board approval.

ARTICLE VIII – EASEMENTS

Section 1. Encroachments. Each Lot and the Common Area shall be subject to an easement for encroachment created by construction, repair, shifting, settling or movement, and overhangs as designed or constructed by the Declarant. A valid easement for said encroachment and for the maintenance of same, shall and does exist.

Section 2. Utilities. There is hereby granted and conveyed to the City of St. George, cable television companies, gas companies, telephone companies, and other governmental or quasi-governmental entities, their successors and assigns, a blanket easement upon, across, over

and under all of the said Common Area for ingress, egress, installation, replacement, repair and maintenance of all utilities at such location or locations as deemed appropriate by the provider of the utility. By virtue of this easement, it shall be expressly permissible for the utility provider to construct and maintain the necessary equipment, and to affix and maintain electrical, cable television and/or telephone wires, circuits and conduits on, across and under the Common Area.

Section 3. Police, Fire, Ambulance. An easement is further granted to all police, fire protection, ambulance, trash collection and all similar persons to enter upon Common Areas in the performance of their duties. Should any company furnishing a service conveyed by the general easement herein provided request a specific easement by separate recordable document, the Board shall have the right to grant such easement on said property without conflicting with the terms hereof.

Section 4. Easements for Ingress and Egress. An easement is hereby granted to the Association, its officers, agents, employees and to any management company selected by the Association to enter in or to cross over the Common Area and any Lot to perform the duties of maintenance and repair of the Home, yard and landscape area, or Common Area.

ARTICLE IX – INSURANCE

Section 1. Insurance on Lots and Homes. THE ASSOCIATION HAS NO DUTY OR RESPONSIBILITY TO PROCURE OR MAINTAIN ANY FIRE, LIABILITY, FLOOD, EARTHQUAKE OR SIMILAR CASUALTY COVERAGE FOR LOTS OR HOMES, OR FOR THE CONTENTS OF ANY HOME. THE ASSOCIATION ALSO HAS NO DUTY TO INSURE AGAINST ANY NEGLIGENT ACTS OR EVENTS OCCURRING AT OR ON ANY LOT OR IN ANY HOME.

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

Section 3. Required Insurances. The Association shall secure and at all times maintain the following insurance coverages:

(1) 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 damage, 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 coinsurance percentage specified in the policy, but not less than 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.

(2) Broad-form Public Liability Coverage. A comprehensive policy insuring the Owners, the Association, its trustees, officers, agents and employees against all damage or injury

caused by their negligence to the public, invitees, tenants or Owners on the Common Area. Limits of the liability under such coverage shall not be less than One Million Dollars (\$1,000,000.00) 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.

(3) 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 no event less than one hundred percent (100%) of the reserves. The fidelity bond or insurance shall contain waivers 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 nonpayment 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:

(1) Approval of Policies. All policies shall be written by a reputable company approved by the Board.

(2) Contribution. Insurance secured and maintained by the Association shall not be brought into contribution with insurance held by the individual Owners or their mortgagees.

(3) Flood Insurance. In the event that some part of the Project is now or may in the future be classified by the Housing and Urban Development 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 ensure against flood damage.

(4) 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.

(5) 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 of any mortgagee of 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.

(6) 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 Subdivision 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 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 X – EMINENT DOMAIN

If part of the Common Area is taken by eminent domain: (a) the entity taking part of the Common Area shall pay to the Association the portion of the compensation awarded for the taking that is attributable to the Common Area; and (b) the Association shall equally divide any portion of the award attributable to the taking of a Limited Common Area among the Owners of the Lots to which the Limited Common Area was allocated at the time of the taking. An Association shall also submit for recording to each county recorder the court judgment or order in an eminent domain action that results in the taking of some or all of the Common Area.

ARTICLE XI – USE RESTRICTIONS

Section 1. Residential Use. No Owner shall occupy or use his Home or permit the same or any part thereof to be occupied or used for any purpose other than as a private residence for the Owner and the Owner's family or the Owner's lessees/renters or guests.

Section 2. Fee Simple Title Conveyed. Each Lot shall be conveyed as a separately designated and legally described freehold estate, the Owner taking title in fee simple, subject to the terms, conditions, and provisions hereof.

Section 3. Reserved.

Section 4. Household Pets Permitted. Pets are a privilege in the Subdivision, not a right. All pets must be registered with the Association by using the approved registration form which is available from the Association. Failure to register a pet shall result in a Two Hundred and Fifty Dollar (\$250.00) fine, which shall be a lien upon such Owner's Lot and shall be added to the annual assessment provided in Article IV. No animals, livestock, or poultry of any kind may be raised, bred, or kept on any Lot or in the Common Area, except that dogs, cats, or other household pets, no more than two (2) in number, as approved by the Board, may be kept in Homes, or upon any Lot, subject to the rules and regulations adopted by the Board. All dogs or cats, while not in a Home or in the rear-yard area of a Lot shall be on a leash. Dogs and other pets may be kept in rear-yards; provided, however, that a pet owner, being solely responsible for the conduct and actions of his pet, shall not allow his dog (or other pets) to disturb the peace, quiet, and enjoyment of the Owners. Household pets shall not be bred on the premises of any Lot as a commercial venture. No more than two (2) approved animals/pets may be kept on the premises of any Lot at any one time, without express, written approval of the Board or appointee. Animal owners shall not allow their pets to defecate or urinate on Common Areas, front yard landscaping maintained by the Association, or on Lots belonging to others. Pet owners shall immediately clean up after their pets.

Section 5. Obstruction of the Common Area. There shall be no obstruction of the Common Area. Nothing shall be stored in the Common Area without the prior written consent of the Board.

Section 6. Oil and Mining Operations. No drilling, quarrying or mining operations of any kind shall be permitted upon or in any Lot or upon the Common Area.

Section 7. Alteration of Common Area. Nothing shall be altered, constructed, or removed from the Common Area, except with the written consent of the Board.

Section 8. Lease Occupancy or Other temporary Occupancy. No Owner shall lease a Home for transient or hotel purposes. Timeshare is prohibited. No Home shall be made subject to any timeshare program, interval ownership, or similar program whereby the right to exclusive use of the Home rotates among multiple owners or members of a program on a fixed or floating time schedule.

By operation of law, an Owner may rent or lease the Owner's Home to another individual(s). Any Owner so doing shall comply with the provisions of this Section 8.

(a) Any temporary or other occupancy, other than by the titled Owner, the Owner's family, friends, and invited guests must be for a period of at least six (6) months. No Owner may designate a tenant as family friends or invited guests in order to avoid the intent of this Section 8.

(b) Each such occupancy shall be established between the parties by a written lease/rental/occupancy agreement, a copy of which shall be submitted by the Owner to the Board, or appointee, together with a signed copy of the Temporary Occupancy Notification Form (available from the Board). Notwithstanding anything herein, any occupancy that is for a period of longer than two (2) consecutive weeks must comply with the provisions of this Section 8.

(c) Any lease agreement between an Owner and a lessee/renter shall provide that the terms of the lease shall be subject in all respects to the provisions of this Declaration, the Articles of Incorporation, the Bylaws, and all rules and regulations enacted by the Board. The lease agreement must further provide that any failure by lessee/renter to comply with the terms of such documents and rules and regulations shall be a default under the lease.

(d) The Temporary Occupancy Notification Form may require the following information: (a) that the Owner has conducted credit and reference checks and concluded, thereby, that the lessee/renter will be a responsible, qualified renter; and (b) that the lessee has read this Declaration, the Association rules and regulations, and such other documents as published by the Association from time to time, and by signature of the lessee/renter, agrees to abide by same. The Temporary Occupancy Notification Form shall also bear the signature of the Owner, indicating thereby that the Owner has performed all of the above. Failure of the Owner to provide a copy of a properly referenced lease/rental agreement and Lease Notification Form to the Association shall result in the Association imposing on the Owner a fine of Two Hundred and Fifty Dollars (\$250.00), which shall be a lien upon such Owner's Lot and shall be added to the annual assessment as provided in Article IV, (and permits the Association to pursue any remedy of law available to it in the enforcement of this provision). (A modified version of the Temporary Occupancy Notification Form maybe used in cases of family, friends, and guests occupying the Home for a period longer than two (2) consecutive weeks.)

Notwithstanding any other rights of enforcement under the Declaration, the Bylaws, all rules and regulations enacted by the Board, or by applicable law, the Association may impose a

Fifty Dollar (\$50.00) fine on the Owner, which shall constitute a lien upon such Owner's Lot and shall be added to the annual assessment for that Owner's Lot as provided in Article IV, for each violation by Owner's lessee/renter of the Declaration, the Bylaws of the Association or any rules or regulations enacted by the Board. Such fine shall be imposed after a ten (10) day notice is given to the Owner of such violation, which notice shall be deemed given on the date such notice is mailed, prepaid, first class U.S. mail, to Owner's address as shown on the County Recorder's ownership records. The Association may impose an additional fifty dollar (\$50.00) fine on the Owner for each day such violation continues after the ten (10) day notice period provided herein, which additional fines shall constitute a lien upon such Owners Lot and shall be added to the annual assessment as provided in Article IV. (Notice shall also be deemed given by hand-delivery to Owner).

Section 9. Recreational, Commercial and Other Vehicles. No recreational vehicles, motorhomes, boats, atvs, ohvs, trailers, or other utility vehicles (hereafter "Recreational Vehicle") may be parked within the Common Area, on the streets, or upon the driveways of any Lot for longer than a forty-eight (48) hour period in any seven (7) consecutive day period. In no event shall any Recreational Vehicle be used for camping or for overnight accommodations by the Lot Owner or by the Lot Owner's guests within the Subdivision or on the streets. Other than as provided above, Recreational Vehicles, must be parked (i) behind an iron fabricated gate with a minimum height of 54 inches and (ii) in the side yard between the front and rear foundation lines of a Home – not including the backyard. No vehicles are permitted to be parked on any landscaped area within the Subdivision. The intent of this Section 9 is to maintain an attractive streetscape in the Project and all vehicles should be parked in a garage when possible. Awnings, tarps, or other covering systems for a vehicle or Recreational Vehicle are not permitted and will not be approved by the ACC. The streets of the Project are public streets. Notwithstanding they are public streets, no Owner shall park Recreational Vehicles on the public streets of the Project other than as provided above. The intent of this Section 9 is to afford all Owners the enjoyment of an uncluttered streetscape.

Abandoned, unlicensed and inoperable vehicles or Recreational Vehicles are not allowed in the Subdivision. An inoperative vehicle or Recreational Vehicle is one that has a mechanical or structural defect or does not have current registration displayed on the vehicle and can't be driven legally on city streets. Additionally, a vehicle or Recreational Vehicle, other than one properly parked or stored as provided for above, that is not moved for a period of thirty (30) days will be deemed inoperable.

No commercial vehicles or work trailers shall be parked within the Subdivision, except inside the garage of the Owner. A commercial vehicle is a vehicle that advertises a business on the vehicle or exceeds $\frac{3}{4}$ ton.

Section 10. Nuisances. No noxious or offensive activities shall be carried on or upon any Lot, nor shall anything be done thereon which may become an annoyance or nuisance to the Project or other Owners.

Section 11. Violation Constitutes a Nuisance. Any act or omission, whereby any restriction, condition, or covenant as set forth in this Declaration, if violated in whole or in part is

declared to be and shall constitute a nuisance and may be abated by the Declarant or affected property Owners and such remedy shall be deemed to be Cumulative and not exclusive.

Section 12. Antennas. No television, radio, satellite dishes, or other external antennas shall be erected, placed, or maintained upon any of the property, or in front of any building constructed thereon without the prior approval of the ACC and said ACC shall have the right to designate an approved satellite dish and further shall have the right to remove or cause removal of any antennas, satellite dishes, or other external antennas erected, placed, or maintained without said prior approval. In the event cable-TV is made available through a bulk contract to the Association, no Owner receiving ACC approval for a satellite dish may seek financial relief from the portion of the monthly Association fee attributable to cable-TV, by virtue of non-use thereof.

Section 13. Display of the Flag. The Association may not prohibit an Owner from displaying the United States flag inside a Home or on the Owner's Lot or Limited Common 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 on the Common Area.

