



When Recorded mail to:
Nathan K. Fisher
444 East Tabernacle Suite B-201
St. George Utah 84770

SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR ESCONDIDO AT SIENNA HILLS,

(a part of the Expandable Sienna HILLS Planned Mixed Use Development)

This Second Amendment to Declaration Of Covenants, Conditions, And Restrictions And Reservation Of Easements For Escondido at Sienna Hills (the "First Amendment") is made this 8th day of August, 2022, by Ivory Southern, LLC, ("District Declarant"), a Utah limited liability company.

RECITALS

- A. The Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Escondido at Sienna Hills was recorded in the office of the County Recorder of Washington County, Utah on June 6, 2019 as Document #20190022118 (the "District Declaration").
- B. The First Supplement to Amended and Restated Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Escondido at Sienna Hills was recorded in the office of the County Recorder of Washington County, Utah on October 15, 2019 as Document #20190042446 (the "First Amendment").
- B. Under Article III, Section 17.5 of the District Declaration, District Declarant reserved the unilateral right to Amend the District Declaration during the Declarant Control Period, which has not expired as of the recording of this Second Amendment.
- C. District Declarant now intends to amend the District Declaration as set forth below.

NOW, THEREFORE, for the foregoing purposes, the District Declarant hereby amends said District Declaration as follows.

ARTICLE I DEFINITIONS shall be amended to remove Paragraph 11 in its entirety and replaced with the following:


11. The term District Declarant's Period of Control shall mean and refer to that period of administrative control which is the period of time beginning with the recording of the District Declaration and continuing until such date as District Declarant relinquishes in writing its rights which may be exercised during the Declarant Control Period, at District Declarant's sole option and discretion, which writing must be recorded at the Washington County Recorder. This modifies the statutory provisions on the subject.

Except as amended by the foregoing provision, all other terms, covenants, conditions and restrictions set forth in the District Declaration, and any amendments thereto, shall remain in full

force and effect. The real property subject to this Second Amendment is set forth on Exhibit A, attached hereto.

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SIGNATURES BEGIN ON NEXT PAGE**

IVORY SOUTHERN, LLC,

By: 
Jair Y. Almaraz,
Authorized Representative

STATE OF UTAH)
)
) : ss.
)
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this 8th day of August, 2022, by Jair Y. Almaraz, as Authorized Representative of Ivory Southern, LLC, a Utah limited liability company, and said Jair Y. Almaraz duly acknowledged to me that said Ivory Southern, LLC executed the same.



NOTARY PUBLIC

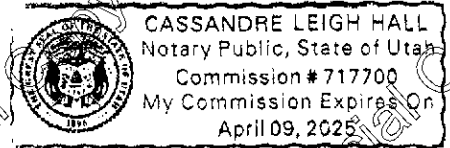


EXHIBIT A**LEGAL DESCRIPTION OF ESCONDIDO****PHASE 1**

BEGINNING AT THE SOUTHEAST CORNER OF A CASITAS AT SIENNA HILLS PHASE 1 SUBDIVISION RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; SAID POINT ALSO BEING N 1°02'42" E 1464.98 FEET ALONG THE EAST SECTION LINE OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE SOUTHEAST CORNER OF SAID SECTION, AND RUNNING THENCE N 1°02'42" E 1.05 FEET ALONG THE BOUNDARY OF SAID SUBDIVISION; THENCE N 61°15'27" E 906.95 FEET, TO THE POINT OF A 87.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 119.97 FEET THROUGH A CENTRAL ANGLE OF 78°33'38"; THENCE N 72°41'49" E 20.00 FEET, TO THE POINT OF A 107.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 72°41'49" W; THENCE ALONG THE ARC OF SAID CURVE 43.97 FEET THROUGH A CENTRAL ANGLE OF 23°26'01", TO THE POINT OF A 217.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 19.86 FEET THROUGH A CENTRAL ANGLE OF 5°14'34"; THENCE N 54°30'22" E 34.00 FEET, TO THE POINT OF A 107.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 54°30'22" E; THENCE ALONG THE ARC OF SAID CURVE 56.25 FEET THROUGH A CENTRAL ANGLE OF 29°58'48"; THENCE N 24°31'34" E 20.00 FEET TO THE POINT OF A 87.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 24°31'34" E; THENCE ALONG THE ARC OF SAID CURVE 125.29 FEET THROUGH A CENTRAL ANGLE OF 82°02'16"; THENCE N 32°29'18" E 628.62 FEET; THENCE S 57°30'42" E 151.27 FEET; THENCE N 67°27'41" E 182.04 FEET; THENCE S 22°32'19" E 144.00 FEET; THENCE S 67°27'41" W 45.01 FEET; THENCE S 30°43'37" E 218.42 FEET; THENCE N 59°41'30" E 41.26 FEET; THENCE S 30°18'30" E 124.00 FEET; THENCE S 59°41'30" W 352.36 FEET; THENCE S 51°58'35" W 280.75 FEET; THENCE S 47°50'06" W 164.29 FEET; THENCE S 83°31'35" W 146.09 FEET, TO THE POINT OF A 233.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 83°31'35" W; THENCE ALONG THE ARC OF SAID CURVE 12.00 FEET THROUGH A CENTRAL ANGLE OF 2°57'04", TO THE POINT OF A 170.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 131.15 FEET THROUGH A CENTRAL ANGLE OF 44°12'12"; THENCE S 47°54'36" W 20.47 FEET TO THE POINT OF A 150.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 34°48'28" W; THENCE ALONG THE ARC OF SAID CURVE 166.37 FEET THROUGH A CENTRAL ANGLE OF 63°33'01"; THENCE S 61°15'27" W 524.94 FEET; THENCE S 48°01'01" W 52.39 FEET; THENCE S 61°15'27"

