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WHEN RECORDED RETURN TO:
The Villas at Sun River St. George Owners Association, Inc.
912 W 1600 S, Suite A-200
St. George, Utah 84770

Recorded against the property
Described in Exhibit A

DOC # 20210059139
Amended Restrictive Covenants Page 1 of 11
Gary Christensen Washington County Recorder
09/07/2021 03:28:58 PM Fee \$ 46.00
By BANGERTER FRAZIER GROUP



**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS
AND RESTRICTIONS FOR THE VILLAS AT SUN RIVER ST. GEORGE**

As more particularly stated herein, this Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for The Villas at Sun River St. George (hereinafter "Amendment"), amends the following:

- (i) Declaration of Covenants, Conditions, Easements and Restrictions for the Villas at Sun River St. George, recorded with the Washington County Recorder on October, 16, 2017, as Doc No. 20170041780 ("Declaration"); and
- (ii) Any and all supplements or amendments to the Declaration prior to the date of this Amendment, whether or not such were recorded in the records of the Washington County Recorder (the foregoing are collectively referred to herein as the "Declaration").

This Amendment is undertaken pursuant to Article 14 of the Declaration which provides that the Declarant has the unilateral right to amend the Declaration and/or the Declaration may be amended by the affirmative vote of sixty seven percent of the total votes of The Villas at Sun River St. George Owners Association, Inc. ("Association"). This Amendment shall take effect upon the date it is recorded in the records of the Washington County Recorder. All the Property known as the Villas at Sun River Subdivision (described in Exhibit A attached hereto and made a part hereof) shall be held, sold, and conveyed subject to the Declaration as amended by this Amendment.

Section 20.2

The following amends, wholly replaces, and substitutes for Section 20.2 of the Declaration:

20.2 Claims. Unless specifically exempted below, all claims, grievances or disputes arising out of or relating to the interpretation, application or enforcement of the Articles, this Declaration, the Bylaws, the Design Standards, rules and/or governing documents of the Association, or the rights, obligations and duties of any Bound Party under such documents, instruments or law, or relating to the design, operation or construction of improvements on the Project shall, only, and must be pursued subject to the provisions of Section 20.3. The failure to

abide by this Article including the filing of any claim contrary to this Article is a material breach of this Declaration subjecting the breaching party to the damages, costs and attorney fees of any other party so damaged including the Manager or its agent for the time and costs incurred in connection with such breach. The following claims are exempt from this Article XX:

20.2.1. Any suit by the Manager or Association against any Bound Party to enforce the provisions of Article XV (Assessments of Units);

20.2.2. Any suit by the Manager or Association to obtain a temporary restraining order (or equivalent emergency equitable relief), preliminary injunction and/or such other ancillary relief as the court may deem necessary in order to maintain the status quo and preserve the ability to enforce the provisions of Article XI (Architectural Standards) and Article VII (Use Restriction);

20.2.3. Any suit by the Manager or Association against any Bound Party to enforce or collect fines or monetary penalties imposed by the Association;


20.2.4. Any suit by the Manager or Association against any Bound Party to enforce and/or seek compliance with Section 7.2 of this Declaration which shall be deemed to include - Bound Parties making unwanted physical contact with other Bound Parties or Persons; Bound Parties engaging in loud, profane, indecent, threatening or abusive language or gestures toward other Bound Parties or Persons; Bound Parties harassing or accosting other Bound Parties or Persons; and Bound Parties engaging in any unsafe activities.

20.2.5 Any suit by the Manager or Association against any Bound Party seeking damages and/or relief related to a violation of Section 7.2 of this Declaration which shall be deemed to include - Bound Parties making unwanted physical contact with other Bound Parties or Persons; Bound Parties engaging in loud, profane, indecent, threatening or abusive language or gestures toward other Bound Parties or Persons; Bound Parties harassing or accosting other Bound Parties or Persons; and Bound Parties engaging in any unsafe activities.

All other provisions of the Declaration shall remain in full force and effect as written and shall not be affected by this Amendment.

Sun River Villas Development, LLC hereby certifies that it is the Declarant and/or the holder of more than 67% of the total voting rights of the Association.