Section 14. Garbage Removal. All rubbish, trash, and garbage shall be regularly removed from the Lots and shall not be allowed to accumulate thereon. Garbage should be placed in proper containers. Rubbish, trash, and garbage that is visible from any adjoining Lot, street, or Common Area is prohibited and shall be considered a nuisance. All trash containers are to be kept out of sight and well back from the front corner of the Homes and stored in the Owner's garage or rear yard area if possible, except on trash day. Trash containers should be returned to the storage place on trash day. Use plastic trash bags to dispose of your trash before placing it in your trash container.

Section 15. Accoutrements. Items such as non-patio furniture, building materials, children's toys, bicycles and other such objects are not to be kept or stored in front of Owner's Homes or forward of the block wall on the sides of Owner's Homes. Porches, walks, driveways, and yards shall be kept clean and free from unsightly and/or unnatural objects. Outdoor holiday lighting and decorations for the Christmas season are permitted from December 1st to January 31st. All other outdoor holiday lighting/decorations are permitted fourteen (14) days prior to the holiday and must be removed no later than fourteen (14) days after the holiday.

Section 16. Occupancy, Commercial Activity, and Signs. Homes within the Property are designed and built to be single-family dwellings only. No commercial activity or business shall be conducted from any Home. For the quiet enjoyment of residents, excessive loud music or offensive activities are not permitted anytime. Only one 16" x 24" "For Rent" or "For Sale" sign is permitted on any Lot. Other signs, advertisements, or objects of unsightly appearance or nuisance are not permitted on the Lots, Common Areas, or perimeter areas. Garage Sales require a permit which is available from the Association's manager.

Section 17. Garage Door Lights. All overhead garage door night lighting must be kept in operating condition. The garage door lights automatically turn "ON" at dusk and turn "OFF" at

dawn. These lights add to the safety of the Subdivision at night and serve as a vandalism/theft deterrent. The Owners are responsible for any expenses to repair garage door lighting.

ARTICLE XII – GENERAL PROVISIONS

Section 1. Enforcement. The Association or any Owner, 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, Bylaws or Articles 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, conditions, 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 St. George, the ordinances shall govern so long as the restrictions contained in the ordinances are more restrictive than those contained in the ordinances of the City of St. George, Owners shall be subject to the enforcement of the terms of this Declaration.

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 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 became unenforceable.

Section 3. Duration. The covenants, conditions, and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Association, or the Owner and any Lot subject to this Declaration, their respective legal representative, heirs, successors, and assigns for a term of thirty (30) years from the date this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years.

Section 4. Gender and Grammar. 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.

Section 5. Conflicts. In case of any conflict between this Declaration, as the same may be amended from time to time, and the Articles of Incorporation and the Bylaws, as they may be amended from time to time, the provisions of this Declaration shall be controlling.

Section 6. Action of the Association. Except as limited in the Declaration or the Association Bylaws, the Board acts in all instances on behalf of the Association.

Section 7. Rules Against Perpetuities. The rule against perpetuities and the rule against unreasonable restraints on alienation 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 the 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 8. Fines/Tenant Liability. 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 fines, including a schedule of fines.

Section 9. Notice. When notice is required under this Declaration, notice shall be given as provided in the Bylaws.

Section 10. Non-Liability for Tort. The Association shall not be liable, in any civil action brought by or on behalf of a Member, for bodily injury occurring to a Member, or a Member's guests, invitees, licensees or trespassers, on the Association's Common Area or Limited Common Area. This immunity from liability shall not be effective if the Association causes bodily injury to the Member on the Common Area or Limited Common Area by its willful, wanton, or grossly negligent act of commission or omission.

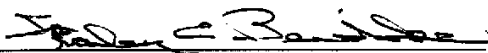
ARTICLE XIII – AMENDMENT

Section 1. Lot Owners Right to Amend. This Declaration may be amended by an instrument signed by not less than fifty-one percent (51%) of the Entire Membership, which amendment shall be effective upon recordation in the Office of the Recorder of Washington County, State of Utah. Prior to any material amendment to this Declaration, written notice shall be sent to all holders of first mortgage liens, setting forth said amendment and advising them of the date that the Members will vote on said amendment.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the President of the Association hereby certifies that this Second Amended and Restated Declaration was approved by an instrument signed by not less than sixty-seven percent (67%) of the Owners which instrument is attached hereto as Exhibit B.

**IRONWOOD HOMEOWNERS ASSOCIATION, a
Utah nonprofit corporation**

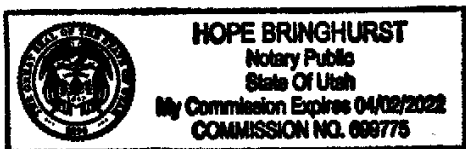

By: Stanley C. Berdinka
Its: President

State of Utah)

:ss.

County of Washington)

On this 7th day of February, 2020, before me personally appeared Stanley C. Berdinka, 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 Ironwood Homeowners Association, 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/she acknowledged before me that he executed the document on behalf of the Association and for its stated purpose.




Notary Public

Exhibit A
(Legal Description)

This Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Ironwood Subdivision affects the following real property, all located in Washington County, State of Utah:

All of Lots 1 through 9, Lots 92 through 99, and Lots 101 through 103, together with all Common Area, Ironwood 1, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah:

PARCEL: SG-IWS-1-1 through SG-IWS-1-9
PARCEL: SG-IWS-1-92 through SG-IWS-1-99
PARCEL: SG-IWS-1-101 through SG-IWS-103

All of Lots 10 through 18, Lots 38 through 39, Lots 54 through 57, Lots 72 through 75, and Lots 90 and 91, together with all Common Area, Ironwood 2, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah:

PARCEL: SG-IWS-2-10 through SG-IWS-2-18
PARCEL: SG-IWS-2-38 through SG-IWS-2-39
PARCEL: SG-IWS-2-54 through SG-IWS-2-57
PARCEL: SG-IWS-2-72 through SG-IWS-2-75
PARCEL: SG-IWS-2-90 through SG-IWS-2-91

All of Lots 76 through 89, Lot 100, Lots 104 through 105, and Lots 136 through 139, together with all Common Area, Ironwood 3, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah:

PARCEL: SG-IWS-3-76 through SG-IWS-3-89
PARCEL: SG-IWS-3-100
PARCEL: SG-IWS-3-104 through SG-IWS-3-105
PARCEL: SG-IWS-3-136 through SG-IWS-3-139

All of Lot 19, Lots 21 through 22, and Lots 36 through 37, together with all Common Area, Ironwood 4, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah:

PARCEL: SG-IWS-4-19
PARCEL: SG-IWS-4-21 through SG-IWS-4-22
PARCEL: SG-IWS-4-36 through SG-IWS-4-37

All of Lots 23 through 35, and Lots 124 through 126, together with all Common Area, Ironwood 5, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah:

PARCEL: SG-IWS-5-23 through SG-IWS-5-35
PARCEL: SG-IWS-5-124 through SG-IWS-5-126

All of Lots 40 through 53, Lots 116 through 120, Lots 121-A through 122-A, Lot 123, Lot 127, and Lots 142 through 144, together with all Common Area, Ironwood 6, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah:

PARCEL: SG-IWS-6-40 through SG-IWS-6-53
PARCEL: SG-IWS-6-116 through SG-IWS-6-120
PARCEL: SG-IWS-6-121-A through SG-IWS-6-122-A
PARCEL: SG-IWS-6-123
PARCEL: SG-IWS-6-127
PARCEL: SG-IWS-6-142 through SG-IWS-6-144

All of Lots 58 through 71, and Lots 128 through 131, together with all Common Area, Ironwood 7, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah:

PARCEL: SG-IWS-7-58 through SG-IWS-7-71
PARCEL: SG-IWS-7-128 through SG-IWS-7-131

All of Lots 106 through 115, Lots 132 through 135, and Lots 140 through 141, together with all Common Area, Ironwood 8, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah:

PARCEL: SG-IWS-8-106 through SG-IWS-8-115
PARCEL: SG-IWS-8-132 through SG-IWS-8-135
PARCEL: SG-IWS-8-140 through SG-IWS-8-141

Exhibit B
(Signed Instrument)

RECEIVED
OCT 15 2019
BY:



HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

The Board has determined that adopting these amended documents is in the best interests of the Association and the Board encourages all lot owners to cast their vote.

Please cast your vote by the written ballot below and return.

By Mail to:
107 South, 1470 East, # 204
St. George, Utah 84790

Or by fax to:
(435) 674-1676

Or by email to:
braydi@MYCAMUtah.com
Subject: Ironwood Ballot

- Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST" adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
 FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
 AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 10-8-19

Signature: Carl Runyon

Lot # _____

Name (print): Carl Runyon

Lot Address 2010 W 1980 N (IWOOD)

This Ballot/Consent is good for 90 days unless otherwise revoked by owner in writing.

For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



BY:

CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

The Board has determined that adopting these amended documents is in the best interests of the Association and the Board encourages all lot owners to cast their vote.

Please cast your vote by the written ballot below and return by January 31, 2020 at 5:00 PM

By Mail to:
107 South, 1470 East, # 204
St. George, Utah 84790

Or by fax to:
(435) 674-1676

Or by email to:
Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

- Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST" adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
 FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
 AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
- By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 10/13/19

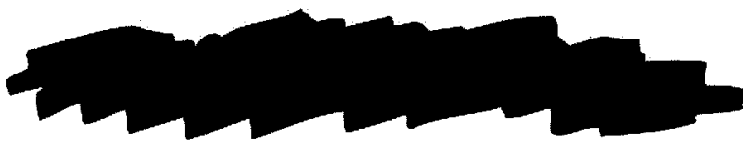
Signature: Carl Runyon

Lot # FW001 1

Name (print): Carl Runyon

Lot Address: 2010 W 1980 N

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT RECEIVED

HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

OCT 30 2019

BY:

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

The Board has determined that adopting these amended documents is in the best interests of the Association and the Board encourages all lot owners to cast their vote.

Please cast your vote by the written ballot below and return by January 31, 2020 at 5:00 PM

By Mail to:
107 South, 1470 East, # 204
St. George, Utah 84790

Or by fax to:
(435) 674-1676

Or by email to:
Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

1. Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST"

adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 10/09/2019 Signature: *Steve Giron*

Lot # 2 Name (print): Steve Giron

Lot Address: 2018 West 1980N
St. George 84770

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

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Comments (if any):

Date: Nov 19, 2019

Signature: Kenneth Mason

Lot # 3

Name (print): Kenneth Mason

Lot Address: 2032 W. 1980 N. St. George, UT

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

RECEIVED
NOV 20 2019

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| | | |
|-----------------------------|----------------|--------------------------|
| By Mail to: | Or by fax to: | Or by email to: |
| 107 South, 1470 East, # 204 | (435) 674-1676 | braydi@MYCAMUtah.com |
| St. George, Utah 84790 | | Subject: Ironwood Ballot |

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Comments (if any):
Call when you receive this

Date: 11-15-2019 Signature: Vic F. Shauklas Jr

Lot # 41 Name (print): Vic F. Shauklas Jr

Lot Address 2644 West 1980 North
St George, Utah 84770

This Ballot/Consent is good for 90 days unless otherwise revoked by owner in writing.

For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

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2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 1-16-2000

Signature:

Lot # 4

Name (print): Victor F. Shaukles Jr

Lot Address: 2044 W. 1980 N., St. George, UT 84770

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

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Comments (if any):

Call when you receive this

Date: 11-15-2019

Signature: Victor Shauklas

Lot # 4

Name (print): VICTOR F. SHAUKLAS JR

Lot Address 2649 West 1980 North
St George, Utah 84770

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CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

RECEIVED
NOV 22 2019

BY:

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Comments (if any):

Date: 11/19/2019

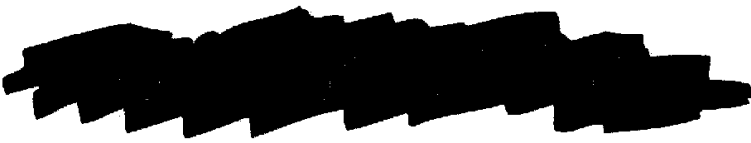
Signature: Marilyn Sniffin

Lot # 5

Name (print): MARILYN SNIFFIN DENNIS SNIFFIN

Lot Address: 2056 W 1980 N

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



✓

CORRECTED BALLOT

RECEIVED
JAN 27 2020

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

BY:

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Comments (if any):

Date: 1-22-20

Signature: Joseph Piccione

Lot # 6

Name (print): Joseph Piccione

Lot Address: 2068 W 1980 N

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
OCT 18 2019

CORRECTED BALLOT

BY:

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

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Comments (if any):

We appreciate your time and efforts in our behalf to make Ironwood a Top notch place to own + live.

