

WHEN RECORDED MAIL TO:
Shonto Point Homeowners Association
802 Kayenta Parkway
Ivins, UT 84738

TAX ID #: I-SHO-18-469

DOC # 20180038721

Restrictive Page 1 of 3
Russell Shirts Washington County Recorder
09/21/2018 01:05:07 PM Fee \$ 12.00
By SHONTO POINT HOA



DEED RESTRICTION

Covenant Regarding 3 car garages

WE, **Brigitte and Stefan Meier-Deus** hereby covenant and agree to the following:

The Architectural Control Committee (ACC) has approved a three car garage for our home at **1748 N. Cochise Way, Ivins, Utah**. In the event we either convert one garage space into a bedroom, a storage area, or any room designed for human habitation exclusive of parking a vehicle, we agree to the following:

(1) the property will change from one with a three car garage to one with a two car garage

(2) the provisions of Section 10.7 (Parking and Vehicular Restrictions) of Exhibit "G" Use Restrictions of the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Shonto Point, recorded in the office of the Washington County Recorded on January 12, 2009 as Document Number 20090001053, shall apply to the altered structure

(3) the approval of the ACC must be obtained before converting one garage space to an area for human habitation

(4) the additional approval must be obtained from the ACC if the habitable space is to be reconverted back to a garage space

All these restrictions shall run with the land as covenants and equitable servitudes and shall be binding upon Brigitte & Stefan Meier-Deus, and any heirs, successors and assigns.

This Deed Restriction is given for the benefit of the Shonto Point Homeowners Association and its individual members and may be enforced by said Association or any of its members. Any action to enforce this Deed Restriction must be brought in Washington County, Utah and the prevailing party to any action, including an action for equitable relief such as an injunction, shall be entitled to recover attorney's fees and costs from the non-prevailing party.

This Deed Restriction affects the real property located in Washington County, Utah described as follows:

1748 N. Cochise Way, Ivins, UT 84738

Lot 469 Shonto 18

Approved by:
Page 1 of 2

Shonto Point Homeowners Association

Mary McCarthy
President

Approved as to form and content only:

Ellen Nathan
Ellen Nathan, Chairperson, ACC

STATE OF UTAH,)
ss

County of Washington.)

On the 19th day of September, in the year of 2018, before me personally appeared Mary McCarthy, whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did acknowledge to me that he is the President of the Shonto Point Homeowners Association, a Utah non-profit corporation, and that he executed the foregoing Deed Restriction on behalf of said corporation by authority or a resolution of its Board of Directors, and he acknowledged before me that the corporation executed the same for the uses and purposes stated herein.



Erin Torricelli
Notary Public

City of Risch,)
ss

Country of Switzerland)

On the 14 day of September, in the year of 2018, before me personally appeared Brigitte and Stefan Meier-Deus, who proved on the basis of satisfactory evidence, and who acknowledged that they sign the foregoing Deed Restriction freely and voluntarily and for the uses and purposes stated therein.

Brigitte Meier-Deus

Stefan Meier (-Deus)

Signatures verified by:

see back/next page

Notary Public

Evidence:

- Passport Brigitte Meier-Deus # X2455962, issued in Zug, Switzerland
- Passport Stefan Friedrich Meier # X0032508, issued in Zug, Switzerland

Official Certification

Seen for authentication of the preceding signatures of

- **Mr. Stefan Friedrich Meier**, born 06.01.1964, swiss citizen of Zürich ZH, according to his statement residing in Switzerland, 6343 Risch, Schlossberg 21, whose identity I established on the basis of his Passport No. X0032508; Authority: Switzerland, I
- **Mrs. Brigitte Meier-Deus**, born 30.12.1960, swiss citizen of Zürich ZH, according to her statement residing in Switzerland, 6343 Risch, Schlossberg 21, whose identity I established on the basis of her Passport No. X2455952; Authority: Switzerland

Cham, 14th September 2018



Doris Vonakburg
Notary public