SUN RIVER DEVELOPMENT, LLC


Its Authorized Representative

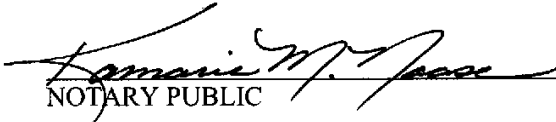
STATE OF UTAH

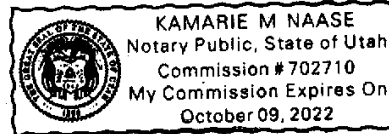
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COUNTY OF WASHINGTON)


On this 19th day of August, 2021, personally appeared before me Nancy A. Stewart who being by me duly sworn, did say that he/she is the authorized representative of SUN RIVER DEVELOPMENT, LLC, and this Amendment was signed by him on behalf of SUN RIVER DEVELOPMENT, LLC as Declarant, and that he/she is authorized by SUN RIVER DEVELOPMENT, LLC as Declarant, to execute this Amendment.


NOTARY PUBLIC



The President of The Villas at Sun River St. George Owners Association, a Utah nonprofit corporation, hereby certifies that SUN RIVER DEVELOPMENT, LLC is the Declarant and/or the holder of more than 67% of the total voting rights of the Association.

THE VILLAS AT SUN RIVER ST GEORGE OWNERS ASSOCIATION



President


STATE OF UTAH

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COUNTY OF WASHINGTON)

On this 19th day of August, 2021, personally appeared before me Dolan Madsen who being by me duly sworn, did say that he is the President of THE VILLAS AT SUN RIVER OWNERS ASSOCIATION, A Utah nonprofit corporation, and that this Amendment was signed by him on behalf of the Association, and that he is authorized by the Association to execute this Amendment.



NOTARY PUBLIC

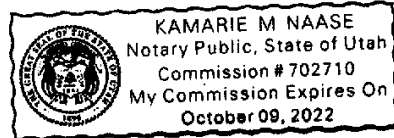


Exhibit A
Legal Description

Beginning at the most easterly corner of Sun River St. George Phase 30, said point being the southerly corner of Sun River St. George Phase 25, said point also being North 01°13'39" East 351.59 feet along the extension of the section line and East 3,318.41 feet from the Southwest Corner of Section 23, Township 43 South, Range 16 West, Salt Lake Base & Meridian, and running;

Thence northerly the following (5) courses along said easterly line of Phase 25 and to and along the easterly line of Sun River St. George Phase 26;

thence northerly 607.54 feet along an arc of a 661.00 foot radius curve to the left (center bears North 52°37'04" West, long chord bears North 11°03'05" East 586.38 feet with a central angle of 52°39'43");

thence North 15°16'46" West 340.32 feet;

thence northerly 1,067.49 feet along an arc of a 1,967.00 foot radius curve to the right (center bears North 74°43'14" East, long chord bears North 00°16'03" East 1,054.43 feet with a central angle of 31°05'39");

thence North 15°48'52" East 136.04 feet;

thence northeasterly 60.63 feet along an arc of a 40.00 foot radius curve to the right (center bears South 74°11'08" East, long chord bears North 59°14'19" East 54.99 feet with a central angle of 86°50'55") to the easterly line of Sun River Parkway as defined by the UDOT Atkinville Interchange Right-of-Way (Project: HPP-LC53(33));

thence Southeasterly and Southwesterly the following (7) courses along the southerly line of said Sun River Parkway and to and along the on ramp for Interstate 15 as defined by the UDOT Atkinville Interchange Right-of-Way (Project: HPP-LC53(33))

thence South 21°35'02" West 40.10 feet;

thence southeasterly 103.00 feet along an arc of a 670.00 foot radius curve to the right (center bears South 21°35'02" West, long chord bears South 64°00'43" East 102.90 feet with a central angle of 08°48'29");

thence South 59°36'29" East 383.16 feet;

thence South 59°36'29" East 411.83 feet;

thence South 57°08'20" East 615.49 feet;

thence South 22°41'53" East 57.93 feet;

thence South 15°51'16" West 594.31 feet to the westerly line of Interstate 15;

thence South 28°34'00" West 1,193.91 feet along said westerly line of Interstate 15;

thence North 61°27'16" West 777.94 feet to the Southeasterly line of said Sun River St. George Phase 30;

thence North 29°09'24" East 3.74 feet along the Southeasterly line of said Sun River St. George Phase 30 to the Point of Beginning.

