DOC ID 20150002007

Amended Restrictive Covenants Page 1 of 4 Russell Shirts Washington County Recorder 01/20/2015 03:08:04 PM Fee \$16.00 By COTTONWOOD TITLE INSURANCE AGENCY, INC.

WHEN RECORDED RETURN TO: IVORY SOUTHERN, LLC.
Darin E. Haskell
978 E. Woodoak Lane
Salt Lake City, Utah 84117
(801) 268-0700

PIN SG-5-3-7-1101

FIRST AMENDMENT TO SECOND AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS,

AND

RESERVATION OF EASEMENTS

HIDDEN VALLEY AT ST. GEORGE
a Planned Mixed Residential Use Development

This First Amendment to Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Hidden Valley at St. George, a Utah planned, mixed residential use development (the "First Amendment") is executed by the State of Utah, School and Institutional Trust Lands Administration, of 675 East 500 South, Suite 500, Salt Lake City, Utah 84102-2818 (the "Declarant") and is consented to by Ivory Southern, LLC, of 978 East Woodoak Lane, Salt Lake City, Utah 84117 (the "Developer").

RECITALS

- A. The Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Hidden Valley at St. George, a Utah planned, mixed residential use development was recorded in the office of the County Recorder of Washington County, Utah on June 26, 2007 as Entry No. 20070032840 at Pages 1-71 of the official records (the "Master Declaration").
- B. This document affects the real property located in Washington County, Utah, described with particularity on Exhibit "A," attached hereto and incorporated herein by this reference (the "Property").
- C. All of the voting requirements to amend the Master Declaration have been satisfied.

AMENDMENT

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Owners thereof, the Declarant hereby executes this First Amendment to Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Hidden Valley at St. George, a Utah planned, mixed residential use development for and on behalf of and for the benefit of all of the Owners.

- 1. Section 11.1.24 is hereby repealed and deleted in its entirety.
- 2. Section 11.1.33 is hereby repealed and deleted in its entirety.

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- 3. It is expressly agreed that this First Amendment is supplemental to the Master Declaration, which is by reference made a part hereof, and all the terms, conditions, and provisions thereof, unless specifically modified herein, are to apply to the First Amendment and are made a part of this First Amendment as though they were expressly rewritten, incorporated, and included herein.
- 4. In the event of any conflict, incongruity or inconsistency between the provisions of the Master Declaration, as heretofore amended or supplemented, and this First Amendment, the latter shall in all respects govern and control.
- 5. The effective date of this First Amendment is the date it is recorded in the office of the County Recorder of Washington County, Utah.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand this day of December, 2014.

DECLARANT:
STATE OF UTAH, SCHOOL AND INSTITUTIONAL TRUST LANDS
ADMINISTRATION

Title: Director Assistant Brector

Name:

ACKNOWLEDGMENT

STATE OF UTAH)
ss:
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 18th day of December, 2014 by Redger Mitchell , the Assistant Director of STATE OF UTAH, SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION and said Rodg of Mitchell duly acknowledged to me that STATE OF UTAH, SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION executed the same.

Uan Robell Roe

ALAN RUSSELL ROE
Notary Public State of Utah
My Comm. Exp: May 6, 2017
Comm. Number: 666305

APPROVED AS TO FORM:

Name:

Title: Special Assistant Attorney General

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DEVELOPER
VORY SOUTHERN, LLC
By: Name: Domin & Horsacht Fitle: Sucrety
Sur Live
ACKNOWLEDGMENT
STATE OF UTAH) ss:
COUNTY OF SALT LAKE)
The foregoing instrument was acknowledged before me this 3 day of December, 2014 by December, the Scale of IVORY SOUTHERN, LLC., a Utah limited liability company, and said duly acknowledged to me that IVORY SOUTHERN, LLC executed the same.
NOTARY PUBLIC BROOKE SIDDOWAY NOTARY PUBLIC STATE OF UTAH COMMISSION# 673003 COMM. EXP. 12-20-2017