

DOC # 20200046439

Amended Restrictive Covenants
Russell Shirts Washington County Recorder
08/28/2020 12:48:10 PM Fee \$ 40.00
By ENCE HOMES

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When recorded return to:
Corinne Schmalz, c/o Ence Homes
619 South Bluff St., Tower 2
St. George, UT 84770



**THIRD AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF SENTIERI CANYON AT DIVARIO SUBDIVISION**

FACTION, LLC, a Utah limited liability company (hereinafter "Declarant") hereby amends the following portions of the Declaration of Covenants, Conditions and Restrictions for Sentieri Canyon at Divario Subdivision (hereinafter "Declaration") as set forth herein, pursuant to its authority under Article 7 of said Declaration, which Declaration was recorded on the 22nd day of October, 2019, as DOC No. 20190043856 in the records of the Washington County Recorder, and affecting the real property located in Washington County, Utah, more particularly described as recorded phase of Sentieri Canyon at Divario Subdivision, as follows:

Phase 1 Lots: per the Official Plat of Sentieri Canyon at Divario - Amended & Extended, said Lots being:
SG-SCD-1 through SG-SCD-51, inclusive; and

All future Phases, including the Lots thereof, as annexed or expanded to Sentieri Canyon at Divario - Amended & Extended Subdivision, in accordance with the provisions of the Declaration thereof, as cited.

The Declarant, hereby amends and modifies the Declaration, as follows:

The language of Article 3, Section 3.4(v) shall be deleted, which Section language currently reads, as follows:

(v) Air conditioning, Heating Equipment, Soft Water Systems, Etc. Such equipment, if placed on the exterior area of the Home, shall be screened from street-view. Heat pumps/AC units shall not be placed on rooftops. Rooftop or through-the-window "swamp coolers" shall not be allowed.

Said language, as above-quoted, shall be replaced in Section 3.4(v) with language which shall read, as follows:

(v) Air conditioning, Heating Equipment, Etc. Heat pumps/AC units shall not be placed on rooftops. Rooftop or through-the-window "swamp coolers" shall not be allowed.

IN WITNESS WHEREOF, Declarant does hereafter execute this 3rd Amendment as of the 24 day of August, 2020.

DECLARANT: FACTION, LLC

By: Troy Ence, Manager

ACKNOWLEDGMENT

STATE OF UTAH)

ss.)

COUNTY OF WASHINGTON)

On this 24th day of August, 2020, before me personally appeared Troy Ence, whose identity is personally known to me, and who, being by me duly sworn did say that he is the Manager of FACTION, LLC, a Utah limited liability company, and that the foregoing document was signed by him on behalf of said company by proper authority and he acknowledged before me that the company executed the document and the document was the act of the company for its stated purpose.

Corinne Schmalz
Notary Public, Residing in Washington County, UT