Containing 2,262,991 square feet or 51.95 acres.

Parcel Number	Legal
SG-VISR-1-1	Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 1
SG-VISR-1-2	Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 2
SG-VISR-1-3	Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 3
SG-VISR-1-4	Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 4
SG-VISR-1-5	Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 5
SG-VISR-1-6	Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 6
SG-VISR-1-7	Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 7
SG-VISR-1-8	Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 8
SG-VISR-1-9	Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 9
SG-VISR-1-10	Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 10
SG-VISR-1-11	Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 11
SG-VISR-1-13	Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 13
SG-VISR-1-14	Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 14
SG-VISR-1-15	Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 15
SG-VISR-1-16	Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 16
SG-VISR-1-17	Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 17
SG-VISR-1-18	Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 18
SG-VISR-1-19	Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 19
SG-VISR-1-20	Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 20
SG-VISR-1-21	Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 21
SG-VISR-1-22	Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 22
SG-VISR-1-23	Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 23
SG-VISR-1-24	Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 24
SG-VISR-1-25	Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 25
SG-VISR-1-26	Subdivision: VILLAS AT SUN RIVER ST GEORGE 1 (SG) Lot: 26
SG-VISR-2-27	Subdivision: VILLAS AT SUN RIVER ST GEORGE 2 (SG) Lot: 27
SG-VISR-2-28	Subdivision: VILLAS AT SUN RIVER ST GEORGE 2 (SG) Lot: 28
SG-VISR-2-29	Subdivision: VILLAS AT SUN RIVER ST GEORGE 2 (SG) Lot: 29
SG-VISR-2-30	Subdivision: VILLAS AT SUN RIVER ST GEORGE 2 (SG) Lot: 30
SG-VISR-2-31	Subdivision: VILLAS AT SUN RIVER ST GEORGE 2 (SG) Lot: 31
SG-VISR-2-32	Subdivision: VILLAS AT SUN RIVER ST GEORGE 2 (SG) Lot: 32
SG-VISR-2-33	Subdivision: VILLAS AT SUN RIVER ST GEORGE 2 (SG) Lot: 33
SG-VISR-2-34	Subdivision: VILLAS AT SUN RIVER ST GEORGE 2 (SG) Lot: 34
SG-VISR-2-35	Subdivision: VILLAS AT SUN RIVER ST GEORGE 2 (SG) Lot: 35
SG-VISR-2-36	Subdivision: VILLAS AT SUN RIVER ST GEORGE 2 (SG) Lot: 36
SG-VISR-2-37	Subdivision: VILLAS AT SUN RIVER ST GEORGE 2 (SG) Lot: 37
SG-VISR-2-38	Subdivision: VILLAS AT SUN RIVER ST GEORGE 2 (SG) Lot: 38
SG-VISR-2-39	Subdivision: VILLAS AT SUN RIVER ST GEORGE 2 (SG) Lot: 39
SG-VISR-2-40	Subdivision: VILLAS AT SUN RIVER ST GEORGE 2 (SG) Lot: 40
SG-VISR-2-41	Subdivision: VILLAS AT SUN RIVER ST GEORGE 2 (SG) Lot: 41
SG-VISR-2-42	Subdivision: VILLAS AT SUN RIVER ST GEORGE 2 (SG) Lot: 42
SG-VISR-2-43	Subdivision: VILLAS AT SUN RIVER ST GEORGE 2 (SG) Lot: 43
SG-VISR-2-44	Subdivision: VILLAS AT SUN RIVER ST GEORGE 2 (SG) Lot: 44
SG-VISR-3-45	Subdivision: VILLAS AT SUN RIVER ST GEORGE 3 AMD (SG) Lot: 45
SG-VISR-3-46	Subdivision: VILLAS AT SUN RIVER ST GEORGE 3 AMD (SG) Lot: 46
SG-VISR-3-47	Subdivision: VILLAS AT SUN RIVER ST GEORGE 3 AMD (SG) Lot: 47
SG-VISR-3-48	Subdivision: VILLAS AT SUN RIVER ST GEORGE 3 AMD (SG) Lot: 48
SG-VISR-3-49	Subdivision: VILLAS AT SUN RIVER ST GEORGE 3 AMD (SG) Lot: 49
SG-VISR-3-50	Subdivision: VILLAS AT SUN RIVER ST GEORGE 3 AMD (SG) Lot: 50
SG-VISR-3-51	Subdivision: VILLAS AT SUN RIVER ST GEORGE 3 AMD (SG) Lot: 51
SG-VISR-3-52	Subdivision: VILLAS AT SUN RIVER ST GEORGE 3 AMD (SG) Lot: 52