Date: Oct 10, 2019

Signature: Gary B Harper

Lot # # 7

Name (print): GARY B. Harper

Lot Address: 1983 N 2070 W.

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

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Comments (if any):

Date: Nov 15, 2019

Signature:

Richard D Clark

Lot #

8

Name (print):

Richard D Clark

Lot Address:

1971 No. 2070 W, St. Geo-

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

RECEIVED
OCT 12 2019

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

BY:

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Comments (if any):

Thanks to the Board for your hard work!

Date: 10/10/2019

Signature: Patricia O'Rourke, Canyon Park Properties, LLC

Lot # 9

Name (print): Patricia O'Rourke, Canyon Park Properties, LLC

Lot Address: 1959 N 2070 W

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.

INBOURREBT BALLOT



RECEIVED
OCT 09 2019

BY:

HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

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Comments (if any):

Date: 10/3/19

Signature: [Handwritten Signature]

Lot # 10

Name (print): Robert Tracie Pebody

Lot Address 1947 N 2070 W

This Ballot/Consent is good for 90 days unless otherwise revoked by owner in writing.

For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
JAN 04 2020

CORRECTED BALLOT

BY:

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

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Comments (if any):

Date: 1-2-20

Signature:

Lot # 12

Name (print): Thayne Potter

Lot Address: 1929 N. 2670 W.

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT RECEIVED

HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

DEC 13 2019

BY:

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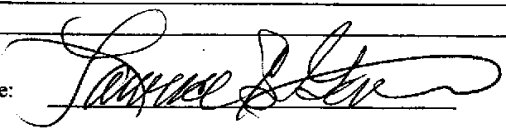
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Comments (if any):

Date: 12-9-19 Signature: 

Lot # 13 Name (print): LAWRENCE S. GARN

Lot Address: 1917 N. 2070 W

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

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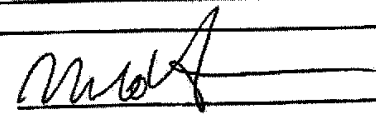
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Comments (if any):

Date: 1/22/20

Signature: 

Lot # 14

Name (print): MIKE HARRIS

Lot Address: 1905 N 2070 W



HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

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Comments (if any):

Date: 11/2/19

Signature: [Handwritten Signature]

Lot # 14

Name (print): MIKE HARRIS

Lot Address 1905 N 2070W

This Ballot/Consent is good for 90 days unless otherwise revoked by owner in writing.

For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.

garyhulsey

From: "Michael Harris" <mjhoside@sbcglobal.net>
Date: Wednesday, January 22, 2020 6:29 PM
To: <mjesharris@hotmail.com>; "garyhulsey" <gkredrock@centurylink.net>
Cc: "Stanley Berdinka" <inkberd@icloud.com>
Attach: corrected ballot .pdf
Subject: Re: Ironwood Ballot Lot#14

Attached is corrected ballot.

--MH

On Wednesday, January 22, 2020, 03:45:58 PM PST, garyhulsey <gkredrock@centurylink.net> wrote:

Mike,

You already voted FOR approval on the wrong ballot that was sent to you by the CAM office. We just need you to cast your vote on the corrected ballot so it will count. I have attached a copy of your original ballot and a copy of the corrected ballot.

Please mail the corrected ballot to the CAM office or email it back to me.

Thanks for your support,

Gary

1/22/2020



RECEIVED
OCT 18 2019

CORRECTED BALLOT BY:

HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

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Comments (if any):

Date: 10/14/19
Signature: [Handwritten Signature]
Lot #: 15
Name (print): BROCK T. QUINN
Lot Address: 1893 N 2070 W St. George UT

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
NOV 15 2019

CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

BY:

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

The Board has determined that adopting these amended documents is in the best interests of the Association and the Board encourages all lot owners to cast their vote.

Please cast your vote by the written ballot below and return by January 31, 2020 at 5:00 PM

By Mail to:
107 South, 1470 East, # 204
St. George, Utah 84790

Or by fax to:
(435) 674-1676

Or by email to:
Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

1. Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST"

adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: Nov. 13, 2019

^x Signature: Dorothy K. Hafen

Lot # 17

Name (print): Dorothy K. Hafen

Lot Address: 1869 N 2070W

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.

RECEIVED
OCT 04 2019



BY:

HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

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2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

We feel the Board will do what we best for the Community. Thanks for your efforts.

Date: 9-30-19

Signature: Dorothy K Hafer

Lot # 17

Name (print): Dorothy K Hafer

Lot Address 1869 N. 2070 W.

This Ballot/Consent is good for 90 days unless otherwise revoked by owner in writing.

For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT RECEIVED

HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

NOV 02 2019

BY:

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Comments (if any):

Date: 10/30/2019

Signature: Dennis D. Hodson

Lot # #18

Name (print): Dennis D. Hodson

Lot Address: 1847 N. 2070 W

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
JAN 22 2020

CORRECTED BALLOT

BY:

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

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Comments (if any):

Date: 1/17/2020

Signature: [Handwritten Signature]

Lot # 19

Name (print): Frank Nader

Lot Address: # 19 @ 1835 N. 2070 W.

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.

1/17/2020



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Comments (if any):

Date: 1/17/2020

Signature: [Handwritten Signature]

Lot #: 19

Name (print): FRANK NORDEN

Lot Address: 4-19 S 1835 N 2070 W

*For your information, the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



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Comments (if any):

Date: 12-7-19

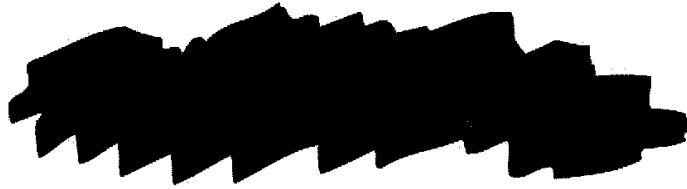
Signature: [Handwritten Signature]

Lot # 21?

Name (print): William T. Edwards

Lot Address: 2053 E. 1820 N.

your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required for this proposal; there is no quorum requirement with this particular action.



BY:.....

**HOME OWNER'S ASSOCIATION
BALLOT/CONSENT**

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Comments (if any):

Date: Sept 28 - 2019

Signature: [Handwritten Signature]

Lot # 41? (21)
40?

Name (print): Judy Edwards

Lot Address 2053W, 1820 N

This Ballot/Consent is good for 90 days unless otherwise revoked by owner in writing.

For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

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Comments (if any):

Date: 12/20/2019

Signature:

Jana Richmond

Lot #: 22

Name (print):

Jana Richmond

Lot Address:

2039 W. 1820N. St. George, UT
84770

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



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Comments (if any):

Date: 12-18-19

Signature: [Signature]

Lot # 23

Name (print): SCOTT INGRAM

Lot Address: 2025 W TAZON

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



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Comments (if any):

Date: 12/22/19

Signature: 

Lot # 24

Name (print): LINDSEY LINDSEY

Lot Address: 2011 W 1820 N

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
NOV 02 2019

CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

BY:

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Comments (if any):

Date: Oct 30 2019

Signature: Kelly J Humphreys

Lot # 25

Name (print): Kelly Humphreys

Lot Address: 25

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Comments (if any):

Date: 15 Jan 2020

Signature: Brian C. Elias

Lot # 26

Name (print): Brian C. Elias

Lot Address: 1987 W 1820N, St. George, UT

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
OCT 12 2019

CORRECTED BALLOT

BY:

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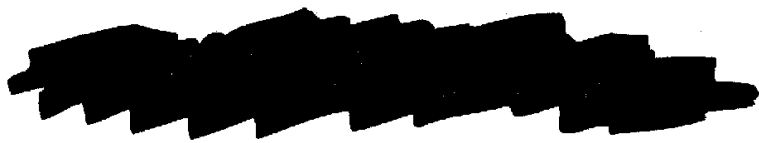
| | | |
|-----------------------------|----------------|--------------------------|
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Comments (if any):

Date: Oct. 9, 2019 Signature: Melva Lynne Dimond
 Lot # 27 Name (print): Melva Lynne Dimond
 Lot Address: 1975 W. 1820 N. St George
Utah 84770

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Comments (if any):

Date: 1/30/2020

Signature: 

Lot # 28

Name (print): TERRY STRONG

Lot Address: 1802N 1950W
St. George, UT 84770

new owner

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

RECEIVED
JAN 06 2020

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

BY:

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Comments (if any):

Date: 1-2-20

Signature: [Handwritten Signature]

Lot # 28

Name (print): Gaylen Rees

Lot Address: 1809N 1950W

old owner

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Comments (if any):

Date: 1/16/2020

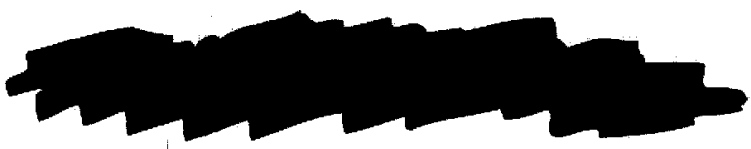
Signature: Rey Patterson

Lot # 30

Name (print): Rey Patterson

Lot Address: 1922 W 1820 N

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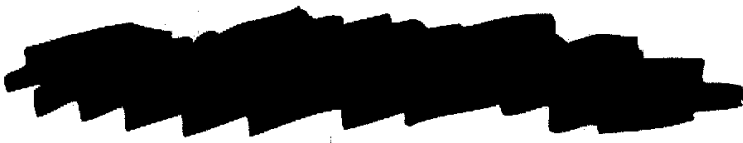
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Comments (if any):

Date: 10/24/2019 Signature: Manuel Cobos
Lot # 31 Name (print): Manuel Cobos
Lot Address: 1984 W 1820 N
St. George, UT 84770

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Or by email to:
Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

1. Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST"

adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

I think the Board has done an excellent job of relaying these. THANKS MUCH!!!

Date: 10/24/2019

Signature: *Gary Pearson*

Lot # 33

Name (print): Gary Pearson

Lot Address: 2008 West 1820 North

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.

11/25/2019

IMG_9072.jpg

DEED
NOV 25

BY:

IRONWOOD

CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

Amendments to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is hereby presenting to the Association membership for their consideration and vote a NEW AMENDMENT TO THE ASSOCIATION'S BY-LAWS RECOMMENDING A REVISED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.

The Board has determined that adopting these amended documents is in the best interests of the Association and the Board encourages all lot owners to cast their vote.

Please cast your vote by the written ballot below and return by January 31, 2020 at 5:00 PM

By Mail to:
117 South 147th East, # 314
St. George, Utah 84790

Or by fax to:
(435) 674-1676
Request by CANI tech.com
Subject: Ironwood Ballot

Or by email to:
Request by CANI tech.com
Subject: Ironwood Ballot

1. Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST" adopting the proposed Amendment to the Amended and Revised Declaration (CC&RS).

FOR adopting the proposed Amendment to the Amended and Revised Declaration (CC&RS)

AGAINST adopting the proposed Amendment to the Amended and Revised Declaration (CC&RS)

2. By signing below, you give the Association the right to send this Ballot, along with proposed Amendment, if the Amendment passes.

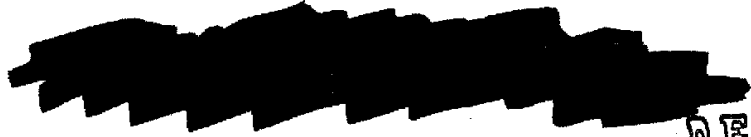
Comments (if any):

Date: 1/23/19

Signature: *Marc Lounican*

Lot Address: 34
2022 W 1820 N

For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required in order for this proposal; there is no quorum requirement with this particular action.



RECEIVED
JAN 23 2020

CORRECTED BALLOT

BY:

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

The Board has determined that adopting these amended documents is in the best interests of the Association and the Board encourages all lot owners to cast their vote.

