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DOC # 20150039533

Amended Restrictive Covenants
Russell Shirts Washington County Recorder
11/12/2015 10:05:39 AM Fee \$ 14.00
By FISHER HUNTER

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When Recorded mail to:
Nathan K. Fisher
444 East Tabernacle B-201
St. George Utah 84770



**FIRST AMENDMENT TO DISTRICT DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF
EASEMENTS, AND BYLAWS FOR CASITAS AT SIENNA HILLS
(a part of the Expandable Sienna HILLS Planned Mixed Use Development)**

This First Amendment to District Declaration Of Covenants, Conditions, And Restrictions And Reservation Of Easements, And Bylaws For Casitas At Sienna Hills (the "First Amendment") is made this 10th day of November, 2015, by Ivory Southern, LLC, ("District Declarant").

RECITALS

- A. On February 17, 2015, District Declarant caused to be filed for record in the office of the County Recorder of Washington County, Utah, the District Declaration Of Covenants, Conditions, And Restrictions And Reservation Of Easements, And Bylaws For Casitas At Sienna Hills (the "District Declaration"), which was recorded as Doc # 20150005111, of the Official Records of Washington County.
- B. Pursuant to Section 17.5 of the District Declaration, District Declarant may unilaterally amend the Declaration.
- C. The District Declarant has determined that to provide for the preservation and enhancement of the property value that said District Declaration be amended as hereinafter set forth.

NOW, THEREFORE, for the foregoing purposes, the District Declarant hereby amends said District Declaration as follows:

ARTICLE III COVENANTS, CONDITIONS, AND RESTRICTIONS shall be amended to insert the following provision as **Section 1 (d)** of **ARTICLE III**:

(d) **Courtyards, Patios, Balconies, Porches, and Limited Common Area.** The courtyards, patios, balconies, porches, and limited common area are to be kept in a clean, tidy, neat and orderly condition. Personal property, boxes, containers, bicycles, and other belongings or effects are not to be stored in these areas. Likewise, hot tubs, and other similar items, are not allowed in these areas. The Association may require items which detract from the appearance of the Project to be removed from these areas. Charcoal or gas BBQs may be allowed upon application to the HOA for approval.

ARTICLE III COVENANTS, CONDITIONS, AND RESTRICTIONS shall be amended to insert the following provision as **Section 6 (j)** of **ARTICLE III**:

(d) **Exemption.** Pursuant to UCA 57-8a-217, the District Declarant reserves the right to be exempt from the association rules and the rulemaking procedures contained in the governing documents and in UCA 57-8a, and the District Declarant is exempt from said rules and procedures.

Except as amended by the foregoing provision, all other terms, covenants, conditions and restrictions set forth in the District Declaration shall remain in full force and effect. The real property subject to this First Amendment is set forth on Exhibit A, attached hereto.

SIGNATURES BEGIN ON NEXT PAGE

EXECUTED the 10th day of November, 2015.

IVORY SOUTHERN, LLC,

By: Darin E. Haskell
Darin E. Haskell, Secretary

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 10th day of November, 2015, by Darin E. Haskell, as Secretary of Ivory Southern, LLC, a Utah limited liability company, and said Darin E. Haskell duly acknowledged to me that said Ivory Southern, LLC executed the same.

Brooke Suddoway
NOTARY PUBLIC

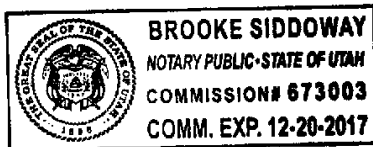


EXHIBIT A
LEGAL DESCRIPTION OF THE
CASITAS AT SIENNA HILLS PROPERTY

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 28, 29, 30, 31, 32, 33, 34, 35 and 36, Casitas at Sienna Hills Phase 1, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

Tax Serial Number: W-CASS-1-Lot #