



When Recorded, Return To:

Ledges Management and Planning, LLC  
335 East St. George Blvd., Ste 301  
St. George, Utah 84770

**First Amendment to the  
Bylaws of The Ledges of St. George Northgate Peaks Owners Association**

This First Amendment to the Bylaws of The Ledges of St. George Northgate Peaks Owners Association is made by the undersigned Declarant acting under Section 14.3 of the Bylaws of The Ledges of St. George Northgate Peaks Owners Association (which were adopted by Declarant and recorded on September 14, 2015 as Exhibit B to the Neighborhood Declaration for The Ledges of St. George Northgate Peaks, DOC #20150032432, "Northgate Peaks Declaration"), hereinafter referred to as the "Bylaws."

Recitals

A. Section 14.3 of the Bylaws grants to Declarant, during the Declarant Control Period, the unilateral right to alter, amend or repeal the Bylaws, in whole or in part, with or without notice to the Class A Members.

B. Exercising its rights under Section 14.3, Declarant hereby adopts the following amendments.

Amendments

1. Section 5.2 of the Bylaws is amended in its entirety to read as follows:

**5.2. Number.** The affairs of this Neighborhood Association shall be managed by a Neighborhood Board of Directors consisting of at least five qualified persons. The number of directors may range between three and nine directors. The number of persons constituting the whole Neighborhood Board of Directors may be fixed from time to time within this range by resolution of the Neighborhood Board of Directors. Notwithstanding the foregoing, during the Declarant Control Period only the Declarant may determine the number of persons constituting the Neighborhood Board of Directors and may unilaterally expand or contract the number of Board members, as long as such number remains within the same range as set forth above in this Section 5.2.

2. Section 5.3 of the Bylaws is amended in its entirety to read as follows:

**5.3. Term of Office; Staggered Terms.** At the first annual meeting at which Members elect the Directors, the two persons obtaining the highest number of

votes shall serve for two years and all others shall serve for one year. Thereafter, and subject to the Declarant's rights during the Declarant Control Period as set forth in Section 5.6, upon the expiration of the initial term of each director, his or her successor shall be elected for two-year terms. Nothing prevents any person from serving as a director for successive terms or more than one term if duly elected by the Members.

3. Section 5.4 of the Bylaws is amended in its entirety to read as follows:

**5.4. Removal.** Any Director may be removed from the Neighborhood Board with cause, by a majority vote of the Members of the Neighborhood Association. Any Director who is absent from three consecutive Neighborhood Board meetings is automatically removed from the Neighborhood Board unless otherwise determined by the Neighborhood Board. In the event of a vacancy on the Neighborhood Board resulting from the death, resignation, or removal of a Director, the remaining Directors shall select a successor to serve for the unexpired term of his or her predecessor or until special election of a successor. If any such vacancy occurs during the Declarant Control Period, the vacancy is subject to the Declarant's exclusive appointment rights set forth in Section 5.6.

4. Section 5.6 of the Bylaws is amended in its entirety to read as follows:

**5.6. Directors During Declarant Control Period.** Notwithstanding anything in the Bylaws to the contrary, the Declarant acting in its sole discretion has the right to appoint Directors during the Declarant Control Period. During the Declarant Control Period, Directors serve at the pleasure of the Declarant. There shall be no requirement for the election of Directors as forth in Article 6 until the termination of the Declarant Control Period unless the Declarant expressly provides otherwise in writing. If an election of Directors by the Class A Members either has occurred or is permitted to occur during the Declarant Control Period, any such Director so elected may serve through the end of the term for which that person was elected and, upon the expiration of such term, the Declarant has the right to appoint a new Director pursuant to this section.

5. All other terms of the Bylaws that do not conflict with the terms of this amendment remain in effect.

6. Pursuant to Section 14.5, this amendment is immediately effective upon adoption by Declarant and recording pursuant to Utah Code § 57-8a-216(3).

Declarant

Ledges Management and Planning, LLC  
a Utah limited liability company

By: Gilbert M Jennings  
Its: Manager  
Date: DECEMBER 29, 2023

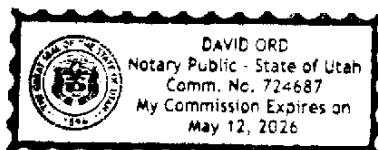
Gilbert M Jennings

STATE OF UTAH )  
 ) ss.  
COUNTY OF WASHINGTON )

On this 29<sup>th</sup> day of December, 2023, before me personally appeared Gilbert Jennings 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 say that he is the Manager of Ledges Management and Planning, LLC, a Utah limited liability company, and that the foregoing document was signed by him on behalf of that company, he being duly authorized to do so.