Please cast your vote by the written ballot below and return by **January 31, 2020 at 5:00 PM**

By Mail to:
107 South, 1470 East, # 204
St. George, Utah 84790

Or by fax to:
(435) 674-1676

Or by email to:
Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

1. Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST" adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
 AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 1-20-2020

Signature: *Jane Muna*

Lot # 85

Name (print): JANE MUNA

Lot Address: _____

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

The Board has determined that adopting these amended documents is in the best interests of the Association and the Board encourages all lot owners to cast their vote.

Please cast your vote by the written ballot below and return by January 31, 2020 at 5:00 PM

By Mail to:
107 South, 1470 East, # 204
St. George, Utah 84790

Or by fax to:
(435) 674-1676

Or by email to:
Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

1. Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST"

adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 12.11.19

Signature:

Lot #

36

Name (print):

NAVIN M PINTO

Lot Address:

2048 W 1820N
ST. GEORGE, UT 84770

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.

RECEIVED
OCT 10 2019

BY:



**HOME OWNER'S ASSOCIATION
BALLOT/CONSENT**

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

The Board has determined that adopting these amended documents is in the best interests of the Association and the Board encourages all lot owners to cast their vote.

Please cast your vote by the written ballot below and return.

By Mail to:
107 South, 1470 East, # 204
St. George, Utah 84790

Or by fax to:
(435) 674-1676

Or by email to:
braydi@MYCAMUtah.com
Subject: Ironwood Ballot

1. Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST" adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
 AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 10/6/19

Signature: Wade Steel

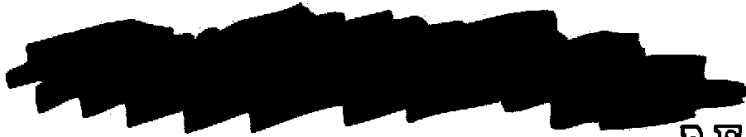
Lot # 37

Name (print): Wade Steel

Lot Address 1830 N 2090W

This Ballot/Consent is good for 90 days unless otherwise revoked by owner in writing.

For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
JAN 24 2020

CORRECTED BALLOT

BY:

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

The Board has determined that adopting these amended documents is in the best interests of the Association and the Board encourages all lot owners to cast their vote.

Please cast your vote by the written ballot below and return by January 31, 2020 at 5:00 PM

By Mail to:
107 South, 1470 East, # 204
St. George, Utah 84790

Or by fax to:
(435) 674-1676

Or by email to:
Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

- Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST" adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
 FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
 AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
- By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 1/22/2020

Signature: Tyler R. Ward

Lot # 40

Name (print): TYLER WARD

Lot Address: 2035 W 1860 N

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

The Board has determined that adopting these amended documents is in the best interests of the Association and the Board encourages all lot owners to cast their vote.

Please cast your vote by the written ballot below and return by January 31, 2020 at 5:00 PM

By Mail to:
107 South, 1470 East, # 204
St. George, Utah 84790

Or by fax to:
(435) 674-1676

Or by email to:
Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

1. Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST" adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 12.12.19

Signature: 

Lot # 41

Name (print): JAMES R. JENSEN

Lot Address: 2027 W. 1860 North

LC Progressive

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

RECEIVED
OCT 21 2019

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

BY:

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

The Board has determined that adopting these amended documents is in the best interests of the Association and the Board encourages all lot owners to cast their vote.

Please cast your vote by the written ballot below and return by January 31, 2020 at 5:00 PM

By Mail to:
107 South, 1470 East, # 204
St. George, Utah 84790

Or by fax to:
(435) 674-1676

Or by email to:
Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

1. Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST"

adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

 Y FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

 AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 10-15-19

Signature: Louis N. Bills

Lot #: 43

Name (print): Louis N. Bills

Lot Address: 2001 W 1860 N

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
OCT 07 2019
BY:

**HOME OWNER'S ASSOCIATION
BALLOT/CONSENT**

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

The Board has determined that adopting these amended documents is in the best interests of the Association and the Board encourages all lot owners to cast their vote.

Please cast your vote by the written ballot below and return.

By Mail to:
107 South, 1470 East, # 204
St. George, Utah 84790

Or by fax to:
(435) 674-1676

Or by email to:
braydi@MYCAMUtah.com
Subject: Ironwood Ballot

- Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST" adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
 FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
 AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 10-3-19 Signature: Loris N. Bills
 Lot # #643 Name (print): Loris N. Bills
 Lot Address 2001 W 1860 N

This Ballot/Consent is good for 90 days unless otherwise revoked by owner in writing.

For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

The Board has determined that adopting these amended documents is in the best interests of the Association and the Board encourages all lot owners to cast their vote.

Please cast your vote by the written ballot below and return by January 31, 2020 at 5:00 PM

By Mail to:
107 South, 1470 East, # 204
St. George, Utah 84790

Or by fax to:
(435) 674-1676

Or by email to:
Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

1. Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST"

adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 11-19-19

Signature: 

Lot # 45

Name (print): EDWARD BAZAL

Lot Address: 1977W 1860 N

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
JAN 21 2020

CORRECTED BALLOT

BY:

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

The Board has determined that adopting these amended documents is in the best interests of the Association and the Board encourages all lot owners to cast their vote.

Please cast your vote by the written ballot below and return by January 31, 2020 at 5:00 PM

By Mail to:
107 South, 1470 East, # 204
St. George, Utah 84790

Or by fax to:
(435) 674-1676

Or by email to:
Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

1. Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST"

adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

*Only this
nothing
else!*

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 01/14/2020

Signature: Rosemarie Nodine Swallow

Lot # 46

Name (print): Rosemarie Nodine Swallow

Lot Address: 1845 N. 1950w.

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
OCT 24 2019

CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

BY:

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

The Board has determined that adopting these amended documents is in the best interests of the Association and the Board encourages all lot owners to cast their vote.

Please cast your vote by the written ballot below and return by January 31, 2020 at 5:00 PM

| | | |
|--|---------------------------------|---|
| By Mail to: 107 South, 1470 East, # 204 St. George, Utah 84790 | Or by fax to: (435) 674-1676 | Or by email to: Braydi@MyCAMUtah.com Subject: Ironwood Ballot |
|--|---------------------------------|---|

- Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST" adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
 FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
 AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
- By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 10-19-19

Signature:

Lot # 48

Name (print): Rachel Snider

Lot Address: 1974 W 1860 N

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
OCT 15 2019

HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

BY:

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

The Board has determined that adopting these amended documents is in the best interests of the Association and the Board encourages all lot owners to cast their vote.

Please cast your vote by the written ballot below and return.

By Mail to:
107 South, 1470 East, # 204
St. George, Utah 84790

Or by fax to:
(435) 674-1676

Or by email to:
braydi@MYCAMUtah.com
Subject: Ironwood Ballot

1. Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST" adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 10-10-19

Signature: Rachel Snider

Lot # 48

Name (print): Rachel Snider

Lot Address 1978W 1860N ST UT 84770

This Ballot/Consent is good for 90 days unless otherwise revoked by owner in writing.

For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

The Board has determined that adopting these amended documents is in the best interests of the Association and the Board encourages all lot owners to cast their vote.

Please cast your vote by the written ballot below and return by January 31, 2020 at 5:00 PM

By Mail to:
107 South, 1470 East, # 204
St. George, Utah 84790

Or by fax to:
(435) 674-1676

Or by email to:
Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

1. Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST"

adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 11/11/19

Signature: Inge Mattencci

Lot # 49

Name (print): Inge Mattencci

Lot Address: 1986 W - 1860 N

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.

1/6/2020

20200106_083323.jpg

IRONWOOD **HOEIV**
JAN 06 2020

CORRECTED BALLOT BY:.....
HOME OWNERS ASSOCIATION
BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owners Association is providing and hereby presents to the Association membership for their consideration and vote the following **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF RESTRICTIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION**

The Board has determined that adopting these amended declarations and restrictions of the Association and the Board encourages all lot owners to cast their vote.

Please cast your vote by the written ballot below and return by January 31, 2020 at 5:00 PM.

By Mail to:
107 South, 1470 East, # 204
St. George, Utah 84790

Or by fax to:
(435) 674-1676
Brad@IronwoodHoeiv.com
Subject: Ironwood Ballot

Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST" adopting the proposed Amendment to the Amended and Restated Declaration (CC&R).

FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&R).

AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&R).

By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment # _____ the Amendment passes.

Comments (if any):
There are certain things I agree with but others don't, and this is why I can't vote in favor. Thank you

Date: 12/15/2019
Lot #: 50

Signature: [Handwritten Signature]
Name (print): Rafael Bimbocera
Lot Address: 1998 N 1800 N

*For your information, the approval of any Amendment requires 67% of the lot owners in the Association to pass this proposal. There may remain related issues with this particular action.



RECEIVED
DEC 23 2019

CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

BT:

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

The Board has determined that adopting these amended documents is in the best interests of the Association and the Board encourages all lot owners to cast their vote.

Please cast your vote by the written ballot below and return by January 31, 2020 at 5:00 PM

By Mail to:
107 South, 1470 East, # 204
St. George, Utah 84790

Or by fax to:
(435) 674-1676

Or by email to:
Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

- Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST" adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
 FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
 AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
- By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: Dec 19/19

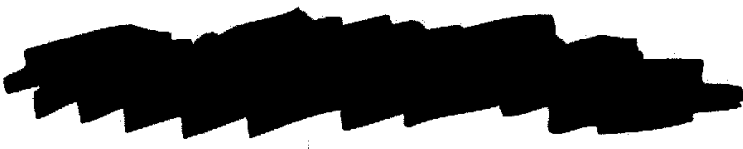
Signature: D MacBear

Lot # 52

Name (print): D MacBear

Lot Address: 2024 W 1860 N

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

The Board has determined that adopting these amended documents is in the best interests of the Association and the Board encourages all lot owners to cast their vote.

Please cast your vote by the written ballot below and return by January 31, 2020 at 5:00 PM

By Mail to:
107 South, 1470 East, # 204
St. George, Utah 84790

Or by fax to:
(435) 674-1676

Or by email to:
Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

1. Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST"

adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

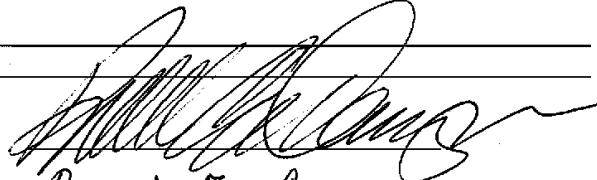
FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: October 24, 2019

Signature: 

Lot # 53

Name (print): Ronald E. Casper

Lot Address: 2032 W. 1860 N

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT
HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

RECEIVED
OCT 17 2019
BY:

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

The Board has determined that adopting these amended documents is in the best interests of the Association and the Board encourages all lot owners to cast their vote.

Please cast your vote by the written ballot below and return by **January 31, 2020 at 5:00 PM**

By Mail to:
107 South, 1470 East, # 204
St. George, Utah 84790

Or by fax to:
(435) 674-1676

Or by email to:
Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

- Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST" adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
 FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
 AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
- By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: Oct. 13, 2019

Signature: [Handwritten Signature]

Lot # 54

Name (print): Jerry Clark

Lot Address: 2046 W 1860 N

the approval of sixty-seven percent (67%) of the lot owners in the Association is required
is no quorum requirement with this particular action.



RECEIVED
OCT 07 2019

BY:

HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

The Board has determined that adopting these amended documents is in the best interests of the Association and the Board encourages all lot owners to cast their vote.

Please cast your vote by the written ballot below and return.

