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**DOC # 20060011677**

Amended Restrictive Covenants Page 1 of 22  
Russell Shirts Washington County Recorder  
4/3/06 9:09 AM Fee \$ 53.00 By VISTA RIDGE HOA



After Recording Return to:  
Vista Ridge Estates Home Owners Assn.  
1331 N. Dixie Downs Rd. #175  
St. George, UT 84770

**AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF  
VISTA RIDGE ESTATES  
A PLANNED UNIT DEVELOPMENT  
A COMMUNITY INTENDED FOR AND MANAGED FOR  
HOUSING OF OLDER PERSONS  
ALL LOTS IN PHASES I AND II**

**This Amendment to the Declaration of Covenants, Conditions and Restrictions (“Declaration”) that established a planned unit development known as Vista Ridge Estates is executed on the date set forth below by the Vista Ridge Estates Home Owners Association (“Association”) having received the necessary approvals of the homeowners.**

**RECITALS**

**A. Certain real property in Washington County, Utah, known as Vista Ridge Estates was subjected to certain covenants, conditions, and restrictions pursuant to a Declaration dated 2004, Jan. 20, and recorded as Document Entry No.00860831, Book 1609, Page 1985, et. seq., records of Washington County, Utah;**

**B. This amendment shall be binding against the property described in the Declaration and any annexation or supplement thereto;**

**C. this amendment is intended to aid in the avoidance of the communal ills, including among other things, rule violation, abuse and destruction of community and private property and the consequent increase in insurance premiums, and the diminished safety of the owners, frequently associated with a high levels of tenancy;**

**D. Consequently, the Association deems requiring owners to occupy their townhomes for a minimum period of time prior to being permitted to rent their townhomes to be necessary and in the best interest of the owners collectively.**

**E. Ownership of a townhome, whether physically occupied by the owner or not, is considered “occupied” for purposes of this amendment. In other words, if an owner does not occupy their townhome on a full time basis, they can still qualify to rent their townhome if they have owned the townhome for at least twelve (12) months and no renters have been present during that time;**

**F. Pursuant to Article XII, Section 4, of the Declaration, owners representing more than sixty seven percent (67 %) of the voting rights have approved this Amendment and have directed that it be recorded with the Washington County Recorder’s Office.**

**NOW, THEREFORE, The Association, by and through its Board of Directors, hereby amends Article II, Section 3, of the Declaration entitled “Resale or Rental” in it’s entirety to read as follows:**

Section 3, Resale or Rental

a. If a current resident wishes to sell or rent his or her living unit, the same procedures described above in Section 2 will apply. Owners shall inform prospective buyers, or renters of this procedure. A copy of all leases must be provided to the Board of Directors, and must be for an initial term of not less than six (6) months.

b. The Homeowners Association shall maintain records of each unit, whether occupied by home owner, renter or lease holder.

c. Rental units shall not exceed 10% of the total number of occupied units in Vista Ridge Estates.

d. Any lease or rental agreement shall be in writing and shall provide that the terms of the lease shall be subject in all respects to the provisions of this Declaration, the Articles of Incorporation, Bylaws and Rules and Regulations of the Association and that any failure by lessee to comply with the terms of such documents shall be a default under the lease. In addition, a townhome may not be rented unless the owner of record has occupied their unit, as defined above, for at least twelve (12) consecutive months prior to renting their townhome. Once an owner(s) has occupied their townhome for at least twelve (12) consecutive months, then it shall qualify as a permissible rental townhome subject to all of the provisions of this Declaration, the Articles of Incorporation, the Bylaws and Rules of the Association. All owners currently renting their townhomes shall be exempt from the force and effect of this amendment until such time as they sell their townhome or title otherwise changes from the current owner. Thereafter, any new owner(s) shall be subject to this Section 3

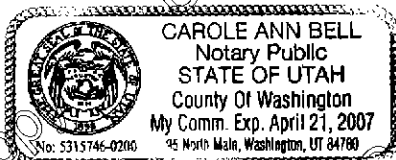
IN WITNESS WHEREOF, THE VISTA RIDGE ESTATES HOME OWNERS ASSOCIATION, by and through its Board of Directors, has executed this Amendment to the Declaration as of the 29th day of March, 2006, in accordance with Article XII, of the Declaration.