W 136.83 FEET; THENCE S 68°51'08" W 90.80 FEET; THENCE S 61°15'27" W 118.53 FEET TO THE POINT OF A 570.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 23.63 FEET THROUGH A CENTRAL ANGLE OF 2°22'32", TO A POINT ON THE EASTERLY BOUNDARY OF SIENNA HILLS ELEMENTARY MINOR SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE N 25°52'01" W 80.00 FEET ALONG SAID BOUNDARY, TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID CASITAS AT SIENNA HILLS PHASE 1 SUBDIVISION; THENCE N 63°32'54" E 32.70 FEET ALONG SAID SOUTHERLY BOUNDARY TO THE POINT OF BEGINNING.

PHASE 2

BEGINNING AT THE NORTHEAST CORNER OF ESCONDIDO AT SIENNA HILLS PHASE 1 SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; POINT ALSO BEING N1°02'42"E 2648.04 FEET ALONG THE SECTION LINE AND S88°58'02"E 1623.43 FEET FROM THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N67°27'41"E 141.81 FEET TO THE POINT OF A 250.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 47.10 FEET THROUGH A CENTRAL ANGLE OF 10°47'43"; THENCE N56°39'58"E 196.80 FEET; THENCE S33°20'02"E 124.00 FEET; THENCE S56°39'58"W 27.82 FEET; THENCE S30°18'30"E 342.98 FEET; THENCE S59°41'30"W 384.00 FEET TO THE SOUTHEAST CORNER OF ESCONDIDO AT SIENNA HILLS PHASE 1 SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID SUBDIVISION FOR THE FOLLOWING FIVE (5) COURSES: (1) N30°18'30"W 124.00 FEET; (2) THENCE S59°41'30"W 41.26 FEET (3) THENCE N30°43'37"W 218.42 FEET; (4) THENCE N67°27'41"E 45.01 FEET; (5) THENCE N22°32'19"W 144.00 FEET TO THE POINT OF BEGINNING.

PHASE 3

BEGINNING AT THE SOUTHEAST CORNER OF ESCONDIDO AT SIENNA HILLS PHASE 2 SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; POINT ALSO BEING N1°02'42"E 2427.62 FEET ALONG THE SECTION LINE AND S88°58'02"E 2182.47 FEET FROM THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID SUBDIVISION FOR THE FOLLOWING THREE (3) COURSES: (1) N30°18'30"W 342.98 FEET; (2) THENCE N56°39'58"E 27.82 FEET; (3) THENCE N33°20'02"W 124.00 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE LEAVING SAID LINE AND RUNNING N56°39'58"E 161.11 FEET TO THE POINT OF A 407.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 57.68 FEET THROUGH A CENTRAL ANGLE OF 8°07'14"; THENCE N64°47'12"E 133.87 FEET TO THE POINT OF A 257.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 852.33 FEET THROUGH A CENTRAL ANGLE OF 190°01'07"; THENCE S74°48'19"W 128.76 FEET TO THE POINT OF A 193.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF

SAID CURVE 50.91 FEET THROUGH A CENTRAL ANGLE OF 15°06'49";THENCE S59°41'30"W 108.64 FEET TO THE POINT OF BEGINNING.

Also known as

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, and 89 Escondido At Sienna Hills Phase 1, according to the Official Plat thereof on file in the Office of the Recorder of Washington County, State of Utah.

Lots 13, 14, 15, 16, 17, 18, 19, 20, 45, 46, 47, 48, 49, 50, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114 Escondido At Sienna Hills Phase 2, according to the Official Plat thereof on file in the Office of the Recorder of Washington County, State of Utah.

Lots 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144 Escondido At Sienna Hills Phase 3, according to the Official Plat thereof on file in the Office of the Recorder of Washington County, State of Utah.

W-ESCO-1-1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89

W-ESCO-2-13, 14, 15, 16, 17, 18, 19, 20, 45, 46, 47, 48, 49, 50, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114

W-ESCO-3-21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144