By Mail to:
107 South, 1470 East, # 204
St. George, Utah 84790

Or by fax to:
(435) 674-1676

Or by email to:
braydi@MYCAMUtah.com
Subject: Ironwood Ballot

- Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST" adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
 FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
 AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

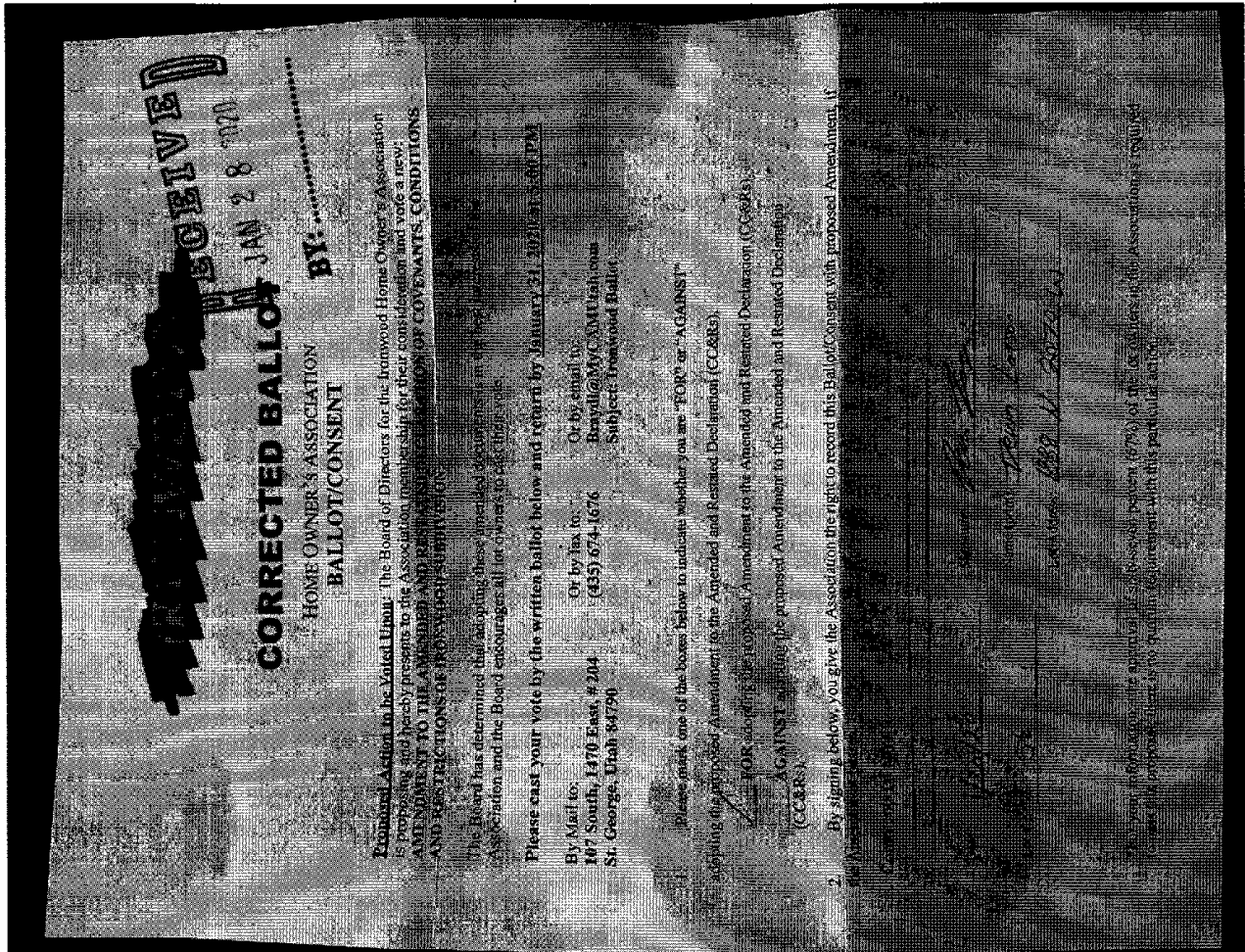
Date: Oct. 2, 2019 Signature: [Handwritten Signature]
 Lot # 54 Name (print): Jerry Clark
 Lot Address 2046W 1860N

This Ballot/Consent is good for 90 days unless otherwise revoked by owner in writing.

For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.

1/20/2020

IMG_0116.jpg





CORRECTED BALLOT

RECEIVED
DEC 20 2019

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

BY:

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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Please cast your vote by the written ballot below and return by **January 31, 2020 at 5:00 PM**

By Mail to:
107 South, 1470 East, # 204
St. George, Utah 84790

Or by fax to:
(435) 674-1676

Or by email to:
Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

1. Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST"

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FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 12/13/2019

Signature: *[Handwritten Signature]*

Lot # 2051 W. 1900 N. 57

Name (print): Sue Beach Michele Page

Lot Address: 2051 W. 1900 N.

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

RECEIVED
OCT 24 2019

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

BY:

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

1. Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST"

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FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 10/21/19

Signature: James H. Rippey

Lot # 58

Name (print): JAMES H. RIPPY

Lot Address: 2039 N 1900 N
ST GEORGE UTAH 84770

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
OCT 03 2019

BY:

HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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Subject: Ironwood Ballot

- Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST" adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
 FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
 AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 9-28-19

Signature: James H. Rippy

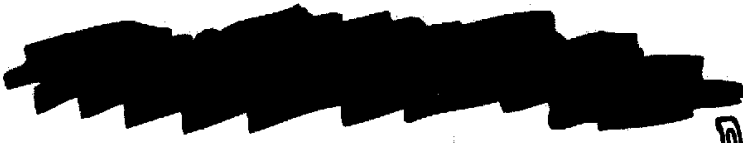
Lot # 58

Name (print): JAMES H. RIPPY

Lot Address 2039 W 1900N

This Ballot/Consent is good for 90 days unless otherwise revoked by owner in writing.

For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
NOV 18 2019
BY:

CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

The Board has determined that adopting these amended documents is in the best interests of the Association and the Board encourages all lot owners to cast their vote.

Please cast your vote by the written ballot below and return by January 31, 2020 at 5:00 PM

By Mail to:
107 South, 1470 East, # 204
St. George, Utah 84790

Or by fax to:
(435) 674-1676

Or by email to:
Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

1. Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST"

adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 10/24/2019

Signature: *Stanley Berdinka*

Lot # 59

Name (print): STANLEY BERDINKA

Lot Address: 2021 W 1900 N

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

The Board has determined that adopting these amended documents is in the best interests of the Association and the Board encourages all lot owners to cast their vote.

Please cast your vote by the written ballot below and return by January 31, 2020 at 5:00 PM

By Mail to:
107 South, 1470 East, # 204
St. George, Utah 84790

Or by fax to:
(435) 674-1676

Or by email to:
Braydi@MyCAMUtah.com
Subject: Ironwood Ballot



1. Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST" adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs). **RECEIVED**

- FOR** adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
- AGAINST** adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 17 Dec 2019

Signature: Paul Larsen

Lot # 60

Name (print): PAUL J LARSEN

Lot Address: 2007 W 1900 N

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
OCT 09 2019

BY:

HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

The Board has determined that adopting these amended documents is in the best interests of the Association and the Board encourages all lot owners to cast their vote.

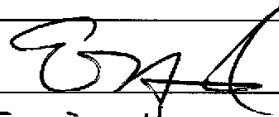
Please cast your vote by the written ballot below and return.

By Mail to: 107 South, 1470 East, # 204 St. George, Utah 84790
Or by fax to: (435) 674-1676
Or by email to: braydi@MYCAMUtah.com
Subject: Ironwood Ballot

- 1. Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST" adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
 FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
 AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 10-5-19 Signature: 
Lot # 61 Name (print): Eric Hammond
Lot Address 1995 W. 1900 No.

This Ballot/Consent is good for 90 days unless otherwise revoked by owner in writing.

For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.

RECEIVED
OCT 28 2018

CORRECTED BALLOT
HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

BY:

Respected Association Members: The Board of Directors for the Homewood Home Owner's Association is proposing the Policy presented to the Association membership for their consideration and vote a new AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF HOMWOOD SUBDIVISION.

The Board has determined that accepting these amended documents is in the best interests of the Association and the Board encourages all lot owners to cast their vote.

Please cast your vote by the written ballot below and return by January 31, 2020 at 5:00 PM.

By Mail to: 107 South 14th East # 204
St. George, Utah 84790

Or by fax to: (435) 674-1616

Or by email to: Rayd@MSCANUtah.com

Subject: Homewood Ballot

Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST" accepting the proposed Amendment in the Attached and Restated Declaration (CCAR's).

FOR AGAINST

By signing below, you are certifying a resolution the right to record this Ballot/Consent with proposed Amendment of the Association's records.

Complete (Print):

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Signature: _____

Date: 10-18-19

1985 W 1900 N



CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

RECEIVED
DEC 18 2019

BY:

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

The Board has determined that adopting these amended documents is in the best interests of the Association and the Board encourages all lot owners to cast their vote.

Please cast your vote by the written ballot below and return by January 31, 2020 at 5:00 PM

By Mail to:
107 South, 1470 East, # 204
St. George, Utah 84790

Or by fax to:
(435) 674-1676

Or by email to:
Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

1. Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST"

adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 12/13/19

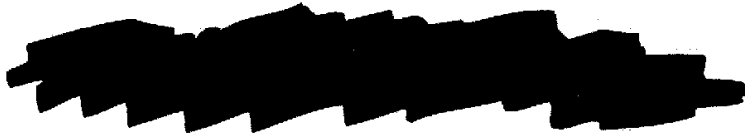
Signature: [Handwritten Signature]

Lot # 623 ✓

Name (print): Catherine Chambliss

Lot Address: 1983 W. 1900th

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT RECEIVED
JAN 07 2020

HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

BY:

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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Please cast your vote by the written ballot below and return by January 31, 2020 at 5:00 PM

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St. George, Utah 84790

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(435) 674-1676

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Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

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FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. / By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 1-4-20

Signature: Mary Helen Stricklin

Lot # # 63

Name (print): Mary Helen Stricklin

Lot Address: 1971 W 1900 N St. George

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



JAN 02 2020
PZ:

CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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St. George, Utah 84790

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Or by email to:
Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

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 FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
 AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
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Comments (if any):

Date: 12/27/2019 Signature: Laurel Call Kelson
 Lot #: 64 Name (print): Laurel Call Kelson
 Lot Address: 1959 W 1900 N

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
NOV 14 2019

CORRECTED BALLOT

BY:

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

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AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

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Comments (if any):

Date: 11/9/2019

Signature: [Signature]

Lot # 160

Name (print): RODIE TAFOYA

Lot Address: 1970 W 1900 N.

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
OCT 21 2019

CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

BY:

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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Subject: Ironwood Ballot

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AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 10/15/2019

Signature:

Lot # 67

Name (print): Robert D. Child

Lot Address: 1982 W 1900 N

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.

Nov 19 - Meeting Ironwood



RECEIVED
OCT 30 2019
BY:

CORRECTED BALLOT
HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

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 AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
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Comments (if any):

Date: Oct 29, 2019

Signature: Fred E. Tralner

Lot # #68

Name (print): Fred E. Tralner

Lot Address: #68
1994 W. 1900 S.

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT
HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

RECEIVED
OCT 15 2019

BY:

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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Subject: Ironwood Ballot

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AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 10/11/19

Signature: Marilyn Mariani

Lot # 69

Name (print): Marilyn Mariani

Lot Address: 2006 W. 1900 North
St. George, Utah

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
OCT 09 2019

BY:

HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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Please cast your vote by the written ballot below and return.

| | | |
|-----------------------------|----------------|--------------------------|
| By Mail to: | Or by fax to: | Or by email to: |
| 107 South, 1470 East, # 204 | (435) 674-1676 | braydi@MYCAMUtah.com |
| St. George, Utah 84790 | | Subject: Ironwood Ballot |

- Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST" adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
 FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
 AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

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Comments (if any):

| | | | |
|-------|---------------------|---------------|------------------------|
| Date: | <u>Oct. 7, 2019</u> | Signature: | <u>Marilyn Mariani</u> |
| Lot # | <u>69</u> | Name (print): | <u>Marilyn Mariani</u> |
| | | Lot Address | <u>2006W.1900N.</u> |

This Ballot/Consent is good for 90 days unless otherwise revoked by owner in writing.

For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT BY:

HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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Or by email to:
Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

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- FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
- AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 11-19-2019 Signature: Timothy Colley

Lot # 70 Name (print): Timothy Colley

Lot Address: 2020 W 1900 N

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
NOV 15 2019
BY:

CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

The Board has determined that adopting these amended documents is in the best interests of the Association and the Board encourages all lot owners to cast their vote.