SG-VISR-10-209	Subdivision: VILLAS AT SUN RIVER ST GEORGE 10 (SG) Lot: 209
SG-VISR-10-210	Subdivision: VILLAS AT SUN RIVER ST GEORGE 10 (SG) Lot: 210
SG-VISR-10-211	Subdivision: VILLAS AT SUN RIVER ST GEORGE 10 (SG) Lot: 211
SG-VISR-10-212	Subdivision: VILLAS AT SUN RIVER ST GEORGE 10 (SG) Lot: 212
SG-VISR-10-213	Subdivision: VILLAS AT SUN RIVER ST GEORGE 10 (SG) Lot: 213
SG-VISR-10-214	Subdivision: VILLAS AT SUN RIVER ST GEORGE 10 (SG) Lot: 214
SG-VISR-10-215	Subdivision: VILLAS AT SUN RIVER ST GEORGE 10 (SG) Lot: 215
SG-VISR-10-216	Subdivision: VILLAS AT SUN RIVER ST GEORGE 10 (SG) Lot: 216
SG-VISR-10-217	Subdivision: VILLAS AT SUN RIVER ST GEORGE 10 (SG) Lot: 217
SG-VISR-10-218	Subdivision: VILLAS AT SUN RIVER ST GEORGE 10 (SG) Lot: 218
SG-VISR-10-219	Subdivision: VILLAS AT SUN RIVER ST GEORGE 10 (SG) Lot: 219
SG-VISR-10-220	Subdivision: VILLAS AT SUN RIVER ST GEORGE 10 (SG) Lot: 220
SG-VISR-10-221	Subdivision: VILLAS AT SUN RIVER ST GEORGE 10 (SG) Lot: 221
SG-VISR-10-222	Subdivision: VILLAS AT SUN RIVER ST GEORGE 10 (SG) Lot: 222
SG-VISR-10-COMMON	Subdivision: VILLAS AT SUN RIVER ST GEORGE 10 (SG) Lot: COMMON
SG-VISR-11-223	Subdivision: VILLAS AT SUN RIVER ST GEORGE 11 (SG) Lot: 223
SG-VISR-11-224	Subdivision: VILLAS AT SUN RIVER ST GEORGE 11 (SG) Lot: 224
SG-VISR-11-225	Subdivision: VILLAS AT SUN RIVER ST GEORGE 11 (SG) Lot: 225
SG-VISR-11-226	Subdivision: VILLAS AT SUN RIVER ST GEORGE 11 (SG) Lot: 226
SG-VISR-11-227	Subdivision: VILLAS AT SUN RIVER ST GEORGE 11 (SG) Lot: 227
SG-VISR-11-228	Subdivision: VILLAS AT SUN RIVER ST GEORGE 11 (SG) Lot: 228
SG-VISR-11-229	Subdivision: VILLAS AT SUN RIVER ST GEORGE 11 (SG) Lot: 229
SG-VISR-11-230	Subdivision: VILLAS AT SUN RIVER ST GEORGE 11 (SG) Lot: 230
SG-VISR-11-231	Subdivision: VILLAS AT SUN RIVER ST GEORGE 11 (SG) Lot: 231
SG-VISR-11-232	Subdivision: VILLAS AT SUN RIVER ST GEORGE 11 (SG) Lot: 232
SG-VISR-11-233	Subdivision: VILLAS AT SUN RIVER ST GEORGE 11 (SG) Lot: 233
SG-VISR-11-234	Subdivision: VILLAS AT SUN RIVER ST GEORGE 11 (SG) Lot: 234
SG-VISR-11-235	Subdivision: VILLAS AT SUN RIVER ST GEORGE 11 (SG) Lot: 235
SG-VISR-11-236	Subdivision: VILLAS AT SUN RIVER ST GEORGE 11 (SG) Lot: 236
SG-VISR-11-237	Subdivision: VILLAS AT SUN RIVER ST GEORGE 11 (SG) Lot: 237
SG-VISR-11-238	Subdivision: VILLAS AT SUN RIVER ST GEORGE 11 (SG) Lot: 238
SG-VISR-11-COMMON	Subdivision: VILLAS AT SUN RIVER ST GEORGE 11 (SG) Lot: COMMON
SG-VISR-15-293	Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 293
SG-VISR-15-294	Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 294
SG-VISR-15-295	Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 295
SG-VISR-15-296	Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 296
SG-VISR-15-297	Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 297
SG-VISR-15-298	Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 298
SG-VISR-15-299	Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 299
SG-VISR-15-300	Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 300
SG-VISR-15-301	Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 301
SG-VISR-15-302	Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 302
SG-VISR-15-303	Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 303
SG-VISR-15-304	Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 304
SG-VISR-15-305	Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 305
SG-VISR-15-306	Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 306
SG-VISR-15-307	Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 307
SG-VISR-15-308	Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 308
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SG-VISR-15-310	Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 310
SG-VISR-15-311	Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 311
SG-VISR-15-312	Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 312

