

Amended Restrictive Covenants Page 1 of 3  
Gary Christensen Washington County Recorder  
03/04/2025 04:07:58 PM Fee \$392.00 By MILLER  
HARRISON LLC

Recorded at the request of:  
Canyon Breeze Owners Association

Record against the Property  
described in Exhibit A

After Recording mail to:  
Canyon Breeze Owners Association  
P.O. Box 3333  
St. George Utah 84771

**SECOND AMENDMENT TO THE AMENDED  
AND RESTATED DECLARATION OF  
COVENANTS CONDITIONS AND  
RESTRICTIONS OF  
CANYON BREEZE R.V. RESORT**

(A community Intended and Managed For  
Housing Older Persons, 55 Year of Age or Older)

As more particularly stated herein, this Second Amendment to the Amended and Restated Declaration of Covenants Conditions and Restrictions of Canyon Breeze R.V. Resort (hereinafter "Amendment"), amends the following:

- (i) Amended and Restated Declaration of Canyon Breeze R.V. Resort recorded with the Washington County Recorder on April 20, 2010, as Doc. No. 20100012612; and
- (ii) Any and all supplements or amendments to the Declaration prior to the date of this Amendment, whether or not such were recorded in the records of the Washington County Recorder (the foregoing are collectively referred to herein as the "Declaration").

This Amendment is undertaken pursuant to Article 14.1 of the Declaration which provides that the Declaration may be amended by an affirmative vote of at least sixty percent (60%) of total votes of the Association. This Amendment shall be effective upon recordation in the Office of the Recorder of Washington County, State of Utah. (the "Amendment Date"). All of the Property known as "Canyon Breeze R.V. Resort" (described in Exhibit A attached hereto and made a part hereof) shall be held, sold, and conveyed subject to the Declaration as amended by this Amendment.

**Article VI, Section 2(c)**

The following amends, wholly replaces, and substitutes for Section 2(c) of Article VI in the Declaration – all other terms of the Declaration and other Governing Documents that do not contradict the terms of this Amendment shall remain in full force and effect. In the event of a conflict between this Amendment and the Declaration, the Articles of Incorporation, the Bylaws, or the Rules and Regulations ("Governing Documents"), this Amendment shall control.

SECTION 2(c) OF ARTICLE VI OF THE DECLARATION IS REPLACED IN ITS ENTIRETY AS FOLLOWS:

**Section 2(c) Amendment.** All lots shall be used only for single family residential purposes as Housing for Older Persons, and no professional or commercial use shall be made of the same, or any portion thereof, nor shall any resident's use of a lot endanger the health or disturb the reasonable enjoyment of any other owner or resident. No Lot shall be used, occupied or altered in violation of law, so as to create a nuisance or interfere with the rights of any owner or in a way that would result in an increase in the cost of insurance covering the Common Areas. Carports and other outdoor parking facilities may be permitted with prior written approval of the Architectural Control Committee. All structures shall be constructed in accordance with the zoning and building ordinances of The City of Washington.

IN WITNESS WHEREOF, the undersigned has executed this Amendment on this 27 day of FEB, 2025

CANYON BREEZE R.V. RESORT

By \_\_\_\_\_  
Its: President

By: Larry Overson

STATE OF UTAH )

County of Washington )

On the 27th day of February, 2025, personally appeared before me Andrew Jessop - Notary who being by me duly sworn, did say that he/she is the President of Canyon Breeze R.V. Resort a Utah nonprofit corporation, the authorized individual empowered to sign this Amendment and that the Amendment was signed on behalf of said Association and said person acknowledged to me that said Association authorized the execution of the same.

\_\_\_\_\_  
NOTARY PUBLIC

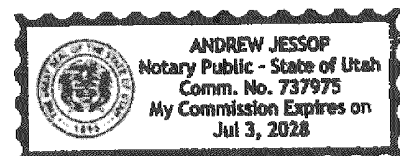


EXHIBIT "A"  
(Legal Description)

All of Canyon Breeze R.V. Resort, according to the official plat recorded in the office of the Washington County Recorder as Entry No. 00269798 on December 17, 1984.

Lots 1-186

Parcel No. W-CBRV-1 through W-CBRV-186.