

Amended Restrictive Covenants Page 1 of 3
Gary Christensen Washington County Recorder
04/21/2025 02:36:16 PM Fee \$90.00 By
HURRICANE VALLEY DEVELOPERS

When Recorded return to:
Hurricane Valley Developers, LLC
321 N Mall Drive Suite O-202
St. George, Utah 84790

**AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
SAND HOLLOW VILLAGE SUBDIVISION**

This AMENDMENT to the DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR SAND HOLLOW VILLAGE SUBDIVISION (this "Amendment") is adopted by Hurricane Valley Developers, LLC, a Utah limited liability company ("Declarant").

RECITALS

1. The DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

FOR SAND HOLLOW VILLAGE SUBDIVISION was recorded in the office of the County Recorder of Washington County, Utah on or about the 22nd day of May, 2024 as Entry No. 20240016035 of the Official Records (the "Declaration").

2. The Declarant desires to grant certain rights, privileges, and restrictions to the Owners of Lots in said Sand Hollow Village Subdivision's Phases 1 as set forth in number 5.15 of said declaration.
3. Hurricane Valley Developers, LLC is the Declarant as identified and set forth in the Declaration.
4. Hurricane Valley Developers, LLC has the right to amend the Declaration as set forth in the Declaration.
5. The following amendment to the Declaration affects the real property located in Washington County, Utah described with particularity in the attached legal description hereto and incorporated herein by this reference.

AMENDMENT

NOW, THEREFORE, for the purposes recited above and for the benefit of the Lot Owners thereof, Declarant hereby executes this AMANDMENT to the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SAND HOLLOW VILLAGE SUBDIVISION PHASE 1 for and on behalf of all the Lot owners.

1. No. 5.15 Roofs and Roofing Materials is hereby Amended to read as follows: Flat roofs are permitted with the maximum roof pitch 12/12. Roofing material shall be limited to metal roofing, flat or "S" concrete or slate tiles. Roofing on sheds or outbuildings can be asphalt shingle. Colors shall be grey,

subdued earth tones, or such other colors as may be allowed by the ACC. No asphalt shingle, wood shakes or other shingle roofs are allowed in any form on houses. With the exception of normal exhaust fans, vents, pipes and chimneys, nothing is permitted to break the visual lines of the roof. All solar collectors must be designed and built integral to the roof and may not protrude more than six (6) inches above it. Air conditioners, heaters, swamp coolers, TV and radio antennas, flagpoles, satellite and radar receivers and other such mechanical implements are not permitted on roofs, unless submitted to and approved by the ACC.

2. **Incorporation of Prior Terms.** It is expressly agreed that this Amendment is supplemental to the Declaration which is by reference made a part hereof, and all the terms, conditions, and provisions thereof, unless specifically modified herein, are to apply to this Amendment as made a part of this Amendment as though they were expressly rewritten, incorporated and included herein. In the event of any conflict, inconsistency or incorrectly between the provision of this Amendment and any of the provisions of the Declaration, the former shall in all respects govern and control.
3. **Covenant Binding.** The provisions of this Amendment will be a covenant which runs with the land and is binding on all heirs, successors, and assigns.
4. **Effective Date.** The effective date of this AMENDMENT to the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR Sand Hollow Subdivision is the date the document is recorded in the office of the County Recorder of Washington County.

IN WITNESS WHEREOF, the Declarant executes this Amendment of the date below and verifies that this Amendment was adopted properly pursuant to the terms of the Declaration.

DATED: April 21st, 2025

Hurricane Valley Developers, LLC., a Utah Limited Liability Company

By: Eugene Gordon, Inc., a Utah Corporation

Its: Manager

By: 

Jared Westhoff, President

State of Utah County of Washington

On this the 21st day of April, 2025 personally appeared before me Jared Westhoff, who being personally known to me (or satisfactorily proved to me), and who being by me duly sworn did say that he is the President of Eugene Gordon, Inc., a Utah Corporation, Manager of Hurricane Valley Developers, LLC., a Utah Limited Liability Company and that he executed the foregoing Amendment of Declaration on behalf of said Hurricane Valley Developers, LLC., a Utah Limited Liability Company being authorized and empowered to do so by the governing documents of said Hurricane Valley Developers, LLC., a Utah Limited Liability Company or resolution of its owners, and he acknowledged before me that such Hurricane Valley Developers, LLC., a Utah Limited Liability Company executed the same for the uses and purposes stated therein.



Notary Public

My Commission Expires

EXHIBIT A
Legal Description

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N89°31'38" W 591.90 FEET; THENCE NORTH 736.64 FEET TO THE POINT OF BEGINNING; THENCE N89°18'42" W 913.24 FEET TO THE EASTERLY BOUNDARY OF ANTENNA AVENUE; THENCE N31°12'43"E ALONG SAID BOUNDARY 22.07 FEET; THENCE NORTHERLY ALONG THE ARC OF A 512.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 272.92 FEET, THROUGH A CENTRAL ANGLE OF 30°32'28" (LONG CHORD BEARS: N15°56'29"E 269.70 FEET); THENCE N00°40'17"E 251.78 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 31.42 FEET, THROUGH A CENTRAL ANGLE OF 90°01'01" (LONG CHORD BEARS: N45°40'47"E 28.29 FEET) TO THE SOUTH BOUNDARY LINE OF TURF SOD ROAD; THENCE S89°18'42"E 831.16 FEET TO A POINT OF CUSP; THENCE SOUTHWESTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 31.42 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (LONG CHORD BEARS: S45°41'18"W 28.28 FEET); THENCE S00°41'18"W 70.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 31.42 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (LONG CHORD BEARS: S44°18'42"E 28.28 FEET); THENCE S00°41'18"W 52.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET AND A RADIAL BEARING OF S00°41'18"W, A DISTANCE OF 31.42 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (LONG CHORD BEARS: S45°41'18"W 28.28 FEET); THENCE S00°41'18"W 181.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 31.42 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (LONG CHORD BEARS: S44°18'42"E 28.28 FEET); THENCE S00°41'18"W 52.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET AND A RADIAL BEARING OF S00°41'18"W, A DISTANCE OF 31.42 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (LONG CHORD BEARS: S45°41'18"W 28.28 FEET); THENCE S00°41'18"W 95.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 467,785 SQUARE FEET OR 10.739 ACRES.

All of Lots 1-34, SAND HOLLOW VILLAGE PHASE 1, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.
H-4-2-11-321, H-4-2-11-322,
H-SHVL-1-1, H-SHVL-1-2, H-SHVL-1-3, H-SHVL-1-4, H-SHVL-1-5, H-SHVL-1-6, H-SHVL-1-7, H-SHVL-1-8, H-SHVL-1-9, H-SHVL-1-10, H-SHVL-1-11, H-SHVL-1-12, H-SHVL-1-13, H-SHVL-1-14, H-SHVL-1-15, H-SHVL-1-16, H-SHVL-1-17, H-SHVL-1-18, H-SHVL-1-19, H-SHVL-1-20, H-SHVL-1-21, H-SHVL-1-22, H-SHVL-1-23, H-SHVL-1-24, H-SHVL-1-25, H-SHVL-1-26, H-SHVL-1-27, H-SHVL-1-28, H-SHVL-1-29, H-SHVL-1-30, H-SHVL-1-31, H-SHVL-1-32, H-SHVL-1-33, and H-SHVL-1-34