David Ord

Notary Public



## The Ledges of St. George Northgate Peaks

### Legal Description

#### Northgate Peaks Phase 1

Parcel # SG-6-1-23-2302, SG-NGP-1-1401,1402,1403,1404,1405,1406,1407,1408,1409,1410

BEGINNING AT A POINT SOUTH 88°52'06" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN LINE, A DISTANCE OF 347.609 FEET AND NORTH 739.208 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 23. (BASIS OF BEARING BEING SOUTH 88°40'34" EAST BETWEEN THE SOUTH QUARTER CORNER OF SECTION 22 AND THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN), AND RUNNING THENCE NORTH 02°41'04" WEST 50.000 FEET; THENCE NORTH 06°03'40" WEST 30.141 FEET; THENCE NORTH 11°43'27" EAST 66.527 FEET; THENCE NORTH 04°29'03" WEST 323.546 FEET; THENCE NORTH 85°59'51" EAST 145.027 FEET TO A POINT ON THE ARC OF A 620.000 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (RADIUS POINT BEARS NORTH 85°59'51" EAST); THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°28'54", A DISTANCE OF 5.213 FEET; THENCE SOUTH 04°29'03" EAST 35.549 FEET; THENCE NORTH 85°30'57" EAST 148.279 FEET; THENCE SOUTH 03°59'16" EAST 89.889 FEET; THENCE SOUTH 04°29'03" EAST 100.372 FEET; THENCE SOUTH 04°05'18" EAST 98.320 FEET; THENCE SOUTH 01°39'56" WEST 124.174 FEET; THENCE SOUTH 08°53'31" WEST 80.711 FEET TO A POINT ON THE ARC OF A 475.000 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (RADIUS POINT BEARS NORTH 08°53'31" EAST); THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°44'09", A DISTANCE OF 39.262 FEET, THENCE SOUTH 13°37'40" WEST 50.000 FEET TO A POINT ON THE ARC OF A 525.000 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (RADIUS POINT BEARS NORTH 13°37'40" EAST); THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°15'14", A DISTANCE OF 112.283 FEET; THENCE NORTH 64°07'05" WEST 78.738 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 117.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 28°33'58", A DISTANCE OF 58.583 FEET TO THE POINT OF BEGINNING.

#### Northgate Peaks Phase 2

Parcel # SG-NGP-2-1411,1412,1413,1414,1415,1416,1417,1418,1419,1420

SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 88°52'06" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN LINE, A DISTANCE OF 330.304 FEET AND NORTH 1206.479 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 23. (BASIS OF BEARING BEING SOUTH 88°40'34" EAST BETWEEN THE SOUTH QUARTER CORNER OF SECTION 22 AND THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN), AND RUNNING THENCE NORTH 04°29'03" WEST 11.440 FEET; THENCE NORTH 01°47'31" WEST 76.502 FEET; THENCE NORTH 06°56'09" EAST 315.245 FEET; THENCE NORTH 05°36'49" EAST 57.500 FEET; THENCE SOUTH 84°23'11" EAST 122.816 FEET; THENCE SOUTH 89°34'24" EAST 165.049 FEET; THENCE SOUTH 00°17'43" WEST 32.500 FEET; THENCE SOUTH 05°10'21" WEST 107.302 FEET; THENCE SOUTH 06°55'40" WEST 100.668 FEET; THENCE SOUTH 05°33'25" WEST 105.146 FEET; THENCE SOUTH 00°25'36" WEST 106.252; THENCE SOUTH 03°59'16" EAST 13.547 FEET TO THE NORTHEAST CORNER OF SAID LEDGES OF ST. GEORGE NORTHGATE PEAKS - PHASE 1 SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (4) FOUR COURSES: (1) SOUTH 85°30'57" WEST 148.279 FEET; (2) NORTH 04°29'03" WEST 35.549 FEET TO A POINT OF CURVATURE; (3) RUNNING SOUTH WESTERLY ALONG THE ARC OF

A 620.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°28'54", A DISTANCE OF 5.213 FEET; AND (4) SOUTH 85°59'51" WEST 145.027 FEET TO THE POINT OF BEGINNING.