Please cast your vote by the written ballot below and return by January 31, 2020 at 5:00 PM

By Mail to: **107 South, 1470 East, # 204
St. George, Utah 84790** Or by fax to: **(435) 674-1676** Or by email to: **Braydi@MyCAMUtah.com**
Subject: Ironwood Ballot

- Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST" adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
 FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
 AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
- By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: Nov. 9, 2019 Signature: Doris C. Olsea
Lot # 71 Name (print): Doris C. Olsea
Lot Address: 19 North 2038 West

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
DEC 23 2019
BY:

CORRECTED BALLOT
HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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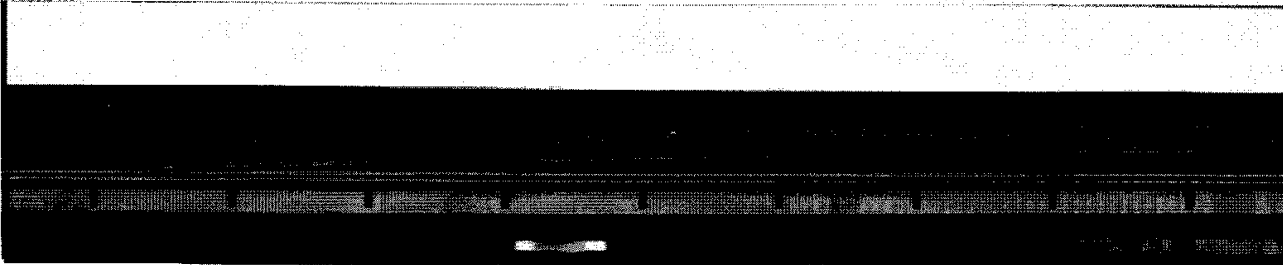
By Mail to: 107 South, 1470 East, # 204 St. George, Utah 84790
Or by fax to: (435) 674-1676
Or by email to: Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

- 1. Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST" adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
 FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
 AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
- 2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 12/18/2019 Signature: R. Tim Firth
Lot #: 72 Name (print): R. Tim Firth
Lot Address: 2050 West 1900 North
St. George, UT 84770

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.





RECEIVED
NOV 25 2019
BY:

HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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By Mail to:
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braydi@MYCAMUtah.com
Subject: Ironwood Ballot

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- AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 11/19/19

Signature: Karen D Fryer

Lot # 73

Name (print): Karen D Fryer

Lot Address 2062 W. 1900 N

This Ballot/Consent is good for 90 days unless otherwise revoked by owner in writing.

For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
JAN 22 2020
BY:

CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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- FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
- AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 1-16-20

Signature: F. Escamilla

Lot # 74

Name (print): F. Escamilla

Lot Address: 2061 W 1940 N

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
NOV 25 2019

BY:

CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: Nov 19, 2019

Signature: Connie Mason

Lot # 75

Name (print): Connie Mason

Lot Address: 2049 W. 1940 N.
St. George, UT

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

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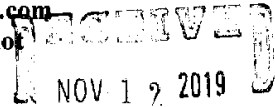
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Braydi@MyCAMUtah.com
Subject: Ironwood Ballot



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adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 7 NOV -19

Signature: Jerry T. Faulkner

Lot # 76

Name (print): Jerry Faulkner

Lot Address: 2037 W 1940 N

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

RECEIVED
DEC 19 2019

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

BY:

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Comments (if any):

Date: 12-13-19

Signature:

Lot # 77

Name (print): Cabe Holmstead

Lot Address: 2025 West 1940 North

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

RECEIVED
NOV 23 2019

BY:

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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Comments (if any):

Date: 11/17/19

Signature: Michael F. Harg

Lot # 78

Name (print): _____

Lot Address: _____

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT
HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

RECEIVED
OCT 28 2019
BY:

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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St. George, Utah 84790 Subject: Ironwood Ballot

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- FOR** adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
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2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 10-24-19 Signature: [Handwritten Signature]
Lot #: 79 Name (print): BACEY HULSEY KAREN HULSEY
Lot Address: 1999 W 1940 W

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

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Comments (if any):

Date: 11/10/19

Signature: Emily Sonzogni

Lot # 80 (I think?)

Name (print): Emily Sonzogni

Lot Address: 1985 W 1940 N

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.

IRONWOOD

RECEIVED
OCT 29 2019

CORRECTED BALLOT

BY:

HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

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Comments (if any):

Date: 10/22/19 Signature: [Signature]
Lot # R 720 82 Name (print): Linda Hirsch
Lot Address: 1927 N 1950 W

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

RECEIVED
DEC 30 2019

BY:

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

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Comments (if any):

Date: 12/26/19

Signature: Janeen Thorne

Lot # 83

Name (print): Janeen Thorne

Lot Address: 1953 N. 1950 W.

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

RECEIVED
DEC 18 2019

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

FY:

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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Subject: Ironwood Ballot

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Comments (if any):

Date: 12-11-19

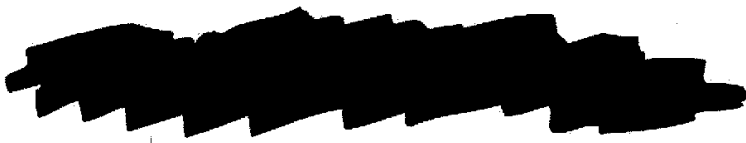
Signature:

Lot # 85

Name (print): BILL GEILZ

Lot Address: 1984 W 1940 N

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

RECEIVED
OCT 30 2019

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

BY:

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Comments (if any):

Date: 10/28/2019

Signature: John D Edam

Lot # 86

Name (print): John Edam

Lot Address: 1996 W. 1940th.

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.

RECEIVED
JAN 22 2020

RECEIVED
JAN 22 2020

BY:

BY:

CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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By Mail to:
187 South, 1470 East, # 204
St. George, Utah 84790

Or by fax to:
(435) 674-1676

Or by email to:
Broyd@MyCAMUtah.com
Subject: Ironwood Ballot

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FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&R's).

AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&R's).

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Comments (if any):

Date: 1-21-20

Signature: [Signature] 1-21-20

Lot # 88

Name (Print): [Signature]

Lot Address: 2022 W 1940 N

For your information, the approval of any action requires 67% of the lot owners in the Association to be in favor of the proposal; there is no quorum requirement with this particular action.

INDIRECT BALLOT

RECEIVED
OCT 08 2019

BY:



HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

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Subject: Ironwood Ballot

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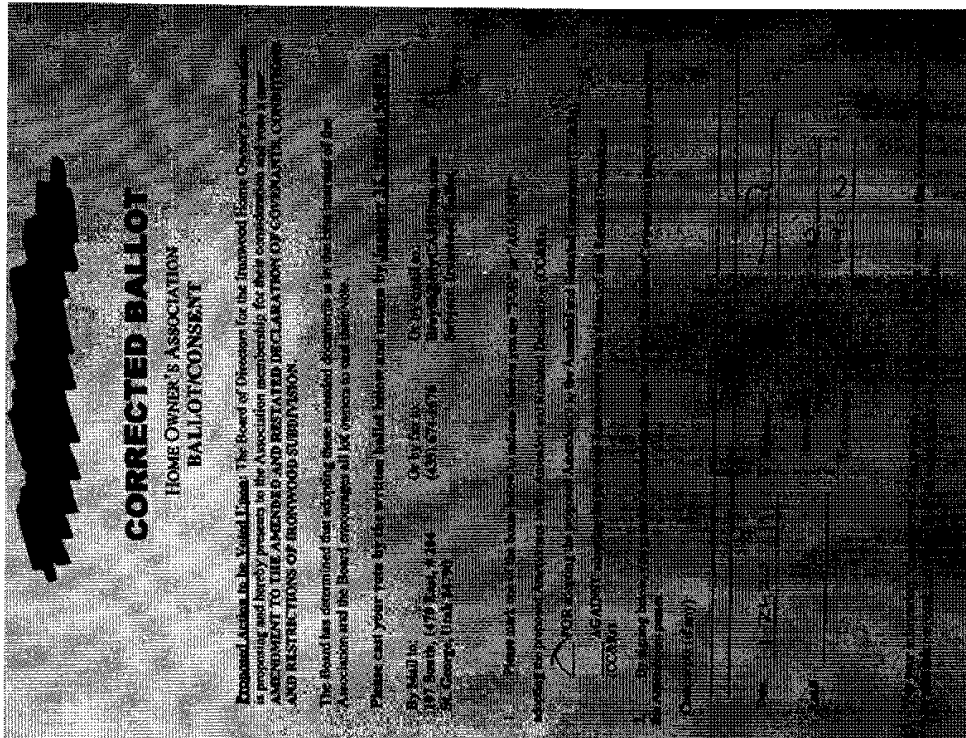
Date: 10-4-19
Signature: [Handwritten Signature]
Lot #: 5888
Name (print): Lloyd Perry
Lot Address: ~~1920 N Lake~~
2022 W 1940 N

This Ballot/Consent is good for 90 days unless otherwise revoked by owner in writing.

For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.

garyhulsey

From: "Lloyd Perino" <lloydperino@gmail.com>
Date: Tuesday, January 21, 2020 4:57 PM
To: "garyhulsey" <gkredrock@centurylink.net>
Subject: Re: Ironwood ballot for CC&R's



On Tue, Jan 21, 2020 at 4:39 PM garyhulsey <gkredrock@centurylink.net> wrote:

Lloyd,

Â

You already voted FOR the approval. We just need your vote on the corrected ballot for it to count. You original ballot is attached here.

Â

Gary

Â

From: Lloyd Perino
Sent: Monday, January 20, 2020 10:04 PM
To: garyhulsey
Subject: Re: Ironwood ballot for CC&R's

Â

Send me the changes, so I can read what Iâ€™m voting on
Lloyd Perino

Â

On Mon, Jan 20, 2020 at 10:03 PM Lloyd Perino <lloydperino@gmail.com> wrote:

Â

Â

On Sat, Jan 18, 2020 at 10:23 PM garyhulsey <gkredrock@centurylink.net> wrote:

Lloyd,

Â

Attached is the corrected ballot. Please fill out and email back to me.

Â

Thank you,

GaryÂ

gkredrock@centurylink.net



RECEIVED
OCT 18 2019

EX:

CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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Subject: Ironwood Ballot

1. Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST"

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FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 10-12-2019

Signature: Boyd L. Mitton

Lot # 89

Name (print): BOYD L. MITTON

Lot Address: 2034 West 19th North

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
NOV 26 2019

CORRECTED BALLOT

BY:

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

The Board has determined that adopting these amended documents is in the best interests of the Association and the Board encourages all lot owners to cast their vote.

Please cast your vote by the written ballot below and return by January 31, 2020 at 5:00 PM

By Mail to:
107 South, 1470 East, # 204
St. George, Utah 84790

Or by fax to:
(435) 674-1676

Or by email to:
Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

1. Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST"

adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 11-19-19

Signature: Chieko Miya

Lot # 91

Name (print): CHIEKO MIYA

Lot Address: 1952 N. 2070 W.

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

RECEIVED
NOV 20 2019
BY:

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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Or by email to:
Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

1. Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST" adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

- FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
- AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 12/15/19

Signature: Denver Atwood

Lot # 92

Name (print): Denver Atwood

Lot Address: 2059 W 1980 N

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
OCT 17 2019

CORRECTED BALLOT

BY:

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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Please cast your vote by the written ballot below and return by January 31, 2020 at 5:00 PM

| | | |
|-----------------------------|----------------|--------------------------|
| By Mail to: | Or by fax to: | Or by email to: |
| 107 South, 1470 East, # 204 | (435) 674-1676 | Braydi@MyCAMUtah.com |
| St. George, Utah 84790 | | Subject: Ironwood Ballot |

1. Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST"

adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 10-12-2019 Signature: Donald M Bryant

Lot # 93 Name (print): DONALD M. BRYANT

Lot Address: 2047 W. 1980 N

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

RECEIVED
NOV 16 2019

BY:

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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St. George, Utah 84790

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(435) 674-1676

Or by email to:
Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

- Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST" adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
 FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
 AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
- By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 11-16-19

Signature:

Lot # 94

Name (print): Stephen J. Spencer

Lot Address: 2035 W. 1980 N.