THE VISTA RIDGE ESTATES HOME OWNERS ASSOCIATION

By: LuCille McDaniel, President  
LuCille McDaniel Title

STATE OF UTAH )  
 ) ss  
County of Washington )

On the 29th day of March, 2006, personally appeared LuCille McDaniel and Carole Ann Bell, who, being first duly sworn, did that say that they are the President and Secretary of the Association and that the seal affixed to the foregoing instrument is the seal of said Association and that said instrument was signed and sealed in behalf of said Association by authority of its Board of Directors, and each of them acknowledged said instrument to be their voluntary act and deed.



Carole Ann Bell  
Notary Public for Utah  
My Commission Expires: April 21, 2007

VISTA RIDGE ESTATES  
 CONSENT AND CERTIFICATION  
 TO AMEND DECLARATION  
 MAR 2006

We the undersigned, currently owning Townhomes and Lots in Vista Ridge Estates, 1331 N Dixie Downs Rd., consisting of \_\_\_\_\_ Percent. (\_\_\_\_\_%), which is greater than the two thirds (2/3) needed, do hereby give consent to the Vista Ridge Estates Homeowners Association Board of Directors to amend the Declaration of Covenants, Conditions, and Restrictions, which were previously recorded in the Office of the Washington County Recorder, on the 20<sup>th</sup> day of January 2004 as Entry No. 00860831, Book 1609, Page 1985. Said AMENDMENT, to restrict new buyers from leasing/renting a unit until they have lived in it, or left it vacant for a period of twelve months, is effective as of the recorded date.

<u>Unit</u>	<u>Homeowner</u>	<u>Signature</u>	<u>Date</u>
#1	Cooper, Jerry	<i>Jerry Cooper</i>	3-26-06
#2	<del>Ballard, Marc &amp; Julie</del>	<del>by Harold Dean Woodard</del>	<del>3-29-06</del>
#3	Anderson, John & Verna	<i>John Anderson</i> by Harold Dean Woodard	3-29-06
#4	Rowland, Nellie	<i>Nellie Rowland</i> by Harold Dean Woodard	3-29-06
#5	Elmer, Don & Alice	<i>Don Elmer</i> by Harold Dean Woodard	3-29-06
#6	Johnson, Bonnie	_____	_____
#7	Wineriter, John & Vickie	_____	_____
#8	Krueger, June	<i>June Krueger</i> by Harold Dean Woodard	3-29-06
#9	Dale, Jennean	<i>Jennean Dale</i> by Harold Dean Woodard	3-29-06
#10	Larsen, Bernie	<i>Bernie Larsen</i> by Harold Dean Woodard	3-29-06
#11	<del>Call, Gary</del>	<del>by Harold Dean Woodard</del>	<del>3-29-06</del>

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<u>Unit</u>	<u>Homeowner</u>	<u>Signature</u>	<u>Date</u>
#12	Brinkerhoff, Duane & Jane	<i>[Signature]</i>	3/29/06
#13	Asay, Pearl	<i>[Signature]</i>	3-29-06
#14	Martineau, Mark	<i>[Signature]</i>	
#15	Lindsay, Peggy	<i>[Signature]</i>	3-29-06
#16	Weis, Virgil	<i>[Signature]</i>	3/29/06
#17	Grisham, Dick & Judy	<i>[Signature]</i>	3/29/06
#18	Harper, Bob & Lola	<i>[Signature]</i>	3-29-06
#19	Jones, Mack & Lois	<i>[Signature]</i>	
#20	Harris, Gladys	<i>[Signature]</i>	3-29-06
#21	Blades, Dora Mae	<i>[Signature]</i>	3-29-06

