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Amended Restrictive Covenants Page 1 of 7  
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By DURHAM JONES & PINEGAR



**AMENDMENT TO DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF BLACKROCK CONDOMINIUMS AT STONEBRIDGE**

THIS AMENDMENT TO THE DECLARATION of Covenants Conditions and Restrictions of BlackRock Condominiums at Stonebridge is made and executed this 15<sup>th</sup> day of February, 2008, pursuant to Article 12, Section 12.4, of the DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF BLACKROCK CONDOMINIUMS AT STONEBRIDGE (the "Declaration"), that was recorded the 22<sup>nd</sup> day of March, 2001, as Entry No. 715332, in Book 1400, at Pages 2062-2089,

- as amended by the AMENDMENT TO DECLARATION OF COVENANTS CONDITIONS AND RESTRICTION OF BLACKROCK CONDOMINIUMS OF STONEBRIDGE recorded April 2, 2001, as Entry No. 716505, in Book 1402, at Pages 1028-1029;
- as further amended by the AMENDMENT TO DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF BLACKROCK CONDOMINIUMS AT STONEBRIDGE AND REVOCATION recorded January 4, 2002, as Entry No. 748433, in Book 1445, at Pages 327-333;
- as further amended by the DECLARATION OF ANNEXATION FOR PHASE 2 AND AMENDMENT TO DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF BLACKROCK CONDOMINIUMS AT STONEBRIDGE recorded December 19, 2002, as Entry No. 795054, in Book 1509, at Pages 1760-1766;

- as further amended by the DECLARATION OF ANNEXATION FOR PHASE 3 AND AMENDMENT TO DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF BLACKROCK CONDOMINIUMS AT STONEBRIDGE recorded April 21, 2003, as Entry No. 814946, in Book 1539, at Pages 919-924;
- as further amended by the DECLARATION OF ANNEXATION FOR PHASE 4 AND AMENDMENT TO DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF BLACKROCK CONDOMINIUMS AT STONEBRIDGE recorded January 21, 2004, as Entry No. 861146, in Book 1610, at Pages 522-526;
- as further amended by the DECLARATION OF ANNEXATION FOR PHASE 5 AND AMENDMENT TO DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF BLACKROCK CONDOMINIUMS AT STONEBRIDGE recorded October 11, 2004, as Entry No. 905153, In Book 1678, at Pages 368-373;

All of which are records of Washington County, Utah, affecting the real property described in Exhibit "A" that is attached hereto and incorporated herein by this reference.

#### **AMENDMENT**

**Article 9, Section 9.8 of the Declaration is hereby amended in its entirety to read as follows:**

Section 9.8. Animals. Except for Unit Owners who need seeing eye dogs or special assistance-trained animals, no pets, animals, livestock or poultry of any kind shall be raised, bred or kept within any of said Units or elsewhere within BlackRock Condominiums. Notwithstanding the foregoing, there shall be an exception so that pets of an Owner that are residing within BlackRock Condominiums as of February 1, 2008, and that are registered with the Association, are the only pets allowed in BlackRock Condominiums and are subject to the policies, rules and regulations established by the Association. After February 1, 2008, no new pets shall be authorized or allowed for any reason to live within BlackRock Condominiums. Any authorized and registered pets are limited to one (1) dog or up to (2) cats in any Unit at any one time. Any authorized pet must be registered with the Association within thirty (30) days of recording of this Amendment. The Association shall provide an Owner with a form for registration of authorized pets, and an Owner shall provide a written description, photo, and any other information required by the Management Committee. Authorization to maintain a pet within BlackRock shall be in writing and shall expire when (1) the pet moves from BlackRock, or (2) the pet dies. No authorization to keep a pet shall be transferable at any time to any other pet or to any other Owner or successor in title to an Owner within BlackRock. In the event a Unit is occupied by somebody other than the Owner no pet

is allowed once the current lease expires by its own terms, or in the event of a month-to-month lease, all pets must be gone from BlackRock within 30 days of this Amendment being recorded.

**Article 9, Section 9.14 of the Declaration is hereby amended in its entirety to read as follows:**

**Section 9.14. Parking.** Parking on the streets is prohibited. Parking spaces within the Properties shall be used for parking of motor vehicles actually used by the Unit Owner or the Unit occupants for personal use and not for commercial use. Parking spaces, both covered and uncovered, are limited to not more than two vehicles per Unit. No motor vehicle which is inoperable shall be placed in parking areas, and any motor vehicle which remains parked outside of a garage for over 72 hours, without prior Management Committee approval shall be subject to removal by the Association, at the Owner's expense. Expense of such removal shall be secured by the lien for assessment obligations previously provided. No vehicle repairs of any kind shall be performed in the parking areas. Parking areas may not be used for storage purposes of any kind. The garage portion of a Unit shall be used for the storage of motor vehicles. No Owner shall use, or allow to be used, a garage for any purpose which prevents storing of motor vehicles, unless doing so would not result in additional motor vehicles being stored outside the garage. No Owner shall remodel a garage or use a garage on any Unit for residential purposes.

