

Amended Restrictive Covenants Page 1 of 6
Gary Christensen Washington County Recorder
07/16/2021 12:07:13 PM Fee \$40.00 By DENTONS
DURHAM JONES PINEGAR - ST. GEORGE

WHEN RECORDED RETURN TO:

Rick L. Guerisoli
Dentons Durham Jones Pinegar P.C.
192 East 200 North, Third Floor
St. George, Utah 84770

**FOURTH AMENDMENT TO
PROTECTIVE COVENANTS FOR
SOUTH RIM AT FOREMASTER RIDGE SUBDIVISION**

A residential subdivision located in St. George, Utah.

This Fourth Amendment pertains to those Protective Covenants for South Rim at Foremaster Ridge Subdivision recorded June 6, 2017 as Document No. 20170023168 in the office of the Washington County Recorder, as amended by that certain Amendment to Protective Covenants for South Rim at Foremaster Ridge Subdivision recorded June 18, 2018 as Document No. 20180025121 in the office of the Washington County Recorder, that certain Second Amendment to Protective Covenants for South Rim at Foremaster Ridge Subdivision recorded November 27, 2019 as Document No. 20190049940 in the office of the Washington County Recorder, and that certain Third Amendment to Protective Covenants for South Rim at Foremaster Ridge Subdivision recorded February 25, 2020 as Document No. 20200009555 in the office of the Washington County Recorder (hereinafter collectively, the "Foremaster CC&Rs"), and concerns the real property more particularly described on Exhibit A, which is attached hereto and incorporated herein by reference. By this instrument, and in accordance with the rights granted it under section 5.1 of the Foremaster CC&Rs, Something of Worth, Inc., as Developer, hereby amends the Foremaster CC&Rs as follows:

Section 1.3 of the Foremaster CC&Rs shall be amended in its entirety to read as follows:

1.3 **Development Phase** means that period of time commencing upon recordation of the Plat and these Protective Covenants and continuing until (a) such time as Developer no longer owns a Lot within the Property, and (b) the earlier to occur of (i) seven (7) years from the date of recordation of the Plat, and (ii) Developer's express surrender of its Developer rights under these Protective Covenants, which surrender must be in a written instrument signed by Developer and recorded in the office of the Washington County Recorder. Unless the instrument specifies a different date, the date of such surrender of Developer's rights shall be the date of recording of the instrument.

Section 3.1(a) of the Foremaster CC&Rs shall be amended in its entirety to read as follows:

(a) **Appointment and Membership.** The Architectural Control Committee shall consist of three persons. During the Development Phase, Developer shall be entitled to appoint all members of the Architectural Control Committee. Thereafter, the Architectural Control Committee shall consist of three persons elected by a majority of Lot Owners in the Property.

Except as amended herein, all other provisions of the Foremaster CC&Rs shall remain the same.

[Signature page follows]

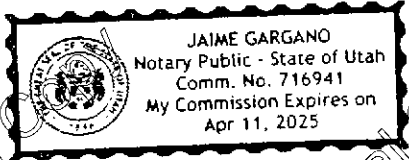
IN WITNESS WHEREOF, the undersigned has hereunto executed this Fourth Amendment to Protective Covenants for South Rim at Foremaster Ridge Subdivision on the 16 day of July, 2021.

DEVELOPER:
Something of Worth, Inc.

By: Howard Foremaster
Name: Howard Foremaster
Title: President

STATE OF UTAH)
) : ss
COUNTY OF WASHINGTON)

On the 16th day of July, 2021, personally appeared before me Howard Foremaster, who being by me duly sworn, says that he is the President of Something of Worth, Inc., a Utah corporation, the corporation that executed the above and foregoing instrument and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by authority of a resolution of its board of directors) and acknowledged to me that said corporation executed the same.



Jaime Gargano
Notary Public

EXHIBIT "A"

**LEGAL DESCRIPTION FOR
SOUTH RIM AT FOREMASTER RIDGE**

APN: SG-SRFR-1-1 through 16

All of Lots 1 through 16, SOUTH RIM AT FOREMASTER RIDGE PHASE 1 SUBDIVISION, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

APN: SG-SRFR-2-17 through 35

All of Lots 17 through 35, SOUTH RIM AT FOREMASTER RIDGE PHASE 2 SUBDIVISION, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

APN: SG-SRFR-3-36 through 77

All of Lots 36 through 77, SOUTH RIM AT FOREMASTER RIDGE PHASE 3 SUBDIVISION, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

APN: SG-SRFR-4-78 through 95

All of Lots 78 through 95, SOUTH RIM AT FOREMASTER RIDGE PHASE 4 SUBDIVISION, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

Also see the metes and bounds descriptions of the parcels comprising the Property on the following pages of this Exhibit "A".

