

APPROVED AMENDMENTS TO THE DECLARATION OF COVENANTS AND  
BYLAWS  
CAMBRIDGE VILLAGE TOWNHOUSES - ST. GEORGE, UTAH  
(DATED 9/11/93)

00445217 Bk0760 Pg0304

1. ARTICLE 3  
ADD 2(a) Parking Rights:

RUSSELL SHIRTS \* WASHINGTON CO RECORDER  
1993 SEP 29 10:11 AM FEE \$10.00 BY CB  
FOR: BUTTARS AFTON S

Parking will be assigned by the Board of Directors to each unit. Any unassigned spaces will not be numbered. These unassigned spaces are for guests only. Violators will be assessed \$10.00 per day by the Board of Directors. Any unpaid assessment will be levied at the Assessors Office (Washington County) against the property (unit).

2. ARTICLE 4  
ADD 12 Land use of Townhouse units:

No storage of business products or equipment will be allowed at the Cambridge Townhouse Association's property. Violators of any part of #12 will be assessed \$100.00 per day by the Board of Directors, and after 90 days, assigned to the property owner through the Assessor Office (Washington County).

3. ARTICLE 4  
ADD 2(a) - Assessments can be made by the Board of Directors against the property owner to protect the property owner's rights and property, and the value of the property.

4. ARTICLE 1  
ADD 10 on Page 2 - Single Family units shall mean a group of not more than five (5) persons who are directly related, either as spouses, parents, children, grandparents, grandchildren, or as siblings. If the residence of a unit are related only as siblings, no more than two may be less than 21 years of age. In no event shall a single family unit exceed five individuals.

11 NOTIFICATION OF NON-COMPLIANCE shall be a registered letter to any owner by the Cambridge Townhouse Association. Any owner refusing a registered letter from the Cambridge Townhouse Association will be considered notified in lieu of.

5. ARTICLE 4  
ADD 1(a) - Violation Fees. Any unit that is occupied, leased or rented, to more than five occupants and/or other than a single family will be assessed a fee of \$125.00 per week of said occupancy. The owner of the unit will have a cure period of five (5) days after notification to correct the situation before the violation fee is implemented.

6. ARTICLE 3  
ADD (4) - Occupancy. Beginning on October 1, 1993, occupancy of a unit shall be limited to a Single Family Unit of five (5) persons on a "full time basis". For the purposes of this Article, "full time basis" occupancy is assumed for any rental units, and for those units which are owner occupied for more than three consecutive weeks during each one year period. This provision shall not apply to families currently in occupancy. This means that current occupants are grandfathered, but new occupants after October 1, 1993 must abide by the this new amendment.

I, Afton S. Buttars, a member of the Cambridge Village Townhouse Association Board as Secretary/Treasurer do swear that these Amendments were voted on and approved with over two-thirds of all members at a special meeting held September 11, 1993.

Return To: 156 W 500 S. #23  
St George, UT 84770

Afton S. Buttars  
Afton S. Buttars

Subscribed and sworn before me this 29th day of Sept. 1993  
1993.

Faye W Olson  
Notary Public  
Residing at: St. George, Utah 84770  
Commission Expires: 05-12-96

