



Amendment Two (2) to  
Declaration of Covenants, Conditions, and  
Restrictions for  
West Springs Townhomes Association  
(A Planned Unit Development)  
PHASES 1 - 6

**Recital:** The authority to amend the above covenants, conditions, and restrictions is defined in Section 13 as follows:

Section 13.4. Amendment. The covenants, conditions, and restrictions of this Amended Declaration may be amended by an instrument approved by not less than sixty percent (60%) of the owners. Amendments to the Amended Declaration shall be proposed by either a majority of the Trustees or by owners holding fifty percent (50%) or more of the voting rights. The proposed amendment must be reduced to writing and shall be included in the notice of any meeting at which action or a vote is to be taken thereon or attached to any request for approval or consent to the amendment. Any approved amendment must be properly recorded in the records of Washington County, Utah, to become effective.

The current Article 10 Section 10.2 is as follows:

Section 10.2. Number of Leased Units. The number of leased units in West Springs Townhomes Association shall not exceed ten percent (10%) or eleven (11) units.

Section 10.2 is amended as follows:

Section 10.2. Number of Leased Units. The number of leased units in West Springs Townhomes Association shall not exceed **seven percent (7%) or eight (8) units.** (Emphasis added.)

All other requirements in Article 10 remain unchanged.

Effective date: NOVEMBER 28, 2017

**Amendment 2 to the  
Amended and Restated Declaration of Covenants,  
Conditions, and Restrictions of  
West Springs Townhomes Association**

**Date:** November 28, 2017

**Subject:** Approval to Amend Lease Restrictions

Pursuant to and in accordance with the Amended and Restated Declaration of Covenants, Conditions, and Restrictions (CC&R), Article 13, Section 13.4, of the West Springs Townhomes Association, the required sixty percent (60%) of the owners have approved the attached Amendment 2 to their CC&Rs.

I certify that on November 28, 2017, the ballots were counted by two trustees representing the Board of Trustees and a representative from Preferred Property Management, 47 South 400 East Suite A, St. George, Utah 84770. The ballots were handled in a proper manner and the vote count is accurate. The results of the vote are 70 FOR and 4 AGAINST.

The ballots shall remain in a permanent confidential file at Preferred Property Management.

This Amendment 2 shall be recorded against all phases of the West Spring Townhomes Association properties.

EXECUTED the day and year first above written.

DECLARANT:

Gerald Evans  
Gerald Evans, President  
West Springs Townhomes Association

Attachment: Recital and Amendment 2

State of Utah )

:ss

County of Washington )

On the 28 day of November, 2017, personally appeared before me  
Gerald Evans who, being first duly sworn, did say that they are  
the President of the Association and that this instrument was signed on behalf of the Association  
by authority of its Board of Directors, and they acknowledge said instrument to be their voluntary  
act and deed.

Bethany  
Notary Public

