

Amended Restrictive Covenants Page 1 of 8
Gary Christensen Washington County Recorder
09/18/2025 01:36:37 PM Fee \$1,588.00 By MILLER
HARRISON LLC

WHEN RECORDED RETURN TO:

St. George 730, LLC
619 S. Bluff St. Tower I, Ste. 201
St. George, UT 84770

**THIRD AMENDMENT TO THE MASTER DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR DIVARIO**

This THIRD AMENDMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DIVARIO ("**Third Amendment**") is executed and adopted by St. George 730, LLC, a Nevada limited liability company ("**Declarant**").

RECITALS

A. The *Master Declaration of Covenants, Conditions, and Restrictions for Divario* was recorded with the Washington County Recorder's Office on October 2, 2019, as Entry No. 20190040541 ("**Declaration**").

B. The *First Amendment to the Master Declaration of Covenants, Conditions, and Restrictions for Divario* was recorded with the Washington County Recorder's Office on November 11, 2020, as Entry No. 20200064159.

C. The *Second Amendment to the Master Declaration of Covenants, Conditions, and Restrictions for Divario* was recorded with the Washington County Recorder's Office on September 8, 2025, as Entry No. 20250030691.

D. This Third Amendment affects the real property located in Washington County, described with particularity on Exhibit A, which exhibit is attached hereto and incorporated herein by reference.

E. The Association desires to amend the Declaration to clarify there are no assessment exemptions for Lots with unbuilt Units.

F. Pursuant to Article 22, Section 22.1 of the Declaration, the undersigned hereby certifies that this Third Amendment was approved by the Declarant pursuant to its unilateral amendment power.

G. As of the date of the recording of this Third Amendment, the Declarant Rights Period remains in effect and Declarant owns one or more Units in the Community.

H. Unless otherwise defined herein, all capitalized terms shall have the meanings defined in the Declaration.

AMENDMENT

NOW, THEREFORE, in consideration of the foregoing Recitals, the Declarant hereby executes this Third Amendment, which shall be effective as of its recording date with the Washington County Recorder.

(1) **Amendment No. 1.** The second paragraph of Article 8, Section 8.1 shall be deleted in its entirety and replaced by the following:

“No Assessments shall be levied upon unsubdivided parcels. Assessments shall commence for each Lot or Unit on the date the subdivision map is Recorded establishing such Lot or Unit.”

(2) **Conflicts.** All provisions of the Declaration not specifically amended in this Third Amendment shall remain in full force and effect. In the case of any conflict between the provisions of this document and the provisions of the Declaration or any prior amendments, the provisions of this document shall in all respects govern and control.

(3) **Incorporation and Supplementation of Declaration.** This document is supplemental to the Declaration, which by reference is made a part hereof, and all the terms, definitions, covenants, conditions, restrictions, and provisions thereof, unless specifically modified herein, are to apply to this document and are made a part hereof as though they were expressly rewritten, incorporated, and included herein.

* * * *

IN WITNESS WHEREOF, the Declarant has executed and adopted this Third Amendment this 11th day of September, 2025.

DECLARANT
ST. GEORGE 730, LLC
a Nevada limited liability company

By: [Signature]

Name: MARK A. SCHNIPEL

Title: MANAGER

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On the 11th day of September, 2025, personally appeared before me Mark A. Schnippel who by me being duly sworn, did say that she/he is an authorized representative of St. George 730, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: [Signature]

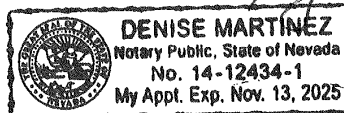


EXHIBIT A
SUBJECT PROPERTY DESCRIPTION

All of **CIRCOLO VILLAS SUBDIVISION**, according to the official plat thereof recorded with the Washington County Recorder on June 30, 2025, as Entry Number 20250022331.

Parcel Numbers: **SG-CIRV-1, SG-CIRV-2, SG-CIRV-3, SG-CIRV-A**

All of **RILASSANTE AT DIVARIO**, according to the official plat thereof recorded with the Washington County Recorder on June 24, 2025, as Entry Number 20250021729.

Parcel Numbers: **SG-RAD-1, SG-RAD-A, SG-RAD-B**

All of **ASCESA AT DIVARIO**, according to the official plat thereof recorded with the Washington County Recorder on April 25, 2023, as Entry Number 20230011459.

Parcel Numbers: **SG-ASD-1, SG-ASD-A**

All of **SALARNO HILLS AT DIVARIO PHASE 1**, according to the official plat thereof recorded with the Washington County Recorder on June 3, 2022, as Entry Number 20220029519.

Parcel Numbers: **SG-SHD-1-9 through SG-SHD-1-24, SG-SHD-1-A, SG-SHD-1-COMMON
SG-SHD-1-42 through SG-SHD-1-62**

All of **SALARNO HILLS AT DIVARIO PHASE 2**, according to the official plat thereof recorded with the Washington County Recorder on July 11, 2024, as Entry Number 20240021871.