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<u>Unit</u>	<u>Homeowner</u>	<u>Signature</u>	<u>Date</u>
#22	Brown, Sue Ellen	<i>Sue Ellen Brown</i>	3-29-06
#23	Redwine, Phyllis	<i>Phyllis Redwine</i>	3/29/06
#24	Parker, Craig	_____	_____
#25	Allred, Nellie	_____	_____
#26	Davidson, Jack & Audrey	<i>Jack Davidson</i>	3-29-06
#27	Deheck, Leo & Juanita	<i>Leo Deheck</i>	3-29-06
#28	Bird, Bill & Glenda	_____	_____
#29	Dorothy Fill	<i>Dorothy Fill</i>	3-29-06
#30	Davidson, Ella	_____	_____
#31	Wahrer, Nick & Mary	<i>Nick Wahrer</i>	3-29-06
#32	Bleak, Bruce	<i>Bruce Bleak</i>	3-29-06

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<u>Unit</u>	<u>Homeowner</u>	<u>Signature</u>	<u>Date</u>
#33	Westover, Adam & Alita	<i>Alita Westover</i>	3/29/06
#34	Wright, Beth	<i>Beth Wright</i>	3/29/06
#35	Bezette, Russell	<i>Russell Bezette</i>	3/29/06
#36	Gallo, Sherilyn	<i>Sherilyn Gallo</i>	
#37	Green, David & Tamara	<i>David Green</i>	3/29/06 <i>DM</i>
#38	Settle, Dorothy	<i>Dorothy Settle</i>	3/29/06
#39	Guernsey, Gary	<i>Gary Guernsey</i>	
#40	Smith, Lois	<i>Lois Smith</i>	3/29/06
#41	Pugmire, James & Karen	<i>James Pugmire</i>	3/29/06
#42	Robinett, Lorna	<i>Lorna Robinett</i>	3-29-06

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<u>Unit</u>	<u>Homeowner</u>	<u>Signature</u>	<u>Date</u>
#43	Babb, Ernest & Nona	<i>Ernest Babb</i>	3-29-06
#44	Fronk, Lester & Elaine	_____	_____
#45	Weiss, Carole	_____	_____
#46	Frost, Ray & Barbara	<i>Ray Frost</i>	3-29-06
#47	Rhodes, Nancy	_____	_____
#48	Bush, Bernice	<i>Bernice Bush</i>	3-29-06
#49	Langston, Joe	_____	_____
#50	Jensen, Ted	_____	_____
#51	Thatcher, Richard & Anne	<i>Richard Thatcher</i>	3-29-06
#52	Rael, Nora	<i>Nora Rael</i>	3/29/06
#54	Shipley, Bruce & Beverly	_____	_____

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<u>Unit</u>	<u>Homeowner</u>	<u>Signature</u>	<u>Date</u>
#55	Lowe, Earl & Clyone	<i>By Earl Lowe</i> <i>By Lenise Olsen</i>	3-29-06
#56	Olsen, Hortense	<i>Hortense Olsen</i>	3-29-06
#57	Green, Arnold & Janet	<i>Arnold &amp; Janet Green</i>	3-29-06
#58	Coleman, Steve		
#59	Allred, George & Melba		
#60	Thornton, Don & Lois	<i>Don Thornton</i> <i>By Lenise Olsen</i>	3-29-06
#61	Raber, Randy & Karry		
#62	Blundell, BettyJo & Evans, Sarsh	<i>Betty Blundell</i> <i>By Lenise Olsen</i>	3-29-06
#63	Janson, Gisela		
#64	Ames, John & Lisa		



