



WHEN RECORDED MAIL TO:

Ledges East Owners Association
335 E. St. George Blvd. Suite 300
St. George, UT 84770

**SECOND AMENDMENT TO THE MASTER DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS OF LEDGES EAST**

THIS SECOND AMENDMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF LEDGES EAST (the "Amendment") is made and executed this 7TH day of ~~DECEMBER~~ 2023, by, Ledges Management and Planning LLC, a Utah limited company, as Declarant. This Amendment amends and modifies the following:

- a. The MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF LEDGES EAST THAT WAS RECORDED February 3, 2015 as DOC #20150003650, records of Washington County, Utah, (the "Master Declaration"), and
- b. Any and all supplements or amendments to the Master Declaration prior to the date of this Amendment, whether or not such were recorded with the Washington County Recorder.

Declarant makes this Amendment pursuant to its unilateral amendment rights under Section 13.2 of the Master Declaration, with regard to that real property located in Washington County, Utah, more particularly described in Exhibit A that is attached hereto and made a part hereof (the "Property").

In the event of a conflict between this Amendment and the Neighborhood Declaration of Escapes At The Ledges, recorded with the Washington County Recorder on February 3, 2015, as Document No. 20150003651, the Articles of Incorporation, Bylaws, or the Rules and Regulations of the Escapes at Ledges East Owners Association, Inc. this Amendment shall control.

This Amendment is effective on the date it is recorded with the Washington County Recorder's Office.

Amendment

BE IT KNOWN TO ALL BUYERS, SELLERS AND TITLE COMPANIES:

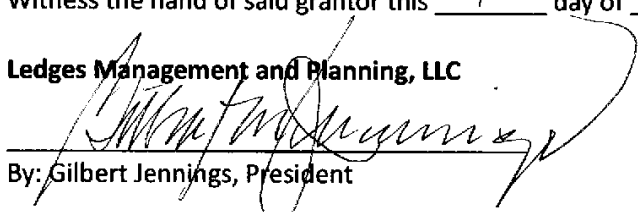
Paragraphs A. and B. of the **Notice of Reinvestment Fee Covenant, recorded July 17, 2018, as Entry Number #20180029638** are hereby amended to provide as follows:

- A. The name and address of the common interest association with authority to impose a fee under the Reinvestment Fee Covenant is Ledges East Master Owners Association, 5224 N. Winchester Hills Dr., St George, Utah, 84770. Said Reinvestment Fee shall be paid to Ledges East Master Owners Association.
- B. As of the date of this Amendment, and subject to modification from time to time, the amount of the Reinvestment Fee shall be **\$3,600.00** for the property described with particularity in Exhibit A hereto (the "Burdened Property"). The collection of the Reinvestment Fee is in addition to any other Annual or other assessments duly adopted and properly imposed on the Burdened Property.

Except as amended herein, all other existing provisions of the Master Declaration, Neighborhood Declaration and amendments thereto shall remain the same.

Witness the hand of said grantor this 7TH day of DECEMBER, 2023.

Ledges Management and Planning, LLC


By: Gilbert Jennings, President

STATE OF UTAH

County of Washington

On the 7th day of December, 2023, personally appeared before me Gilbert Jennings, who being by me duly sworn, did execute the herein Instrument.



Notary Public

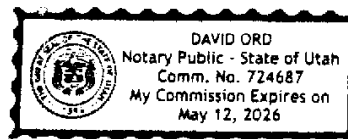


Exhibit "A"
Burdened Property

Any Unit which is subject to the Neighborhood Declaration for Escapes at the Ledges, recorded on February 3, 2015, as Document Entry 20150003651. Also known as the subdivisions designated Escapes at the Ledges phases 1 – 6, (SG -ELSE):

Parcel Numbers:	SG-ELSE-1-101 through SG-ELSE-1-131
Parcel Numbers:	SG-ELSE-2-201 through SG-ELSE-2-221
Parcel Numbers:	SG-ELSE-3-301 through SG-ELSE-3-329
Parcel Numbers:	SG-ELSE-4-401 through SG-ELSE-4-431
Parcel Numbers:	SG-ELSE-5-501 through SG-ELSE-5-531
Parcel Numbers:	SG-ELSE-6-601 through SG-ELSE-6-612