Unit Owners shall have co-equal right to use common parking spaces, unless the spaces are specifically assigned to individual Units by the Management Committee. No Owner may use more than the Owner's share of such common parking area. Recreational vehicles, boats, travel trailers and similar property may not be parked anywhere within the Properties.

Two car garage Unit Owners are restricted to parking in their garage and/or on their garage apron, for parking up to two primary vehicles and for any guest vehicles. Single car garage and carport Unit Owners shall be provided with identification for open space parking as deemed appropriate by the Management Committee.

\*\*\*\*\*signature page follows\*\*\*\*\*



EXHIBIT "A"

Parcel 1 – (Phase 1, Second Amended)

All of BlackRock Condominiums at Stonebridge, Phase 1, Second Amended, according to the official plat to be filed in the Office of the Washington County Recorder, affecting the property more particularly described in Exhibit C attached hereto and incorporated herein by this reference.

Parcel 2 – Phase 2

Beginning at a point on the westerly right-of-way line of Country Lane, a varying width public roadway, (Entry No. 734830, Book 1426, Page 304, Washington County, Official Records), said point lies North  $89^{\circ}10'35''$  West 1594.94 feet along the section line and North  $00^{\circ}00'00''$  East 672.72 feet from the southeast corner of Section 22, Township 42 South, Range 16 West of the Salt Lake Base and Meridian and running thence coincident with said westerly right-of-way line in the following two courses: South  $26^{\circ}17'27''$  West 178.24 feet to the point of curvature of a 99.00 foot radius curve concave to the north; thence through a central angle of  $88^{\circ}00'13''$  westerly 152.06 feet along the arc of said curve to a point on the northerly right-of-way line of Stonebridge Drive, a varying width public roadway, (said Entry No. 734830), said point being the point of tangency; thence coincident with said northerly right-of-way line North  $65^{\circ}42'19''$  West 6.74 feet; thence leaving said northerly right-of-way line North  $04^{\circ}17'41''$  East 79.35 feet; thence North  $26^{\circ}17'57''$  East 64.42 feet to a point on the boundary line of Blackrock Condominiums at Stonebridge Phase 1, Second Amended; thence coincident with said boundary line in the following five (5) courses: South  $63^{\circ}42'32''$  East 25.00 feet; thence North  $26^{\circ}17'28''$  East 144.42 feet to the point of curvature of a 20.00 foot radius curve concave to the south; thence through a central angle of  $90^{\circ}00'00''$  easterly 31.42 feet along the arc of said curve to the point of tangency; thence South  $63^{\circ}42'32''$  East 62.00 feet to the point of curvature of a 25.00 foot radius curve concave to the west; thence through a central angle of  $90^{\circ}00'00''$  southerly 39.27 feet along the arc of said curve to a point on said westerly right-of-way line and point of beginning. Contains 0.743 acres.

Parcel 3 – Phase 3

Beginning at an angle point on the Westerly Line of BLACKROCK CONDOMINIUMS AT STONEBRIDGE PHASE 1, AMENDED AND EXTENDED, (Entry No. 772274, Book 1474, Page 1508, Washington County, Official Records), said point lies North 89°10'35" West, 2057.45 feet along the Section Line and North 00°00'00" East, 954.95 feet from the Southeast Corner of Section 22, Township 42 South, Range 16 West, Salt Lake Base and Meridian; and running thence coincident with said Westerly Line in the following Three (3) courses: South 05°09'28" West, 52.29 feet; thence South 10°04'37" East, 20.00 feet; thence South 01°46'07" West, 43.29 feet along a radial line to a point on the arc of a 215.00 foot radius curve concave Northerly; thence leaving said Westerly Line, Westerly 20.91 feet along the arc of said curve through a central angle of 05°34'21" to the point of tangency; thence North 82°39'32" West, 187.16 feet to the point of curvature of a 215.00 foot radius curve concave Northerly; thence Westerly 52.63 feet along the arc of said curve through a central angle of 14°01'27" to the point of tangency; thence North 68°38'05" West, 9.26 feet; thence North 21°21'55" East, 137.32 feet to a point on the boundary line of Sunbrook Golf Course, (Book 1331, Page 199 and Book 1032, page 623, said Official Records); thence coincident with said boundary line in the following Three (3) courses: South 82°13'26" East, 25.12 feet; thence South 72°54'23" East, 109.75 feet; thence South 77°48'55" East, 90.70 feet to said angle point and the point of beginning.