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<u>Unit</u>	<u>Homeowner</u>	<u>Signature</u>	<u>Date</u>
#65	McFarland, Melvin & Colleen	<i>Melvin &amp; Colleen McFarland</i>	
#66	Snow, Eva Marie	<i>Eva Marie Snow</i>	3-29-06
#67	Powell, Melva	<i>Melva Powell</i>	3-29-06
#81	Wright, Dallas & Carol	<i>Dallas &amp; Carol Wright</i>	3-29-06
#82	Pendleton, Fred & Rhea	<i>Fred &amp; Rhea Pendleton</i>	3-29-06
#83	Beaman, Marjean	<i>Marjean Beaman</i>	3-29-06
#84	Sheffer, Jack & Jean	<i>Jack &amp; Jean Sheffer</i>	3-29-06
#85	Piper, Robert	<i>Robert Piper</i>	
#86	Marty, Harvey	<i>Harvey Marty</i>	3-29-06
#87	Webster, Paul & Jeri	<i>Paul &amp; Jeri Webster</i>	


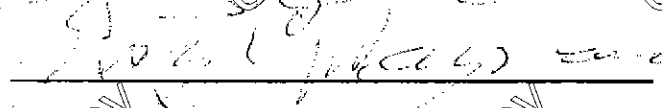
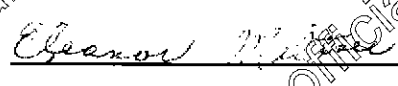
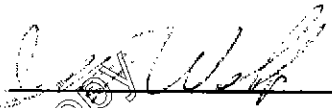
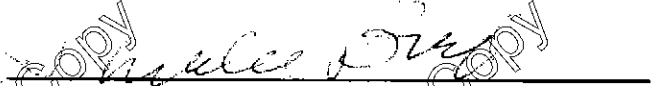
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<u>Unit</u>	<u>Homeowner</u>	<u>Signature</u>	<u>Date</u>
#88	Domenico, Steve & Toni x	<i>Steve &amp; Toni Domenico</i>	3-29-06
#89	Scheierman, Darrell & Geri x	<i>Darrell &amp; Geri Scheierman</i>	3-29-06
#90	Friedel, Janet	_____	_____
#91	Pingry, Charlie & Grace	<i>Charlie &amp; Grace Pingry</i>	3-29-06
#92	Stewart, Otto & Ardith	<i>Otto &amp; Ardith Stewart</i>	3-29-06
#93	Quick, Alex & Allie x	<i>Alex &amp; Allie Quick</i>	3-29-06
#94	Gates, Don & Merlene	_____	_____
#95	Gerro, Mari	_____	_____
#96	Isaacson, Robert & Marjene x	<i>Robert &amp; Marjene Isaacson</i>	3-29-06
#97	Absher, Tommy & Martha	_____	_____
#98	Gregoire, Ron & Sue x	<i>Ron &amp; Sue Gregoire</i>	3-29-06

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<u>Unit</u>	<u>Homeowner</u>	<u>Signature</u>	<u>Date</u>
#99	Medina, Raymonde		3-29-2006
#100	Wayman, Ray & Audrene		29 MAR 06
#101	Cheney, Howard & Louise	_____	_____
#102	Miltner, Eleanor		3/29/06
#104	Warren, Virginia	_____	_____
#105	Webb, Jim & Janet		3/29/06
#106	Yates, Jim & Susan	_____	_____
#107	Allen, Scott & Natalie	_____	_____
#108	Wood, Val & LaJean	_____	_____
#109	Bird, Howard & Shirlee		3/29/06

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<u>Unit</u>	<u>Homeowner</u>	<u>Signature</u>	<u>Date</u>
#110	Powell, Rayona	<u>Rayona Powell</u>	<u>3-29-06</u>
#111	Nilsson, Tim & Evelyn	<u>Tim Nilsson</u>	<u>3-29-06</u>
#112	Clement, Don & Louise	<u>Louise Clement</u>	<u>3-29-06</u>
#113	Baker, David & Joan	<u>Joan Baker</u>	<u>3/29/06</u>
#114	Bastian, Barbara	<u>Barbara Bastian</u>	<u>3/29/06</u>
#115	Little, Ron & Barbara	<u>Barbara Little</u>	<u>3/29/06</u>
#116	Trujillo, Al & Vera	<u>Al Trujillo</u>	<u>3-29-06</u>
#117	Mordue, Hansen & Marilyn	<u>Marilyn Mordue</u>	<u>3-29-06</u>
#118	Warren, Ed & Pat	<u>Pat Warren</u>	<u>3/29/06</u>
#119	Vetell, Joe & Jane	<u>Jane Vetell</u>	<u>3-29-06</u>
#120	Blackett Properties		

