



After recording mail to:
RICHARDS KIMBLE & WINN, P.C.
2040 Murray Holladay Rd, Suite 106
Salt Lake City, UT 84117

**AMENDMENT TO THE AMENDED AND RESTATED DECLARATION
OF PROTECTIVE COVENANTS, CONDITIONS & RESTRICTIONS
OF RAINBOW RIDGE MOBILE HOME PARK**

A. Certain real property in Washington County, Utah, known as Rainbow Ridge Mobile Home Park was subjected to certain covenants, conditions, and restrictions pursuant to a declaration of covenants, conditions and restrictions recorded on May 11, 1981, as Entry No. 227280 ("Original Declaration"), in the Recorder's Office for Washington County, State of Utah, as amended from time to time.

B. This Amendment shall be binding against all of the property described in the Original Declaration and any amendment, annexation or supplement thereto.

C. To avoid the communal ills, including, among other things, rules violations, abuse, and destruction of community and private property and the resultant increase in insurance premiums, and the diminished safety of the owners, all as often associated with high levels of tenancy, the Association deems the restricting of rentals within the community necessary and in the best interests of the owners.

D. This Amendment is intended to prohibit all rentals in the community in order to better establish a residential community and help protect livability and property values for all owners.

E. Pursuant to Article VIII of the Amended and Restated Declaration of Protective Covenants, Conditions & Restrictions of Rainbow Ridge Mobile Home Park recorded on May 11, 2011, as Entry No. 20110014597 ("Amended and Restated Declaration"), the President and Secretary hereby certify that the affirmative vote of not less than 67% of the members has been received to adopt this Amendment.

NOW THEREFORE, the Association hereby amends Article VII of the Amended and Restated Declaration to delete Section 12, as currently drafted, in its entirety and replaces it as set forth below. All of the terms and representations in the above Recitals are made a part of this Amendment and are incorporated herein by reference.

Section 12. Leasing Rainbow Ridge Properties. It is the intent of the Rainbow Ridge Homeowners Association to be strictly an "owner occupied" only community. Accordingly, subject to subsection (b) below, the rental of any Lot within the Association is hereby prohibited without exception for any purpose.

(a) As used in this Section 12, "rental," and any derivation thereof, shall mean: (1) a Lot that is occupied by someone other than the Lot Owner while no Lot Owner occupies the Lot as the Lot Owner's primary residence; and, (2) a Lot owned by an entity or trust, regardless of who occupies the Lot; however, the current resident of a Lot owned by a trust or other entity created for the estate planning purposes of the current resident or the parents, children, or siblings of the current resident of the Lot, shall not be considered a rental under this Section.

(b) Grandfather Status. Notwithstanding the above, all Owners who have rentals at the time that this Amendment is recorded may continue to rent such Lot until such time that the current rental term expires, without any renewals. Any Owner that meets this criterion may not extend the term of any current rental agreement nor allow their current tenants to holdover beyond the last day of the rental term. The Association may make an initial list of any "grandfathered" Owners to whom this Section applies.

(c) Effect on Age Restriction. The Association qualifies as an age restricted community under the requirements of the Housing for Older Persons Act. Accordingly, this Amendment does not limit or affect residency age requirements of the Association.

IN WITNESS WHEREOF, RAINBOW RIDGE HOMEOWNERS ASSOCIATION has executed this Amendment to the Amended and Restated Declaration as of the 13th day of June, 2013, in accordance with Article VIII of the Amended and Restated Declaration.

RAINBOW RIDGE HOMEOWNERS ASSOCIATION:

V. Elaine Wallace

Name: V. Elaine Wallace, President

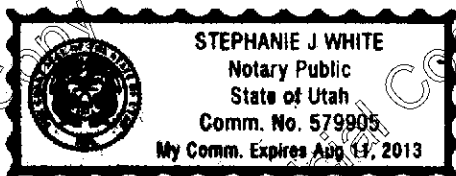
Doreen W. Tams

Name: Doreen W. Tams, Secretary

STATE OF UTAH

COUNTY OF WASHINGTON

On the 13 day of June, 2013, personally appeared before me V. Elaine Wallace and Doreen W. Tams, who being by me duly sworn did that say that they are the President and Secretary of the Association and that said instrument was signed in behalf of said Association by authority of its Board of Directors; and acknowledged said instrument to be their voluntary act and deed.



Stephanie J. White
Notary Public

EXHIBIT A

Legal Description

Rainbow Ridge Mobile Home Park (SG) subdivision Lots 1-75, according to the official plat thereof recorded in the records of the Washington County Recorder, Utah.

75 Total Lots

SG-RBR-1 to 75