

**DIXIE SPRINGS SUBDIVISION**  
PLAT A, B, C SECOND AMENDMENT AND EXTENSION  
Hurricane City, UT 84737

PLAT D, E, F, G AMENDED & EXTENDED  
~~DSD Amend.~~

**ARCHITECTURAL CONTROL COMMITTEE (ACC)**

These ACC documents and Amendments Adopted by the Declarant on December 6, 2012, for the benefit of the ACC and for the building structures in the Dixie Springs' Subdivision Second Amendment and Extension.

Please refer to the Dixie Springs Covenants, Conditions, and Restrictions Article 2: Architectural Control and Building Restrictions – Section 1: Architectural Control Committee, for further information.

**DOC # 20130010330**

Amended Declaration of Condominium  
Russell Shirts Washington County Recorder  
03/20/2013 03:17:30 PM Fee \$ 20.00  
By DIXIE SPRINGS

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**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF DIXIE SPRINGS SUBDIVISION SECOND AMENDMENT AND EXTENSION**

**As of December 6, 2012**

THIS AMENDMENT of Covenants, Conditions, and Restrictions, hereinafter called "AMENDMENT," is made and executed in Washington County, State of Utah. This 6<sup>th</sup> day of December 2012, by Dixie Springs, Inc. hereinafter called "Declarant." **NOW, THEREFORE,** Declarant hereby declares that the Declaration of Covenants, Conditions, and Restrictions for the property shall be amended as follows:

**SECTION 2 - BUILDING RESTRICTIONS**

(I) **Minimum Square Footage:** The minimum total square footage of a living area on the first level above ground for any residential dwelling constructed on any lot within the project excluding porches, balconies, patios, decks and garages for all phases, shall not be less than Sixteen Hundred (1600) square feet. The square footage overrides all previous measurements for building size as of the date of this amendment.

(I) **Building Height** shall not exceed thirty (30) feet and shall be measured from the level of the sidewalk at the front of the property established between the high and low sidewalk levels. ACC must approve all exceptions.

(L) **Lot Maintenance during Construction:** Contractors, Sub-Contractors, Owner, or Builders are required to clean up construction sites daily and maintain clean working environments during construction. All builders must maintain a silt-fence during construction where another structure exists within five hundred (500) feet until landscaping or appropriate ground cover prevents drifting sand from being deposited on neighboring lots.

**ARTICLE IV – USE RESTRICTIONS**

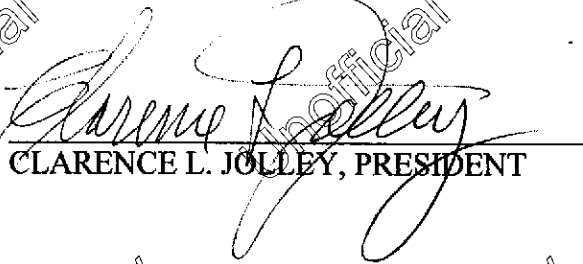
**SECTION 7:** Leases, as now written plus and including, property owners, groups, or any other interests shall have no more than two (2) rentals of leased properties in the sub-division. The ACC must receive a copy of all rental or lease agreements. The Lessor must be responsible for the Lessees compliance to the CC&Rs.

**SECTION 17: Outside Storage** – Outside storage items must be stored on the lot in a covered storage unit.

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IN WITNESS WHEREOF, the undersigned, being the Declarant, herein has executed this amendment to the Covenants, Conditions, and Restrictions on the day and year first above written.

DECLARANT  
DIXIE SPRINGS, INC.

  
CLARENCE L. JOLLEY, PRESIDENT

STATE OF UTAH

ss.

COUNTY OF WASHINGTON )

On the th day of March 2013, personally appeared before me Clarence L. Jolley, who being by me duly sworn did say, that he, the said Clarence L. Jolley is President of Dixie Springs, Inc.