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#121	Stiff, Ralph & Betty *	<i>Ralph Stiff</i>	3-26-06
#122	Vanicsek, Shirley		
#123	Henderson, Pete & Melissa	<i>Pete Henderson</i>	3-29-06
#124	Huntley, Jack & Christine *	<i>Jack W. Huntley</i>	3-28-06
#125	Anderson, Ron *	<i>Ronald Anderson</i>	3-29-06
#126	Griggs, Walter & Helen		
#127	Ewell, Wallace & Gloria	<i>Wallace D. Ewell</i>	3-29-06
#128	Lang, Dorothy Hayes, Paula *	<i>Dorothy Hayes</i>	3-29-06
#129	Lennis Gines Sharon Walker	<i>Sharon Walker</i>	3/29/06

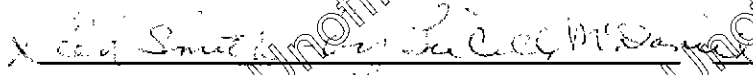
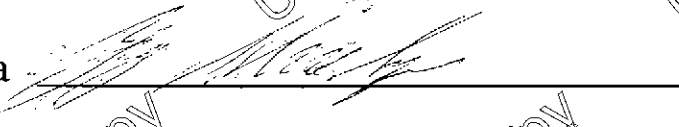

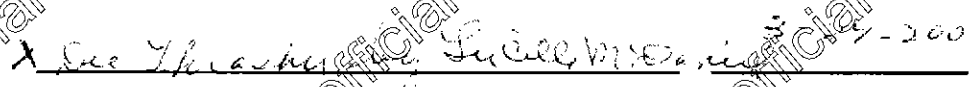



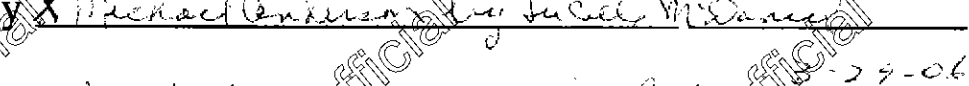
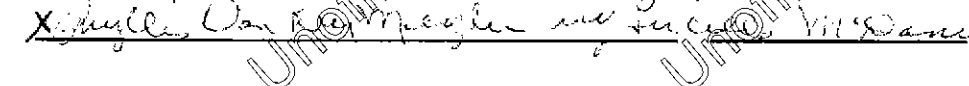
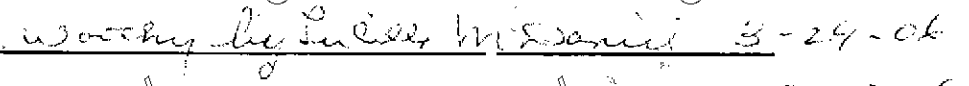
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TO AMEND DECLARATION  
MAR 2006**

We the undersigned, currently owning Townhomes and Lots in Vista Ridge Estates, 1331 N Dixie Downs Rd., consisting of \_\_\_\_\_ Percent. (\_\_\_\_\_%), which is greater than the two thirds (2/3) needed, do hereby give consent to the Vista Ridge Estates Homeowners Association Board of Directors to amend the Declaration of Covenants, Conditions, and Restrictions, which were previously recorded in the Office of the Washington County Recorder, on the 20<sup>th</sup> day of January 2004 as Entry No. 00860831, Book 1609, Page 1985. Said AMENDMENT, to restrict new buyers from leasing/renting a unit until they have lived in it, or left it vacant for a period of twelve months, is effective as of the recorded date.

