

Recorded at the Request of:
Pelican Hills Owners Association

DOC # 20210006611

Amended Restrictive Covenants
Gary Christensen Washington County Recorder
01/29/2021 09:53:09 AM Fee \$ 40.00
By JENKINS BAGLEY

Page 1 of 4

Record against the real 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

AMENDMENT TO DECLARATION OF CONDOMINIUM FOR PELICAN HILLS:

THIS AMENDMENT TO THE DECLARATION is prepared and adopted pursuant to Article XIII, Section 3, of the Declaration of Condominium (the "Declaration") for Pelican Hills as of the meeting of the Members held on the 10 day of December, 2020, by Pelican Hills Owners Association, a Utah nonprofit corporation (the "Association" or "Pelican Hills"). This restated instrument hereby amends following:

- Declaration of Condominium of Pelican Hills Condominiums recorded in the records of the Washington County Recorder as Entry No. 20070012413, recorded on March 12, 2007, ("The Declaration"); and
- any other amendments, supplements, or annexing documents to the Declaration of Pelican Hills Owners Association, whether or not recorded with the Washington County Recorder.

Article IX, Section 1

The following replaces Article IX, Section 1 of the Declaration (changes shown in italics):

9.1 Notice of Mortgage. Any Owner who mortgages his Unit shall furnish the Association the name and address for such Mortgagee, and the Association shall maintain such information in a book entitled "Mortgages of Units." The Association shall report to such Mortgagee any unpaid Assessments due from the Owner of such Unit at the same time as the Association makes demand on the Owner thereof for payment of such unpaid Assessments. Each Mortgagee shall also be entitled to written notification from the Association of:

- any other default by its Owner-Mortgagor in the performance of such Owner's obligations under the terms and provisions of this Declaration which shall not have been cured within 30 days after written notice to such Owner-Mortgagor by the Association specifying such default;*
- a lapse, cancellation, or material modification of any insurance policy maintained by the homeowners' association;*
- any proposed action that requires the consent of a specified percentage of mortgagees;*
- Any condemnation or casualty loss that affects either a material portion of the project or the unit securing it mortgage; and*

EXHIBIT A
(Legal Description)

This Amendment to the Declaration of Condominium of Pelican Hills Condominiums affects the following real property, all located in Washington County, State of Utah:

All of Units 1011 through 1014, Units 1025 through 1028, Units 1111 through 1114, Units 1125 through 1128, Units 1211 through 1214, Units 1225 through 1228, Units 2611 through 2614, Units 2625 through 2628, Units 2711 through 2713, Units 2724 through 2726, Units 2811 through 2813 and Units 2824 through 2826, together with all Common Areas, Pelican Hills Condo 1 (SG), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: SG-PHC-1-10-1011 through SG-PHC-1-10-1014
PARCEL: SG-PHC-1-10-1025 through SG-PHC-1-10-1028
PARCEL: SG-PHC-1-11-1111 through SG-PHC-1-11-1114
PARCEL: SG-PHC-1-11-1125 through SG-PHC-1-11-1128
PARCEL: SG-PHC-1-12-1211 through SG-PHC-1-12-1214
PARCEL: SG-PHC-1-12-1225 through SG-PHC-1-12-1228
PARCEL: SG-PHC-1-26-2611 through SG-PHC-1-26-2614
PARCEL: SG-PHC-1-26-2611 through SG-PHC-1-26-2614
PARCEL: SG-PHC-1-26-2625 through SG-PHC-1-26-2628
PARCEL: SG-PHC-1-27-2711 through SG-PHC-1-27-2713
PARCEL: SG-PHC-1-27-2724 through SG-PHC-1-27-2726
PARCEL: SG-PHC-1-28-2811 through SG-PHC-1-28-2813
PARCEL: SG-PHC-1-28-2824 through SG-PHC-1-28-2826

All of Units 1311 through 1314, Units 1325 through 1328, Units 1411 through 1414, Units 1425 through 1428, Units 1511 through 1514, Units 1525 through 1528, together with all Common Areas, Pelican Hills Condo 2 (SG), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: SG-PHC-2-13-1311 through SG-PHC-2-13-1314
PARCEL: SG-PHC-2-13-1325 through SG-PHC-2-13-1328
PARCEL: SG-PHC-2-14-1411 through SG-PHC-2-14-1414
PARCEL: SG-PHC-2-14-1425 through SG-PHC-2-14-1428
PARCEL: SG-PHC-2-15-1511 through SG-PHC-2-15-1514
PARCEL: SG-PHC-2-15-1525 through SG-PHC-2-15-1528

All of Units 2111 through 2113, Units 2124 through 2126, Units 2211 through 2213, Units 2224 through 2226, Units 2311 through 2314, Units 2325 through 2328, Units 2411 through 2414, Units 2425 through 2428 together with all Common Areas, Pelican Hills Condo 3 (SG), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: SG-PHC-3-21-2111 through SG-PHC-3-21-2113

PARCEL: SG-PHC-3-21-2124 through SG-PHC-3-21-2126

PARCEL: SG-PHC-3-22-2211 through SG-PHC-3-22-2213

PARCEL: SG-PHC-3-22-2224 through SG-PHC-3-22-2226

PARCEL: SG-PHC-3-23-2311 through SG-PHC-3-23-2314

PARCEL: SG-PHC-3-23-2325 through SG-PHC-3-23-2328

PARCEL: SG-PHC-3-24-2411 through SG-PHC-3-24-2414

PARCEL: SG-PHC-3-24-2425 through SG-PHC-3-24-2428