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DOC # 20200012091

Amended Restrictive Covenants Page 1 of 3
Russell Shirts Washington County Recorder
03/10/2020 03:56:31 PM Fee \$ 40.00
By INTERSTATE HOMES



WHEN RECORDED RETURN TO:
Interstate Homes
52 S 850 W Ste 202A
Hurricane, UT 84737

SECOND AMENDMENT TO THE DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR ZION VISTA HOMEOWNER'S ASSOCIATION
(Article II, C, e)

This second Amendment to the Declaration of Covenants, Conditions and Restrictions amends and supersedes the Declaration of Covenants, Conditions and Restrictions recorded as Document No. 20180047565 on November 30, 2018 at the Washington County Recorder's Office.

In the event of a conflict between this Amendment and the Declaration, the Articles of Incorporation, Bylaws or Rules and Regulations of Zion Vista Homeowners Association, this Amendment shall control.

This Amendment is adopted and approved unilaterally by the written consent of the Declarant per Article V, letter J of the Declaration. This Amendment shall take effect upon the date it is recorded at the office of the Washington County Recorder.

Article II, C, e is amended as follows:

(Amendments are in italics)

Article II

C. Leasing of Units. An Owner shall be permitted to lease their Unit provided that:

- e. Once an owner has received verification of eligibility to rent their unit, eligibility remains until any of the following occur:
 1. Owner sells unit.
 2. Owner occupies unit *for more than 180 consecutive days.*

- 3. The owner's lease with a tenant expires and no new lease is executed within 60 days.
- 4. Owner becomes delinquent in the payment of such Owner's portion of the Common Expenses or any Assessment or fine

THE DECLARANT has executed this Declaration on the 04 day of DECEMBER, 2019.

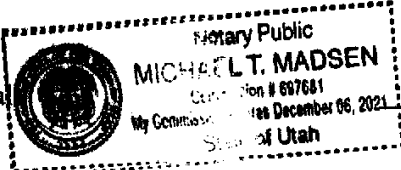
Interstate Homes
a Utah Limited Liability Company

By: Jeffrey B. Madsen
Jeff Madsen
Manager

State of Utah)
 : ss.

County of Washington)

The foregoing instrument was acknowledged before me this 4 day of December, 2019
by Jeffrey B. Madsen the Manager of _____
Interstate Homes LLC

(Seal)  Michael T. Madsen
Notary Public

My Commission Expires: 12/6/2021 Residing at St. George, UT

EXHIBIT A
ZION VISTA LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S.89°43'42"E. ALONG THE SECTION LINE, A DISTANCE OF 97.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S.89°43'42"E. ALONG THE SECTION LINE, A DISTANCE OF 1,591.20 FEET; THENCE S.00°01'00"W., A DISTANCE OF 208.71 FEET; THENCE S.89°43'42"E., A DISTANCE OF 208.71 FEET; THENCE N.00°01'00"E., A DISTANCE OF 208.71 FEET; THENCE S.89°43'42"E., A DISTANCE OF 65.98 FEET; THENCE S.00°00'05"E., A DISTANCE OF 405.02 FEET; THENCE N.89°59'55"E., A DISTANCE OF 7.24 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.80°55'41"W., A RADIAL DISTANCE OF 540.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 39°49'00", A DISTANCE OF 375.26 FEET (CHORD BEARS S.28°58'49"W. 367.76 FEET); THENCE S.48°53'19"W., A DISTANCE OF 203.43 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.40°59'43"E., A RADIAL DISTANCE OF 372.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 42°12'38", A DISTANCE OF 274.49 FEET (CHORD BEARS S.27°53'58"W. 268.32 FEET); THENCE N.75°40'55"W., A DISTANCE OF 181.51 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.29°00'46"W., A RADIAL DISTANCE OF 150.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 07°25'04", A DISTANCE OF 19.42 FEET (CHORD BEARS N.64°41'46"W. 19.41 FEET) TO A POINT OF CURVATURE OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 459.00 FEET AND A CENTRAL ANGLE OF 19°11'50"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 153.79 FEET (CHORD BEARS N.58°48'23"W. 153.07 FEET); THENCE N.49°12'28"W., A DISTANCE OF 194.74 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 790.00 FEET AND A CENTRAL ANGLE OF 05°06'07"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 70.35 FEET (CHORD BEARS N.46°39'24"W. 70.32 FEET); THENCE N.44°06'21"W., A DISTANCE OF 827.29 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 379.00 FEET AND A CENTRAL ANGLE OF 42°58'40"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 284.29 FEET (CHORD BEARS N.65°35'41"W. 277.67 FEET) TO A POINT OF CURVATURE OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 459.00 FEET AND A CENTRAL ANGLE OF 32°00'35"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 256.43 FEET (CHORD BEARS N71°04'43"W 253.11 FEET) TO A POINT OF CURVATURE OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 379.00 FEET AND A CENTRAL ANGLE OF 22°49'20"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 150.96 FEET (CHORD BEARS N.66°29'06"W. 149.97 FEET); THENCE N77°53'46"W, A DISTANCE OF 33.38 FEET; THENCE N.00°01'07"E., A DISTANCE OF 81.81 FEET; THENCE S77°53'46"E, A DISTANCE OF 50.51 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 459.00 FEET AND A CENTRAL ANGLE OF 22°49'20"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 182.83 FEET (CHORD BEARS S66°29'06"E 181.62 FEET) TO A POINT OF CURVATURE OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 379.00 FEET AND A CENTRAL ANGLE OF 21°30'59"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 142.33 FEET (CHORD BEARS S.65°49'56"E. 141.49 FEET) TO THE POINT OF BEGINNING.

CONTAINING 26.94 AC. OR 1,173,672 SQ. FT.