

Amendment Three (3) 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 directors 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, Amendment 2, is 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.

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 **five percent (5%) or five (5) units**. (Emphasis added.)

All other requirements in Article 10 remain unchanged.

Effective date: May 1, 2020

**Amendment 3
Declaration of Covenants,
Conditions, and Restrictions
For
West Springs Townhomes Association
(All Phases)**

Date: May 1, 2020

Subject: Approval of Limit Number of Leased Lots

Pursuant to and in accordance with the Declaration of Covenants, Conditions, and Restrictions (CC&R), Article XI, Section 4, of the West Springs Townhomes Association, the required sixty percent (60%) of the owners have approved the attached Amendment 3 to their CC&R.

I certify that on May 1, 2020, the ballots were counted by a representative from Monarch Property Management, 1240 East 100 South #10, St. George, Utah 84790, who represents the Board of Directors. The ballots were handled in a proper manner and the vote count is accurate. The results of the vote are 73 FOR and 21 AGAINST.

The ballots shall remain in a confidential file at Monarch Property Management until disposed of under document retention procedures.

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

EXECUTED the day and year first above written.

DECLARANT:



Darrel Robinson, President
West Springs Townhomes Association

Attachment: Amendment 3

State of Utah)

:ss

County of Washington)

On the 30 day of April, 2020, personally appeared before me, Darrel Robinson who being duly sworn, did say that they are the President of the Association and that this instrument was signed on behalf of the Association by the authority of its Board of Directors, and they acknowledge said instrument to be their voluntary act and deed.


Notary Public