<u>Unit</u>	<u>Homeowner</u>	<u>Signature</u>	<u>Date</u>
#130	Iverson, Dan & Christa	_____	_____
#131	Ball, Chad & Dorothy x	Chad & Dorothy by Sally A. Sullivan	3/28/06
#132	Christensen, Bernice x	Bernice Christensen by Sally A. Sullivan	3/29/06
#133	Austin, Howard & Pat	_____	_____
#134	Woollard, Geardean	Geardean Woollard	2-29-06
#135	Moorefield, Maxine x	Maxine Moorefield by Sally A. Sullivan	3/29/06
#136	Gorman, James & Donna x	James Gorman by Sally A. Sullivan	3/29/06
#137	Cramer, Paul & Peggy	_____	_____
#138	Hiatt, Zane & Carolyn x	Zane Hiatt by Sally A. Sullivan	3/29/06
#139	Warren, Cal & Virginia	Calvin Warren	3-29-06
#140	Sullivan, Lawrence & Monika	_____	_____

**VISTA RIDGE ESTATES  
CONSENT AND CERTIFICATION  
TO AMEND DECLARATION  
MAR 2006**

We the undersigned, currently owning Townhomes and Lots in Vista Ridge Estates, 1331 N Dixie Downs Rd., consisting of \_\_\_\_\_ Percent. (\_\_\_\_\_%), which is greater than the two thirds (2/3) needed, do hereby give consent to the Vista Ridge Estates Homeowners Association Board of Directors to amend the Declaration of Covenants, Conditions, and Restrictions, which were previously recorded in the Office of the Washington County Recorder, on the 20<sup>th</sup> day of January 2004 as Entry No. 00860831, Book 1609, Page 1985. Said AMENDMENT, to restrict new buyers from leasing/renting a unit until they have lived in it, or left it vacant for a period of twelve months, is effective as of the recorded date.

<u>Unit</u>	<u>Homeowner</u>	<u>Signature</u>	<u>Date</u>
#141	Smith, Ed & Alis		3-29-06
#142	Schulzke, Henry & Ursula		March 29 2006
#143	Dunn, Don & Michele		3-29-2006
#144	Thrasher, Dee & Marie		3-29-2006
#145	Palmer, Ruth		3-29-06
#146	Koch, Stuart & Alberta		3-29-06
#147	Anderson, Mike & Beverly		3-29-06
#148	Van Der Meyden, Phyllis		3-29-06
#149	Worthy, Dian		3-29-06
#150	Laub, Eva Lou		3-29-06

VISTA RIDGE ESTATES  
CONSENT AND CERTIFICATION  
TO AMEND DECLARATION  
MAR 2006

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<u>Unit</u>	<u>Homeowner</u>	<u>Signature</u>	<u>Date</u>
#151	Smith, Larry & LaRae	<i>[Signature]</i>	3-29-06
#152	Blair, Rita	<i>[Signature]</i>	3-29-06
#153	Norton, Ryan	<i>[Signature]</i>	
#154	Larsen, Seth & Christine	<i>[Signature]</i>	3/29/06
#155	Stone, Norman & Mary	<i>[Signature]</i>	
#156	Vincent, Leah	<i>[Signature]</i>	
#157	Gerontis, George & Argy	<i>[Signature]</i>	3/29/06
#158	Lee, Glen & Billiemae	<i>[Signature]</i>	3/29/06
#159	Varner, Bill & Marilyn	<i>[Signature]</i>	3/29/06
#160	Peterson, Richard & Vicky	<i>[Signature]</i>	3/29/06
#161	Martineau, James & Yvonne	<i>[Signature]</i>	3-29-06



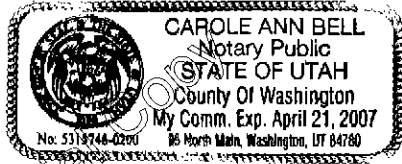
**VISTA RIDGE ESTATES  
CONSENT AND CERTIFICATION  
TO AMEND DECLARATION  
MAR 2006**