**Northgate Peaks Phase 3**

**Parcel # SG-NGP-3-1421,1422,1423,1424,1425,1426,1427,1428,1429,1430**

BEGINNING AT THE NORTHEAST CORNER OF THE LEDGES OF ST. GEORGE NORTHGATE PEAKS - PHASE 2 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 88°52'06" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN LINE, A DISTANCE OF 658.046 FEET AND NORTH 1657.741 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 23. (BASIS OF BEARING BEING SOUTH 88°40'34" EAST BETWEEN THE SOUTH QUARTER CORNER OF SECTION 22 AND THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN), AND RUNNING THENCE ALONG THE NORTH LINE OF SAID LEDGES OF ST. GEORGE NORTHGATE PEAKS- PHASE 2 THE FOLLOWING (2) TWO COURSES: (1) NORTH 89°34'24" WEST 165.049 FEET; AND (2) NORTH 84°23'11" WEST 122.816 FEET; THENCE NORTH 05°36'49" EAST 12.500 FEET; THENCE NORTH 84°23'11" WEST 9.554 FEET; THENCE NORTH 01°35'11" WEST 366.514 FEET; THENCE NORTH 16°20'24" EAST 87.617 FEET; THENCE SOUTH 74°43'44" EAST 112.604 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 74°43'44" EAST); THENCE ALONG THE ARC OF A 522.500 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02°43'28", A DISTANCE OF 24.846 FEET; THENCE SOUTH 72°00'15" EAST 241.549 FEET; THENCE SOUTH 17°22'56" WEST 52.529 FEET; THENCE SOUTH 15°02'58" WEST 107.127 FEET; THENCE SOUTH 09°04'18" WEST 108.892 FEET; THENCE SOUTH 02°47'30" WEST 66.227 FEET; THENCE SOUTH 00°25'36" WEST 69.331 FEET TO THE POINT OF BEGINNING.

**Northgate Peaks Phase 4**

**Parcel # SG-NGP-4-1431,1432,1433,1434,1435,1436,1437,1438**

BEGINNING AT THE SOUTHEAST CORNER OF THE LEDGES OF ST. GEORGE NORTHGATE PEAKS - PHASE 3 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 88°52'06" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN LINE, A DISTANCE OF 376.938 FEET AND NORTH 2129.259 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 23. (BASIS OF BEARING BEING SOUTH 88°40'34" EAST BETWEEN THE SOUTH QUARTER CORNER OF SECTION 22 AND THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN), AND RUNNING THENCE NORTH 16°20'24" EAST 382.487 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 39°42'59" EAST); THENCE ALONG THE ARC OF A 322.500 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 42°45'01", A DISTANCE OF 240.629 FEET; THENCE NORTH 82°28'01" EAST 5.000 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 82°28'01" EAST); THENCE ALONG THE ARC OF A 317.500 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 08°51'31", A DISTANCE OF 49.090 FEET; THENCE NORTH 01°19'32" EAST 163.688 FEET TO THE SOUTHERLY BOUNDARY OF THE WINCHESTER HILLS SUBDIVISION || SECOND AMENDED, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 88°40'28" EAST ALONG SAID SUBDIVISION BOUNDARY, A DISTANCE OF 35.000 FEET; THENCE SOUTH 01°19'32" WEST 140.000 FEET; THENCE SOUTH 88°40'28" EAST 5.000 FEET; THENCE SOUTH 01°19'32" WEST 23.688 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 277.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°15'25", A DISTANCE OF 437.140 FEET; THENCE SOUTH 88°55'53" EAST 69.588 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 272.500 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°31'12", A DISTANCE OF 64.301 FEET TO THE EASTERNLY BOUNDARY OF THE LEDGES OF ST. GEORGE HIDDEN PINYON - PHASE 3 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SUBDIVISION BOUNDARY

THE FOLLOWING (4) FOUR COURSES: (1) SOUTH  $14^{\circ}35'19''$  WEST 47.500 FEET; (2) SOUTH  $24^{\circ}53'03''$  WEST 130.853 FEET; (3) SOUTH  $04^{\circ}39'45''$  WEST 203.993 FEET; AND (4) SOUTH  $17^{\circ}22'56''$  WEST 42.031 FEET TO THE NORTHEASTERLY CORNER OF SAID LEDGES OF ST. GEORGE NORTHGATE PEAKS - PHASE 3 SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (3) THREE COURSES: (1) NORTH  $72^{\circ}00'15''$  WEST 241.549 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH  $72^{\circ}00'15''$  EAST); (2) RUNNING SOUTHWESTERLY ALONG THE ARC OF A 522.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF  $02^{\circ}43'28''$ , A DISTANCE OF 24.846 FEET; AND (3) NORTH  $74^{\circ}43'44''$  WEST 112.604 FEET TO THE POINT OF BEGINNING.