

Amended Restrictive Covenants Page 1 of 4
Gary Christensen Washington County Recorder
02/07/2022 10:53:45 AM Fee \$40.00 By
SUTHERLAND TITLE COMPANY

When Recorded mail to:
Ruesch & Reeve, PLLC
86 N. 3400 W.
Hurricane UT 84737

**FIRST AMENDMENT TO
DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS
OF ZIONS GATE ESTATES PHASE IV**

This First Amendment to Declaration of Protective Covenants, Conditions and Restrictions of Zions Gate Estates Phase IV ("First Amendment") is executed pursuant to the provisions of the Declaration of Protective Covenants, Conditions and Restrictions of Zions Gate Estates Phase IV, as described in Recital A hereof by DRP MANAGEMENT, INC., a Utah corporation, MJS REAL PROPERTIES, LLC, and UINTAH INVESTMENT, LLC, a Utah limited liability company ("Developer").

A. On February 18, 2021 Developer caused to be recorded with the Recorder of Washington County, Utah, a Declaration of Protective Covenants, Conditions and Restrictions of Zions Gate Estates Phase IV as Doc No. 20210011544 (the "Declaration") and related Plat covering the real property and improvements constituting Zions Gate Estates Phase IV in Washington County, Utah, and more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Project"); and

B. Pursuant to Article II, Section 1, "[t]he developer reserves the right to amend this declaration as it may deem necessary, from time to time during the development phase of the subdivision..."; and

C. The Developer desires to amend the Declaration, as set forth below.

D. This Amendment shall take effect upon the date it is recorded in the records of the Washington County Recorder (the "Amendment Date").

E. This Amendment shall be binding against all of the property described in the Declaration and any annexation, expansion or supplement thereto. Namely, the property more particularly described in the attached Exhibit "A."

NOW THEREFORE, the Declaration is hereby amended as follows:

1. Article III, numbered paragraph 3 is hereby amended and restated as follows:

3. GARAGES: All residences constructed on any lot in the subdivision shall be constructed with a fully enclosed, private attached garage, built to accommodate not less than one (1), nor more than three (3) vehicles. The minimum size for any such garage shall be 12 feet by 20 feet. All garages shall be constructed of the same exterior materials as and in harmony and be architecturally compatible with the residence constructed on the lot. Plans for the construction of a detached garage shall first be submitted to the Architectural Control Committee for approval, according to the same procedures set forth herein for the approval of dwelling plans and shall in all respects comply with the provisions of this declaration with respect to the construction of residence.

SIGNATURES ON FOLLOWING PAGE

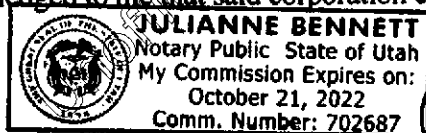
DATED this 2nd day of February, 2022

DEVELOPER


 DRP MANAGEMENT, INC, a Utah corporation
 By: Don R. Parker, President

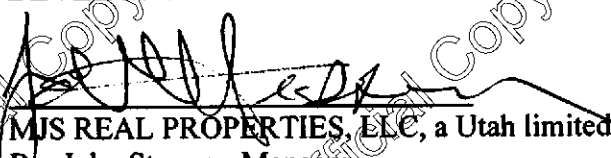
STATE OF UTAH)
)
) :ss
 COUNTY OF ~~WASHINGTON~~)
 Salt Lake)

On this 2nd day of February, 2022, personally appeared before me Don R. Parker, who being duly sworn, says that he is the President of the corporation that executed the above and foregoing instrument and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by authority of a resolution of its board of directors) and said Don R. Parker acknowledged to me that said corporation executed the same.



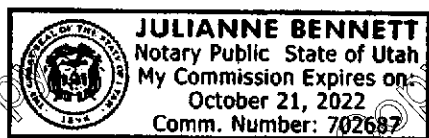

 Notary Public

DEVELOPER


 MJS REAL PROPERTIES, LLC, a Utah limited liability company
 By: John Strasser, Manager

STATE OF UTAH)
)
) :ss
 COUNTY OF ~~WASHINGTON~~)
 Salt Lake)

On this 4th day of February, 2022, personally appeared before me John Strasser, who being duly sworn, says that he is the Manager the limited liability company that executed the above and foregoing instrument and that said instrument was signed in behalf of said limited liability company by authority of its articles of organization, operating agreement, or by authority of a resolution of its members, and said John Strasser acknowledged to me that said limited liability company executed the same.




 Notary Public

DEVELOPER

[Handwritten signature]

UINTAH INVESTMENT, LLC, a Utah limited liability company

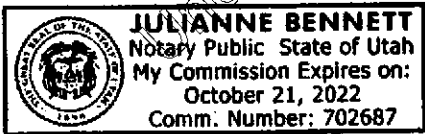
By: John Strasser, Manager

STATE OF UTAH)

Salt Lake Co :ss

COUNTY OF WASHINGTON)

On this 4th day of February, 2022, personally appeared before me John Strasser, who being duly sworn, says that he is the Manager the limited liability company that executed the above and foregoing instrument and that said instrument was signed in behalf of said limited liability company by authority of its articles of organization, operating agreement, or by authority of a resolution of its members, and said John Strasser acknowledged to me that said limited liability company executed the same.



[Handwritten signature]
Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

ALL OF LOTS 101 through 138 OF ZION'S GATE ESTATES, PHASE 4, according to the official plat thereof, as recorded in the office of the County Recorder, Washington County, State of Utah.

Tax Parcel No's: H-ZIGE 4-101 through H-ZIGE 4-138