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT RECEIVED

HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

DEC 14 2019
BY:

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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By Mail to: 107 South, 1470 East, # 204 St. George, Utah 84790
Or by fax to: (435) 674-1676
Or by email to: Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

1. Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST"

adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

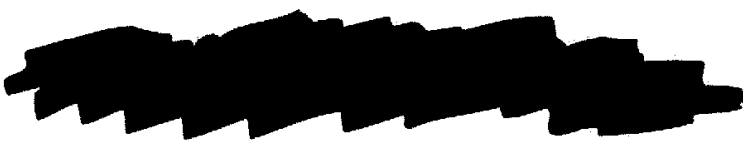
FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
 AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 12/14/19
Signature: Gerald Steinhilber
Lot # 95
Name (print): GERALD STEINROSS
Lot Address: 2021 W 1980N

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
OCT 21 2019

CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

BY:

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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Or by email to:
Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

1. Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST"

adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

- FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
- AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: October 12, 2019

Signature: James Jensen Jannette Jensen

Lot # 96

Name (print): JAMES JENSEN Jannette Jensen

Lot Address: 2013 W. 1980 North

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.

RECEIVED
OCT 03 2019



BY:

HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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St. George, Utah 84790

Or by fax to:
(435) 674-1676

Or by email to:
braydi@MYCAMUtah.com
Subject: Ironwood Ballot

1. Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST" adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: Sept. 28, 2019

Signature: James R. Jensen
Jannette D. Jensen

Lot # 96

Name (print): JAMES R. JENSEN Jannette D. Jensen

Lot Address 2013 W. 1980 N

This Ballot/Consent is good for 90 days unless otherwise revoked by owner in writing.

For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
JAN 22 2020

BY:

CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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St. George, Utah 84790

Or by fax to:
(435) 674-1676

Or by email to:
Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

- Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST" adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
 FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
 AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
- By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

 Date: 1/18/2020 Signature: *Robert L. Atwood*
 Lot # 97 Name (print): ROBERT L. ATWOOD
 Lot Address: 1997 W 1980 N

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.

RECEIVED
SEP 30 2019



BY:

**HOME OWNER'S ASSOCIATION
BALLOT/CONSENT**

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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braydi@MYCAMUtah.com
Subject: Ironwood Ballot

- Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST" adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
 FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
 AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 9/24/19 Signature: *Robert Atwood*
 Lot # 97 Name (print): ROBERT ATWOOD
 Lot Address 1997 W 1980 N

This Ballot/Consent is good for 90 days unless otherwise revoked by owner in writing.

For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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Or by fax to:
(435) 674-1676

Or by email to:
Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

RECEIVED
NOV 12 2019

1. Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST" **BY:**
adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 11-7-19

Signature: Jean Rogers

Lot # 49

Name (print): Jean Rogers

Lot Address: 1945 W 1980 N

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

RECEIVED
DEC 23 2019

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

BY:

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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St. George, Utah 84790

Or by fax to:
(435) 674-1676

Or by email to:
Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

1. Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST"

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AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 12-16-19

Signature: R. Blair Bentley

Lot # 100

Name (print): R. Blair Bentley

Lot Address: 1965 N. 1950 W.

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

RECEIVED
NOV 16 2019

BY:

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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Or by email to:
Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

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AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 11-16-19

Signature:

Lot # 101

Name (print): Stephen J. Spencer

Lot Address: 1992 W. 1980 N.

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

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AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 1/21/2020

Signature: *John F. Bryce*

Lot # 102

Name (print): JOHN F. BRYCE

Lot Address: _____

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
OCT 24 2019

CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

BY:

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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(435) 674-1676

Or by email to:
Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

1. Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST"

adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

 Date: 10/18/2019 Signature: Diana Haggerty
 Lot # 103 Name (print): Diana Haggerty
 Lot Address: 1966 # W.
1980 N.

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.

IRONWOOD

CORRECTED BALLOT HOME OWNER'S ASSOCIATION BALLOT/CONSENT

RECEIVED
OCT 16 2019
BY:

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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By Mail to:
107 South, 1470 East, # 204
St. George, Utah 84790

Or by fax to:
(435) 674-1674

Or by email to:
BrandingMyCAMUtah.com
Subject: Ironwood Ballot

1. Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST" adopting the proposed Amendment to the Amended and Restated Declaration of Covenants

- FOR adopting the proposed Amendment to the Amended and Restated Declaration of Covenants (CC&RS).
- AGAINST adopting the proposed Amendment to the Amended and Restated Declaration of Covenants (CC&RS).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 10/10/19

Signature: Michael Doherty

Lot #: 104

Name (print): Michael Doherty

Lot Address: 1954 W. 1980 N.

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
OCT 05 2019

HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

BY:

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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St. George, Utah 84790

Or by fax to:
(435) 674-1676

Or by email to:
braydi@MYCAMUtah.com
Subject: Ironwood Ballot

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FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 10-3-19

Signature: Linda Andersen

Lot # 104

Name (print): Linda Andersen

Lot Address 1954 W 1980 N

This Ballot/Consent is good for 90 days unless otherwise revoked by owner in writing.

For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
OCT 05 2019

**HOME OWNER'S ASSOCIATION
BALLOT/CONSENT**

BY:

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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Subject: Ironwood Ballot

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 AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: October 3, 2019

Signature: Michael Dahlem

Lot # 104

Name (print): Michael Dahlem

Lot Address 1954 W 1980 N

This Ballot/Consent is good for 90 days unless otherwise revoked by owner in writing.

For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
OCT 22 2019
BY:

CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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By Mail to:
107 South, 1470 East, # 204
St. George, Utah 84790

Or by fax to:
(435) 674-1676

Or by email to:
Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

1. Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST" adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date:

10/14/19

Signature:

Nisha Andersen

Lot #

100

Name (print):

Nisha Andersen

Lot Address:

1930 W. 1980 N.

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.

RECEIVED
OCT 02 2019

BY:



HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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 AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

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Comments (if any):

Date: 9/29/19 Signature: *Nisha Andersen*
 Lot # 106 Name (print): Nisha Andersen
 Lot Address 1930 W. 1980 N.

This Ballot/Consent is good for 90 days unless otherwise revoked by owner in writing.

For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.

RECEIVED
DEC 06 2019

RECEIVED
DEC 06 2019

BY:

BY:



HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

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Comments (if any):
This would be the subtle changes to move ^{changes} trash bins hidden is very nit picky.

Date: 12/02/19

Signature: Matthew Davis

Lot # 107

Name (print): Matthew Davis

Lot Address 1918 W 1980 N

This Ballot/Consent is good for 90 days unless otherwise revoked by owner in writing.

For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

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Comments (if any):

Disagrees with the proposals pertaining to the treatment of existing rental units via limits the members.

Date: 1/25/2020

Signature: Thomas R. Kline

Lot # 108

Name (print): THOMAS R. KLINE

Lot Address: 1906 W 1900 N.

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
OCT 22 2019

CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

BY:

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Comments (if any): Are we getting a final copy of the CC&R's.

Date: 10/20/19

Signature: William W Lee

Lot # 109 (?)

Name (print): William W Lee

Lot Address: 1922 N 1910 W
St. George, UT.

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

RECEIVED
JAN 27 2020

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

BY:

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Comments (if any):

Date: January 24, 2020

Signature: Rhodell T. Terry

Lot # 110

Name (print): Rhodell T. Terry

Lot Address: 1968N 1910W
Saint George, UT 84770

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CORRECTED BALLOT

RECEIVED
OCT 18 2019

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

BY:

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Comments (if any):

Date: 10/9/2019

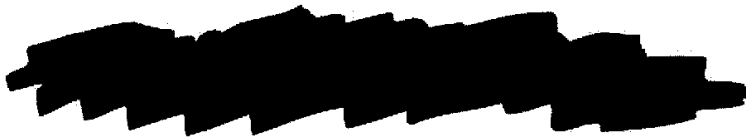
Signature: Marlene M. Deal

Lot # 111

Name (print): MARlene M. Deal

Lot Address: 1956N 1910W

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CORRECTED BALLOT

RECEIVED
OCT 11 2019

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

BY:

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Comments (if any):

Date: 10/9/19

Signature: Coy B Jensen

Lot # 112

Name (print): Coy B Jensen

Lot Address: 1942 N 1910 a St George UT 84770

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
OCT 10 2019

BY:

HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

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Comments (if any):

Date: 10/7/19

Signature: Coy B Jensen

Lot # 112

Name (print): Coy B Jensen

Lot Address 1942 N 1910 W St George UT 84770

This Ballot/Consent is good for 90 days unless otherwise revoked by owner in writing.

For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
OCT 16 2019
BY:

CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

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2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: Oct 9, 2019

Signature: John C. Hull

Lot # 114

Name (print): JOHN C. HULL

Lot Address: 1928 N 1910 W

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
OCT 02 2019
BY:

HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

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Comments (if any):

Date: SEPT. 28, 2019

Signature: John C. Hull

Lot # 114

Name (print): John C. Hull

Lot Address (114) 1928 N 1906 S

This Ballot/Consent is good for 90 days unless otherwise revoked by owner in writing.

For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

RECEIVED
NOV 17 2019

BY:

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Comments (if any):

Date: 3 Nov 2019

Signature: James Andrew McMillan

Lot # 115

Name (print): James Andrew McMillan

Lot Address: 1914 North 1910 West

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

RECEIVED
NOV 26 2019
BY:

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Comments (if any):

Date: November 19, 2017

Signature: Kathleen Peterson Larson

Lot # 116

Name (print): WASATCH DRIVE DUPLEX LLC
KATHLEEN PETERSON LARSON

Lot Address: 1902 N 1910 W
ST. GEORGE, UT 84790

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
OCT 18 2019

CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

BY:

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Comments (if any):

Date: 10/14/2019

Signature: *Glenn M Kirkpatrick*

Lot # 117

Name (print): GLENN M KIRKPATRICK

Lot Address: 1890 N 1910W

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
OCT 15 2019

BY:

CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

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Comments (if any):

Date: 12 Oct 19

Signature: Earl Matthews

Lot # 118

Name (print): EARL MATTHEWS

Lot Address: 1882 N 1910 W

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
OCT 11 2019

BY:

HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

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Comments (if any):

Date: Oct 7, 2019

Signature: Earl Mathews

Lot # 118

Name (print): EARL MATHIEWS

Lot Address 1882 N 1910W

This Ballot/Consent is good for 90 days unless otherwise revoked by owner in writing.

For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
JAN 22 2020

CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

BY.....

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Comments (if any):

Date: 1/21/2020

Signature: *John F. Bryce*

Lot # 119

Name (print): John F. Bryce

Lot Address: _____

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CORRECTED BALLOT

HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

RECEIVED
JAN 22 2020

BY:

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Comments (if any):

Date: 1/17/2020

Signature: [Handwritten Signature]

Lot # 121

Name (print): Frank Trujillo

Lot Address: 1911 W. 1800 N ST

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
NOV 14 2019

CORRECTED BALLOT

BY:

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

The Board has determined that adopting these amended documents is in the best interests of the Association and the Board encourages all lot owners to cast their vote.

Please cast your vote by the written ballot below and return by January 31, 2020 at 5:00 PM

By Mail to:
107 South, 1470 East, # 204
St. George, Utah 84790

Or by fax to:
(435) 674-1676

Or by email to:
Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

1. Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST"

adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 11-13-2019

Signature: *Ngela Snyder*

Lot # 122

Name (print): _____

Lot # 122

Lot Address: 1923 W 1860N

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
JAN 10 2020

CORRECTED BALLOT

BY:

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

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Comments (if any):

Date: 1.5.2020

Signature: *Leslie Layton*

Lot # 123

Name (print): Prickly Pear Holdings LLC
Leslie Layton

Lot Address: 1848 North 1950 West
St. George, UT 84770

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



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NOV 14 2019
BY:

CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

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Comments (if any):

Date: 11-6-2019

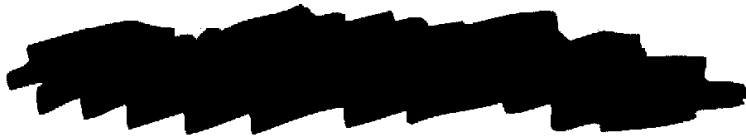
Signature: *John Rhynes*

Lot # 124

Name (print): John Rhynes

Lot Address: 1836 N. 1950 W.

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

RECEIVED
NOV 1 2 2019

BY:

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Comments (if any):

X Date: 11/8/19

X Signature: Cliff Breen

Lot # 125

Name (print): CLIFF BREEN

Lot Address: 1824N 1950W

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.

RECEIVED
OCT 05 2019



BY:

**HOME OWNER'S ASSOCIATION
BALLOT/CONSENT**

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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Comments (if any):

Date: 10/2/19

Signature: Cliff Breen

Lot # 125

Name (print): CLIFF BREEN

Lot Address 1824 N 1950 W ST GEORGE, UT 84790

This Ballot/Consent is good for 90 days unless otherwise revoked by owner in writing.