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<u>Unit</u>	<u>Homeowner</u>	<u>Signature</u>	<u>Date</u>
#162	Woodward, Jay & Ruby	<i>Jay &amp; Ruby Woodward</i>	3/29/06
#163	Newcomb, Richard & Ruth	<i>Richard Newcomb &amp; Ruth</i>	3/29/06
#164	Rigby, Murray, & Arlene	<i>Murray, Arlene &amp; Sally H. Sullivan</i>	3/29/06
#165	Ashley, Vernal & Valerie	<i>Valerie &amp; Vernal by Sally H. Sullivan</i>	3/29/06
#166	McDaniel, LuCille	<i>LuCille McDaniel</i>	3-29-06
#167	Ames, John & Lisa		
#168	Price, Mitch & Norma	<i>Norma Price by Sally H. Sullivan</i>	3/29/06
#169	Sullivan, Paul & Sally	<i>Sally H. Sullivan</i>	3/29/06
#172	Mathes, Ardyth	<i>Ardyth Mathes by Sally H. Sullivan</i>	3/29/06
#173	DePriest, Kent & Frances	<i>Kent &amp; Frances by Sally H. Sullivan</i>	3/29/06

STATE OF UTAH )  
 )ss.  
COUNTY OF Washington )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of March, 2006 by Terese Olsen, who is personally known to me or has produced Driver's License as identification, and who did  did not take an oath.



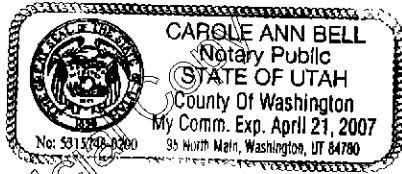
Carole Ann Bell  
Notary Public

Carole A. Bell  
Typed or Printed Name of Notary

5319746-0200  
Serial or Commission Number

STATE OF UTAH  
COUNTY OF Washington )ss.

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of March, 2006 by Beardston Woodard, who is personally known to me or has produced Driver's License as identification, and who did did not take an oath.



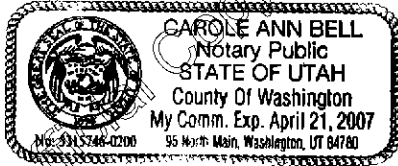
Carole Ann Bell  
Notary Public

Carole A. Bell  
Typed or Printed Name of Notary

5315746-0200  
Serial or Commission Number

STATE OF UTAH  
COUNTY OF WASHINGTON ) ss.

The foregoing instrument was acknowledged before me this 27 day of March, 2006 by Grady Hill, who is personally known to me or has produced Grady's Address as identification, and who did  did not take an oath.



Carole Ann Bell  
Notary Public  
Carole A. Bell  
Typed or Printed Name of Notary  
5315746-0200  
Serial or Commission Number

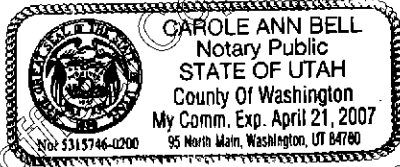
STATE OF UTAH )  
 )ss.  
COUNTY OF Washington )

The foregoing instrument was acknowledged before me this 21 day of March, 2006 by Lucy McDaniel, who is personally known to me or has produced Driver's License as identification, and who did did not take an oath.

Carole Ann Bell  
Notary Public

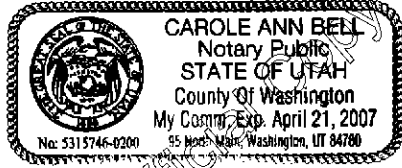
Carole A. Bell  
Typed or Printed Name of Notary

5315746-0210  
Serial or Commission Number



STATE OF UTAH )  
 ) ss.  
COUNTY OF WASHINGTON )

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of March, 2006, by Sally Sullivan, who is personally known to me or has produced Drivers License as identification, and who did did not take an oath.



Carole Ann Bell  
Notary Public  
Carole A. Bell  
Typed or Printed Name of Notary  
5315746-0200  
Serial or Commission Number