

Bylaws Page 1 of 3
Gary Christensen Washington County Recorder
06/12/2024 02:06:18 PM Fee \$40.00 By SNOW
JENSEN & REECE

When Recorded, Return To:

Lewis P. Reece
SNOW JENSEN & REECE
912 W. 1600 S. Suite B-200
St. George, UT 84770

AMENDMENT TO THE BYLAWS OF THE LEDGES OF ST. GEORGE MASTER OWNERS ASSOCIATION, A UTAH NON-PROFIT CORPORATION

This is an Amendment to the Bylaws of The Ledges of St. George Master Owners Association (hereinafter "Bylaws"), which amendment shall be effective upon Declarant's execution of the same. The real property affected by the Bylaws is more particularly described in **Exhibit A** attached.

Pursuant to Article 15.2 of the Bylaws, Declarant hereby amends the Bylaws as follows, notwithstanding anything in the Bylaws or previous amendments to the Bylaws to the contrary:

All language in the Bylaws that excepts or excludes any assessments against the "Declarant" or that exempts the "Declarant's" property from any lien or assessment applies only to the undersigned Declarant and to those to whom the undersigned Declarant has given a written exception as a partial declarant, and to no other person or entity or Unit or Owner who claims any status as a declarant. In other words, except for the undersigned Declarant and those to whom the undersigned Declarant has given a written exception as a partial declarant, all other Units and Owners are subject to the various assessments described in Article 4 of the Master Declaration regardless of the time when or how they acquired title to the Unit.

The Bylaws are amended to include the following language: "Notwithstanding anything herein to the contrary or anything in the ACC rules and regulations to the contrary, no plans and specifications of any kind, nature, shape, height, materials, colors, location, etc., shall be approved or shall be deemed approved by the ACC or the Board absent an affirmative written notice of approval by the ACC or the Board."

The Board may levy a fine or penalty not to exceed, for each violation, up to Five Hundred Dollars (\$500.00) per day against any Unit or Owner who violates the Declaration, the Bylaws or any rule or regulation established pursuant to the authority of the Declaration or the Bylaws. The Board may establish time frames and requirements for written notice, hearings, and cure periods for Units or Owners prior to levying such fine or penalty. Any fine or penalty levied by the Board or under authority of the Board shall be treated as an assessment recoverable by the Association under and collectable in accordance with Article 4 of the Master Declaration.

Except as amended herein, all other existing provisions of the Bylaws and amendments thereto shall remain in effect.

(Signatures on the Next Page)

IN WITNESS WHEREOF, the undersigned, as the Declarant herein, has hereunto set its hand this 21 day of May, 2024.

DECLARANT

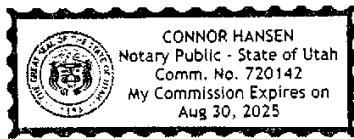
Valderra Development, LLC
By: Valderra Investment Partners, LLC,
Manager

By: DMS Services, LLC, Manager

By Charlene Huber
Charlene Huber, Trustee of the Alan E.
Wright Revocable Trust, uad, January 3,
2018, Manager.

STATE OF UTAH)
: ss
COUNTY OF SALT LAKE)

SUBSCRIBED, SWORN AND ACKNOWLEDGED BEFORE ME this 21 day of May, 2024, by Charlene Huber, Trustee of the Alan E. Wright Revocable Trust, uad, January 3, 2018, which is the manager of DMS Services, LLC, which is the manager of Valderra Investment Partners, LLC, which is the manager of Valderra Development, LLC.



Notary Public
Residing at: Millecreek, UT

EXHIBIT A
(Legal Description)

All lots in the following recorded subdivisions, according to the Official Plats thereof on file in the Office of the County Recorder of Washington County, State of Utah, to wit:

The Ledges of St George – Phase 1 Amended

The Ledges of St George – Phase 2

The Ledges of St George – Phase 4

The Ledges of St George – Phase 5

The Ledges of St George – Phase 6

The Ledges of St George – Phase 8

The Ledges of St George – Phase 10

The Ledges of St George – Phase 5 & Phase 10 Partial Amendment A

Tax ID Numbers:

SG-LOSG-1-101 through SG-LOSG-1-128

SG-LOSG-2-201 through SG-LOSG-2-251

SG-LOSG-4-401 & SG-LOSG-4-402

SG-LOSG-5-501 through SG-LOSG-5-534

SG-LOSG-6-601 through SG-LOSG-6-621

SG-LOSG-8-801 through SG-LOSG-8-812

SG-LOSG-10-1001 through SG-LOSG-10-1041

SG-LOSG-10-1011-A & SG-LOSG-10-1012-A-1-B

SG-LOSG-5-519-A-1-A & SG-LOSG-10-1012-B