EXHIBIT "A"**29.01 ACRE PARCEL****(February 23, 2017)****Tax ID Nos. SG-5-2-33-4302 and SG-5-2-32-1102**

Commencing at the West ¼ Corner of Section 33, Township 42 South, Range 15 West, Salt Lake Base and Meridian; Thence North 00°32'03" East, along the Section line, a distance of 246.35 feet to the Point of Beginning; Thence North 86°11'41" West, a distance of 59.53 feet; Thence South 87°37'03" West, a distance of 142.12 feet; Thence South 86°08'46" West, a distance of 96.91 feet; Thence North 65°52'34" West, a distance of 39.14 feet; Thence North 35°10'54" West, a distance of 143.87 feet; Thence North 20°54'27" West, a distance of 87.95 feet; Thence North 36°10'51" East, a distance of 82.17 feet; Thence North 28°59'12" East, a distance of 106.91 feet; Thence North 35°02'08" East, a distance of 129.70 feet; Thence North 27°55'01" East, a distance of 56.52 feet; Thence North 12°11'17" East, a distance of 188.45 feet; Thence North 03°59'07" East, a distance of 123.49 feet; Thence North 62°06'16" East, a distance of 234.50 feet; Thence North 49°44'28" East, a distance of 200.84 feet to a point on the Southerly right of way line of Foremaster Drive, said point being a point on a non tangent curve to the left, of which the radius point lies North 11°36'23" East, a radial distance of 433.00 feet, thence easterly along the arc of said curve, and said right of way line, through a central angle of 37°56'07", a distance of 286.69 feet; Thence North 63°40'15" East, along said right of way line, a distance of 97.05 feet, to the Northwest Corner of Foremaster Subdivision, according to the Official Plat thereof shown by Entry #785699, Official Washington County Records; Thence South 01°57'48" West, along the West line of said Subdivision, a distance of 445.00 feet, to the Southwest Corner of said Subdivision; Thence South 88°02'09" East, along the south line of said Subdivision, a distance of 402.39 feet, to the Southeast Corner of said Subdivision; Thence North 01°26'30" East, along the East line of said Subdivision, a distance of 35.02 feet, to the Southwest Corner of Chapel Hill Subdivision, according to the Official Plat thereof shown by Document #20100013665, Official Washington County Records; Thence South 89°59'47" East, a distance of 100.00 feet, to the Southeast Corner of said Subdivision; Thence South 01°26'33" West, along the West line of Foremaster Ridge Subdivision, According to the Official Plat thereof as shown by Entry #494880, Official Washington County Records, a distance of 340.00 feet; Thence Continuing along said line, South 01°32'14" West, a distance of 463.60 feet, to the Southwest Corner of said Subdivision; Thence South 77°01'51" West, a distance of 482.00 feet;; Thence North 22°54'07" West, a distance of 56.00 feet; Thence South 82°09'53" West, a distance of 115.00 feet; Thence North 59°04'07" West, a distance of 206.00 feet; Thence North 75°46'07" West, a distance of 165.00 feet; Thence North 86°18'20" West, a distance of 53.01 feet to the Point of Beginning.

Containing: 29.01 acres, more or less.

EXHIBIT "A"**8.78 ACRE PARCEL****(February 23, 2017)****Tax ID #SG-5-2-33-4303**

Commencing at the Northwest Corner of Section 33, Township 42 South, Range 15 West, Salt Lake Base and Meridian; Thence South 00°32'03" West, along the Section line, a distance of 1308.22 feet; Thence North 90°00'00" East, a distance of 180.93 feet to the Point of Beginning, said point being on the northerly line of Foremaster Drive, according to the Official Plat thereof as shown by Entry #494879, Official Washington County Records; Thence leaving said roadway and running Thence North 22°30'18" East, a distance of 358.00 feet; Thence North 28°20'34" East, a distance of 91.10 feet; Thence North 38°50'27" East, a distance of 67.18 feet; Thence North 48°36'55" East, a distance of 66.20 feet; Thence North 44°22'28" East, a distance of 81.08 feet; Thence North 43°41'10" East, a distance of 107.00 feet; Thence South 85°25'28" East, a distance of 106.81 feet; Thence North 60°24'33" East, a distance of 81.76 feet; Thence North 34°33'48" East, a distance of 86.44 feet; Thence North 41°41'08" East, a distance of 141.33 feet; Thence North 59°06'34" East, a distance of 26.67 feet; Thence North 31°09'32" East, a distance of 121.38 feet; Thence North 11°36'35" East, a distance of 62.05 feet; Thence North 20°00'25" East, a distance of 53.36 feet; Thence North 21°25'18" East, a distance of 43.70 feet; Thence North 34°35'18" East, a distance of 12.95 feet, to a point on the Westerly boundary line of Foremaster Ridge Subdivision, as shown by Entry #494880, Official Washington County Records; Thence South 01°26'15" West, along said line, a distance of 785.12 feet to a point on the Northerly right of way line of said Foremaster Drive, said point being a point on a non tangent curve to the right, of which the radius point lies North 31°19'31" West, a radial distance of 967.00 feet, thence southwesterly along the arc of said curve, and said right of way line through a central angle of 04°59'45", a distance of 84.32 feet; Thence South 63°40'15" West, along said right of way line, a distance of 612.60 feet to the beginning of a curve to the right, having a radius of 367.00 feet and a central angle of 35°22'09", thence westerly along the arc of said curve, and said right of way line, a distance of 226.55 feet to the Point of Beginning.

Containing: 8.78 acres, more or less.