For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

DEC 26 2019

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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Comments (if any):

Date: 12/21/19

Signature: BARB BARBARA ABBOTT

Lot # 123 126

Name (print): BARBARA ABBOTT
Lot Address: 1810 N 1950 W ST. GEORGE

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
OCT 15 2019

CORRECTED BALLOT BY:

HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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Comments (if any): DUPLICATE

Date: 11/11/19

Signature: Barbara Abbott

Lot # 126

Name (print): BARBARA ABBOTT

Lot Address: 1810 N 1950 W

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT RECEIVED

HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

JAN 15 2020

BY:

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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Comments (if any):

Date: 1-2-20

Signature: [Handwritten Signature]

Lot # 127

Name (print): Brian J. George
Lot Address: 1870 N. 1950 W.
St. GEORGE, UT ~~84790~~

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT **RECEIVED**

HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

OCT 28 2019

BY:

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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| | | |
|-----------------------------|----------------|--------------------------|
| By Mail to: | Or by fax to: | Or by email to: |
| 107 South, 1470 East, # 204 | (435) 674-1676 | Braydi@MyCAMUtah.com |
| St. George, Utah 84790 | | Subject: Ironwood Ballot |

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Comments (if any):

There are several changes I do not agree with so I will reject the Amendment in whole.

Date: 25 OCT 2019

Signature:

Lot # 128

Name (print): David Dorman ROSABELLE DORMAN

Lot Address: 1882 N 1950 W

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
NOV 02 2019

CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

BY:

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Comments (if any):

Date: 10/29/19

Signature: Jane Wimer

Lot # 129

Name (print): JANE WIMER

Lot Address: #129 - 1896 N 1950 W
ST, GEORGE, UT 84770

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
JAN 20 2020

BY:

CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

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Comments (if any):

Date: 1/18/2020

Signature: 

Lot # 130

Name (print): ROSANNA TIETJEN

Lot Address: 1910 N 1950 W

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
OCT 30 2019

**HOME OWNER'S ASSOCIATION
BALLOT/CONSENT**

BY:

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Comments (if any):

Date: 10/27/19

Signature: *Rosanne Lestjen*

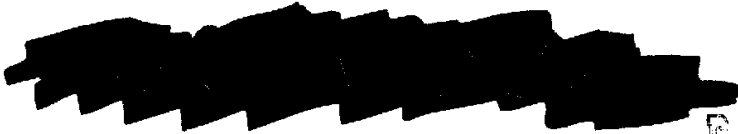
Lot # 130

Name (print): Rosanne Lestjen

Lot Address 1910 W 1930 W

This Ballot/Consent is good for 90 days unless otherwise revoked by owner in writing.

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RECEIVED
DEC 14 2019

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BY:

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Comments (if any):

Date: 12/11/19

Signature: Mary Ellen Doyle

Lot # 131

Name (print): MARY ELLEN DOYLE

Lot Address: 1922 N 1950 W

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.

1/20/2020



RECEIVED
JAN 23 2019
BY:.....

CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

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Comments (if any):

Date: 01/19/2020

Signature: Brandon Gillins

Lot # 132

Name (print): Brandon Gillins

Lot Address: 1920 W 1900 N

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

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RECEIVED
OCT 31 2019

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FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

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Comments (if any):

Would have preferred input & discussions before a vote. A take it or leave it approach was disrespectful.

Date: 10/24/2019

Signature:

Lot # 133

Name (print): ERICK LARPEY

Lot Address: 1955 N. 1910 W. ST GEORGE, UT 84770

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.

RECEIVED
OCT 04 2019



BY:

HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

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Comments (if any):

Article XI, Sec. 12 appears to be in violation of Federal Law "Telecommunications Act of 1996", which prohibits HOA from restricting or interfering with satellite, less than 39". Has this been reviewed by our lawyer?

Date: 09/30/2014

Signature:

Lot # 133

Name (print): Erick Zeppey

Lot Address 1955 N. 1910 W. St. George, UT 84779

This Ballot/Consent is good for 90 days unless otherwise revoked by owner in writing.

For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
JAN 21 2020

CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BY:
BALLOT/CONSENT

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Comments (if any):

Date: Jan 18, 2020

Signature: Lauren G. Marvash

Lot # 134

Name (print): Lauren G. Marvash

Lot Address: 1941 N 1910 W

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

The Board has determined that adopting these amended documents is in the best interests of the Association and the Board encourages all lot owners to cast their vote.

Please cast your vote by the written ballot below and return by **January 31, 2020 at 5:00 PM**

By Mail to:
107 South, 1470 East, # 204
St. George, Utah 84790

Or by fax to:
(435) 674-1676

Or by email to:
Braydi@MyCAMUtah.com
Subject: Ironwood Ballot

1. Please mark one of the boxes below to indicate whether you are "FOR" or "AGAINST" adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

- FOR adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).
- AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Disagree with the proposals pertaining to the amended treatment of existing rental units to limit the numbers.

Date: 1/25/2020

Signature: Thomas R. Klein

Lot # 135

Name (print): THOMAS R. KLEIN

Lot Address: 1933 N 1910 W

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
OCT 25 2019
BY:

CORRECTED BALLOT
HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

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- 2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 10/21/19 Signature: [Signature]
Lot #: 136 Name (print): B Holmes
Lot Address: 1934 N 1950 W

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT

RECEIVED
NOV 15 2019

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

BY:

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Comments (if any):

Date: 11/11/19

Signature: Brad Stotler, Mgr - Ideal Investments, LLC

Lot # 7 137

Name (print): Brad Stotler

Lot Address: 1946 N 1950 W

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



CORRECTED BALLOT RECEIVED

HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

OCT 24 2019

BY:

Proposed Action to be Voted Upon: The Board of Directors for the Ironwood Home Owner's Association is proposing and hereby presents to the Association membership for their consideration and vote a new: **AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF IRONWOOD SUBDIVISION.**

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Comments (if any):

Date: 10/19/19

Signature:

Lot # ? 138

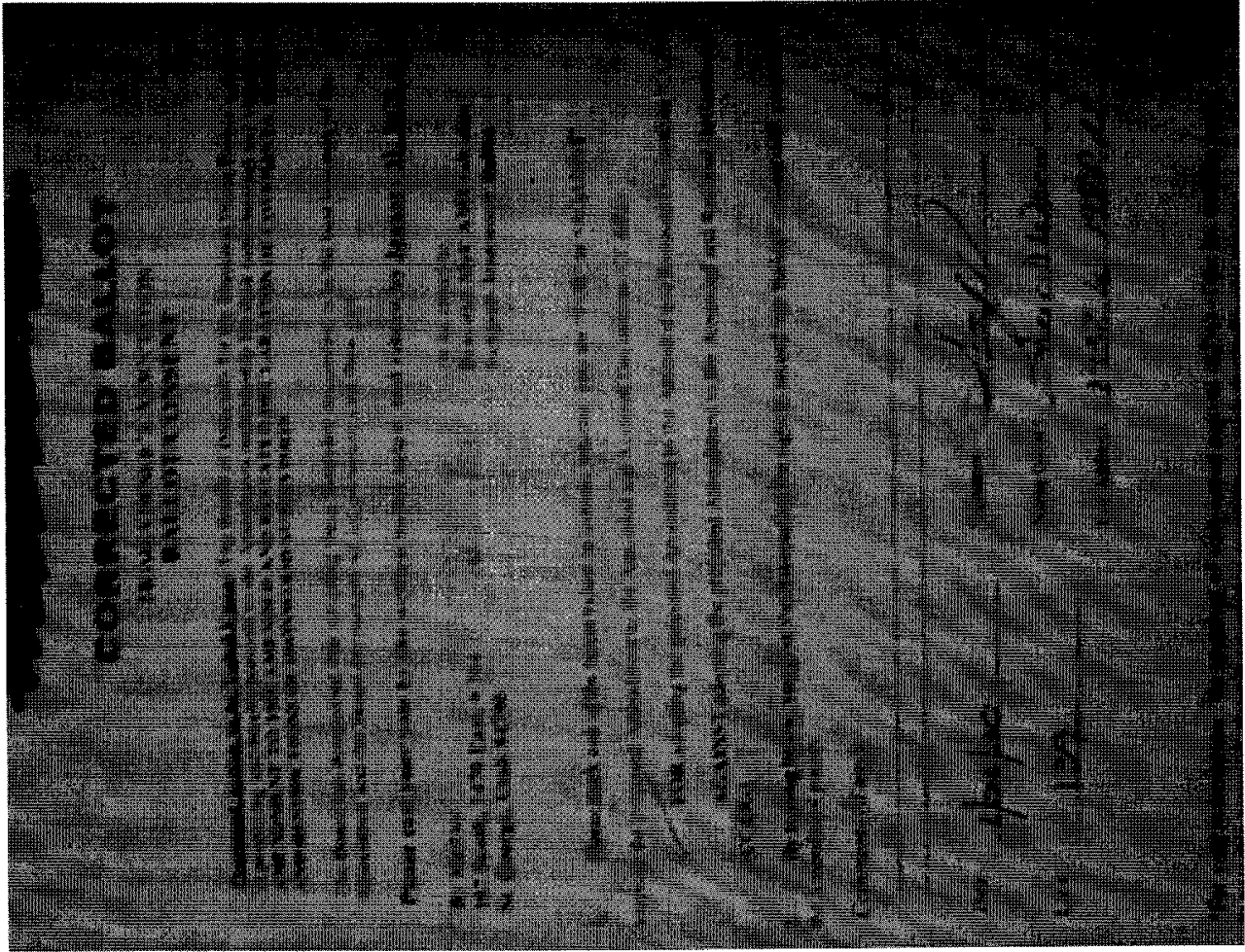
Name (print): CARLILE PHIL

Lot Address: 1958 N 1950 West
St George, ut 84770
Account # 21470

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.

1/22/2020

20200122_121622.jpg



R E C E I V E **D**
JAN 22 2020

BY:



RECEIVED
JAN 21 2020
BY:

CORRECTED BALLOT

HOME OWNER'S ASSOCIATION BALLOT/CONSENT

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Comments (if any):

Date: 1/21/2020

Signature: John F. Bryce

Lot # 140

Name (print): JOHN F. BRYCE

Lot Address: _____

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CORRECTED BALLOT

HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

RECEIVED
NOV 22 2019

BY:

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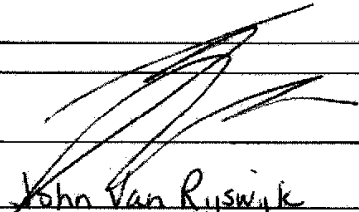
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AGAINST adopting the proposed Amendment to the Amended and Restated Declaration (CC&Rs).

2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Date: 11/17/19

Signature: 

Lot # 141

Name (print): John Van Ryswyk

Lot Address: 1911 N 1910 W, St George, UT 84770

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



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Comments (if any):

Date: 11/17/19

Signature: 

Lot # 141

Name (print): John Van Ryswyk

Lot Address: 1911 N 1910 W, St George, UT 84770

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BY:

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Comments (if any):

Date: 10-11-2019

Signature: Josephine Patterson

Lot # 142

Name (print): JOSEPHINE PATTERSON

Lot Address: 1899 N 1910 W

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.



RECEIVED
OCT 10 2019

BY:

HOME OWNER'S ASSOCIATION
BALLOT/CONSENT

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Comments (if any):

Date: Oct 8 2019

Signature: Stuart Patterson

Lot # 142

Name (print): STUART PATTERSON

Lot Address 1899 N 1910 W
ST GEORGE, UT 84790

This Ballot/Consent is good for 90 days unless otherwise revoked by owner in writing.

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2. By signing below, you give the Association the right to record this Ballot/Consent with proposed Amendment, if the Amendment passes.

Comments (if any):

Disagree with the proposals pertaining to the treatment of existing rental units limiting

Date: 1/25/2020

Signature: Thomas R. Kline *the number*

Lot # 143

Name (print): Thomas R. Kline

Lot Address: 1889 N 1910 W

*For your information: the approval of sixty-seven percent (67%) of the lot owners in the Association is required to pass this proposal; there is no quorum requirement with this particular action.