Parcel 4 – Phase 4

Beginning at the southwest corner of Blackrock Condominiums at Stonebridge, Phase 2, (Entry No. 745053, official records, Washington County, Utah), said point lies North 89°10'35" West, 1809.54 feet along the section line and North 00°00'00" East 466.23 feet from the southeast corner of Section 22, Township 42 South, Range 16 West of the Salt Lake Base and Meridian and running thence North 65°42'19" West 300.00 feet; thence North 24°17'41" East 30.01 feet; thence South 65°42'19" East 61.23 feet to an angle point in the boundary of Blackrock Condominiums at Stonebridge, Phase 1 Amended and Extended (Entry No. 772274, said official records); thence coincident with said Phase 1 boundary in the following five (5) courses: South 61°05'44" East 39.69 feet; thence North 72°55'27" East 17.90 feet; thence South 63°42'32" East 143.13 feet; thence South 26°17'28" West 4.10 feet; thence South 63°42'32" East 18.00 feet to an angle point in the boundary of said Phase 2; thence coincident with said Phase 2 boundary in the following two (2) courses: South 26°17'57" West 64.42 feet; thence South 04°17'41" West 79.35 feet to said southwest corner and the point of beginning. Contains 0.921 acres.

Parcel 5 - Phase 5

LEGAL DESCRIPTION

Beginning at a point being the northwest corner of Blackrock Condominiums at Stone Bridge Phase 3, said point being South 89°10'35" East 399.74 feet along the section line and North 1,006.61 feet from the South Quarter Corner of Section 22, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence southwesterly and southeasterly the following (6) courses along the boundary of said Blackrock Condominiums at Stone Bridge Phase 3;  
thence South 21°21'55" West 137.32 feet;  
thence South 68°38'05" East 9.26 feet;  
thence Easterly 52.63 feet along an arc of a 215.00 foot radius curve to the left (center bears North 21°21'55" East long chord bears South 75°38'49" East 52.49 feet with a central angle of 14°01'27");  
thence South 82°39'32" East 187.16 feet;  
thence Easterly 65.46 feet along an arc of a 215.00 foot radius curve to the left (center bears North 07°20'28" East long chord bears North 88°51'06" East 65.21 foot with a central angle of 17°26'44") to and along southerly line of Blackrock Condominiums at Stonebridge Phase I Second Amended;

thence Southeasterly and southwesterly the following (14) courses along the boundary of said Blackrock Condominiums at Stonebridge Phase I Second Amended;

thence North 79°53'43" East 137.37 feet;  
thence Southeasterly 101.44 feet along an arc of a 85.00 foot radius curve to the right (center bears South 10°06'17" East long chord bears South 65°55'04" East 95.52 feet with a central angle of 68°22'27");  
thence Southeasterly 19.30 feet along an arc of a 215.00 foot radius curve to the left (center bears North 38°16'10" East long chord bears South 34°18'10" East 19.30 feet with a central angle of 05°08'40");  
thence Southerly 9.76 feet along an arc of a 7.00 foot radius curve to the right (center bears South 53°07'30" West long chord bears South 03°02'54" West 8.98 feet with a central angle of 79°50'48");  
thence South 42°58'17" West 34.05 feet;  
thence North 73°25'03" West 28.01 feet;  
thence Westerly 8.96 feet along an arc of a 15.00 foot radius curve to the left (center bears South 16°34'57" West long chord bears South 89°28'19" West 8.83 feet with a central angle of 34°13'16");  
thence South 72°21'41" West 32.40 feet;  
thence Southwesterly 8.96 feet along an arc of a 15.00 foot radius curve to the left (center bears South 17°38'19" East long chord bears South 55°15'03" West 8.83 feet with a central angle of 34°13'16");  
thence South 38°08'25" West 18.46 feet;  
thence South 12°10'16" West 68.49 feet;  
thence South 29°23'23" West 19.53 feet;  
thence South 06°44'40" West 30.68 feet;  
thence North 65°42'19" West 61.23 feet;  
thence North 05°00'22" East 24.37 feet;  
thence North 84°59'38" West 78.58 feet;  
thence North 73°58'24" West 156.62 feet;  
thence North 79°23'02" West 63.16 feet;  
thence South 10°36'58" West 36.00 feet;  
thence North 79°23'02" West 52.16 feet;  
thence South 10°36'58" West 93.86 feet to the northerly line of Monterey Phase 3;  
thence northwesterly the following (4) courses along the north line of said Monterey Phase 3  
thence North 79°23'03" West 32.48 feet;  
thence Northwesterly 11.29 feet along an arc of a 20.00 foot radius curve to the right (center bears North 10°36'57" East long chord bears North 63°12'46" West 11.14 feet with a central angle of 32°20'35");  
thence Westerly 63.69 feet along an arc of a 40.00 foot radius curve to the left (center bears South 42°57'32" West long chord bears South 87°20'46" West 57.17 feet with a central angle of 91°13'32");  
thence North 79°23'03" West 91.36 feet;  
thence North 02°39'46" West 406.19 feet;  
thence North 06°00'52" East 27.60 feet;  
thence South 66°36'24" East 319.61 feet;  
thence South 82°08'21" East 25.10 feet to the Point of Beginning.

Containing 152,220 sq. ft., 3.49 acres.