SG-VISR-15-313	Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 313
SG-VISR-15-314	Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 314
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SG-VISR-15-317	Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 317
SG-VISR-15-318	Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 318
SG-VISR-15-319	Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 319
SG-VISR-15-320	Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 320
SG-VISR-15-321	Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 321
SG-VISR-15-322	Subdivision: VILLAS AT SUN RIVER ST GEORGE 15 (SG) Lot: 322
SG-VISR-16-323	Subdivision: VILLAS AT SUN RIVER ST GEORGE 16 (SG) Lot: 323
SG-VISR-16-324	Subdivision: VILLAS AT SUN RIVER ST GEORGE 16 (SG) Lot: 324
SG-VISR-16-325	Subdivision: VILLAS AT SUN RIVER ST GEORGE 16 (SG) Lot: 325
SG-VISR-16-326	Subdivision: VILLAS AT SUN RIVER ST GEORGE 16 (SG) Lot: 326
SG-VISR-16-327	Subdivision: VILLAS AT SUN RIVER ST GEORGE 16 (SG) Lot: 327
SG-VISR-16-328	Subdivision: VILLAS AT SUN RIVER ST GEORGE 16 (SG) Lot: 328
SG-VISR-16-329	Subdivision: VILLAS AT SUN RIVER ST GEORGE 16 (SG) Lot: 329
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SG-VISR-16-331	Subdivision: VILLAS AT SUN RIVER ST GEORGE 16 (SG) Lot: 331
SG-VISR-16-332	Subdivision: VILLAS AT SUN RIVER ST GEORGE 16 (SG) Lot: 332
SG-VISR-16-333	Subdivision: VILLAS AT SUN RIVER ST GEORGE 16 (SG) Lot: 333
SG-VISR-16-334	Subdivision: VILLAS AT SUN RIVER ST GEORGE 16 (SG) Lot: 334
SG-VISR-16-335	Subdivision: VILLAS AT SUN RIVER ST GEORGE 16 (SG) Lot: 335
SG-VISR-16-336	Subdivision: VILLAS AT SUN RIVER ST GEORGE 16 (SG) Lot: 336
SG-VISR-16-337	Subdivision: VILLAS AT SUN RIVER ST GEORGE 16 (SG) Lot: 337
SG-VISR-16-338	Subdivision: VILLAS AT SUN RIVER ST GEORGE 16 (SG) Lot: 338
SG-VISR-16-339	Subdivision: VILLAS AT SUN RIVER ST GEORGE 16 (SG) Lot: 339
SG-VISR-16-340	Subdivision: VILLAS AT SUN RIVER ST GEORGE 16 (SG) Lot: 340