

7 West Springs Townhomes Assoc
225 N Valley View Dr #12
At George, Ut 84770

DOC # 20240010772

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Amended Restrictive Covenants
Gary Christensen Washington County Recorder
04/09/2024 11:32:27 AM Fee \$ 40.00
By WEST SPRINGS TOWNHOMES ASSOC



Amendn
Declaration of
Conditions, and

For

West Springs Townhomes Association
(Phases 1 - 6)

Date: April 1, 2024

Subject: Approval Amendment 5 to CC&Rs: Prohibit Leases

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 5 to their CC&Rs.

I certify that on March 28, 2024, the ballots were counted by two representatives from the Board of Directors, Faye Richman and Steve Chandler. The ballots were handled in a proper manner and the vote count is accurate. The results of the vote are 89 FOR and 13 AGAINST.

The ballots shall remain in a confidential digital file with the Association 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:

James H. Daley, President
West Springs Townhomes Association

Attachment: Amendment 5

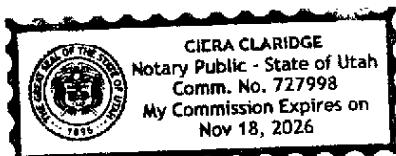
State of Utah)

:ss

County of Washington)

On the 8th day of April, 2024, personally appeared before me, James Daley, who being duly sworn, did say that James H. Daley is 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



Amendment Five (5) to
Declaration of Covenants, Conditions, and Restrictions
West Springs Townhomes Association
(A Planned Unit Development)
Phases 1 – 6
Prohibit Leases

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 3, is 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.)

Section 10.2 is Amended as follows:

Section 10.2. Number of Leased Units. The West Springs Townhomes Association **prohibits rentals/leases** in accordance with Utah Code 57-8a-209. Hardship exceptions may be requested in accordance with Utah Code 57-8a-209(2). Lots currently leased as of this date are grandfathered in accordance with 57-8a-209(2)(b). (Emphasis added.)

Effect on Other Documents: Amendments two (2) and three (3) are obsolete. All other requirements in Article 10 remain unchanged.

Effective date: April 1, 2024