Parcel Numbers: **SG-SHD-2-1 through SG-SHD-2-8, SG-SHD-2-25 through SG-SHD-2-41
SG-SHD-2-63 through SG-SHD-2-79, SG-SHD-2-A**

All of **ROSALIA RIDGE AT DIVARIO**, according to the official plat thereof recorded with the Washington County Recorder on October 19, 2023, as Entry Number 20230031366.

Parcel Numbers: **SG-ROSA-1 through SG-ROSA-47, SG-ROSA-A, SG-ROSA-COMMON**

All of **VARANO VISTAS AT DIVARIO**, according to the official plat thereof recorded with the Washington County Recorder on August 4, 2020, as Entry Number 20200040663.

Parcel Numbers: **SG-VAR-1 through SG-VAR-43**

All of **VARANO VISTAS AT DIVARIO PHASE 2**, according to the official plat thereof recorded with the Washington County Recorder on June 11, 2021, as Entry Number 20210041197.

Parcel Numbers: **SG-VAR-2-44 through SG-VAR-2-85, SG-VAR-2-COMMON**

All of **VARANO VISTAS AT DIVARIO PHASE 3**, according to the official plat thereof recorded with the Washington County Recorder on February 22, 2022, as Entry Number 20220010413.

Parcel Numbers: SG-VAR-3-86 through SG-VAR-3-138, SG-VAR-3-A

All of **CECITA CREST AT DIVARIO PHASE 1**, according to the official plat thereof recorded with the Washington County Recorder on August 25, 2020, as Entry Number 20200045071.

Parcel Numbers: SG-CCD-1-1 through SG-CCD-1-50

All of **CECITA CREST AT DIVARIO PHASE 2**, according to the official plat thereof recorded with the Washington County Recorder on November 18, 2021, as Entry Number 20210074081.

Parcel Numbers: SG-CCD-2-51 through SG-CCD-2-87

All of **CECITA CREST AT DIVARIO PHASE 3**, according to the official plat thereof recorded with the Washington County Recorder on November 29, 2023, as Entry Number 20230035698.

Parcel Numbers: SG-CCD-3-103 through SG-CCD-3-167, SG-CCD-3-A
SG-CCD-3-201 through SG-CCD-3-208, SG-CCD-3-COMMON

All of **CECITA CREST AT DIVARIO PHASE 3 PARTIAL AMENDMENT "A"**, according to the official plat thereof recorded with the Washington County Recorder on October 2, 2024, as Entry Number 20240031144.

Parcel Numbers: SG-CCD-3-12, SG-CCD-3-123-PT-A

All of **CECITA CREST AT DIVARIO PHASE 4**, according to the official plat thereof recorded with the Washington County Recorder on November 30, 2023, as Entry Number 20230035785.

Parcel Numbers: SG-CCD-4-88 through SG-CCD-4-102, SG-CCD-4-COMMON
SG-CCD-4-168 through SG-CCD-4-200

All of **CASCATA AT DIVARIO PHASE 1**, according to the official plat thereof recorded with the Washington County Recorder on December 9, 2020, as Entry Number 20200070815.

Parcel Numbers: SG-CAD-1-1 through SG-CAD-1-9, SG-CAD-1-13 through SG-CAD-1-16
SG-CAD-1-18 through SG-CAD-1-26

All of **CASCATA AT DIVARIO PHASE 1B**, according to the official plat thereof recorded with the Washington County Recorder on January 28, 2021, as Entry Number 20210006130.

Parcel Numbers: SG-CAD-1B-10

All of **CASCATA AT DIVARIO PHASE 2**, according to the official plat thereof recorded with the Washington County Recorder on September 27, 2021, as Entry Number 20210063316.

Parcel Numbers: SG-CAD-2-11, SG-CAD-2-12, SG-CAD-2-17
SG-CAD-2-27 through SG-CAD-2-30

All of **CASCATA AT DIVARIO PHASE 3**, according to the official plat thereof recorded with the Washington County Recorder on May 17, 2022, as Entry Number 20220026792.

Parcel Numbers: SG-CAD-3-6, SG-CAD-3-31 through SG-CAD-3-40

All of **CASCATA AT DIVARIO PHASE 4**, according to the official plat thereof recorded with the Washington County Recorder on December 22, 2022, as Entry Number 20220054042.

Parcel Numbers: SG-CAD-4-41 through SG-CAD-4-92, SG-CAD-4-A, SG-CAD-4-B

All of **ARANCIO POINT AT DIVARIO PHASE 1**, according to the official plat thereof recorded with the Washington County Recorder on April 27, 2021, as Entry Number 20210030015.

Parcel Numbers: SG-APD-1-10 through SG-APD-1-48, SG-APD-1 PARCEL A

All of **ARANCIO POINT AT DIVARIO PHASE 2**, according to the official plat thereof recorded with the Washington County Recorder on September 21, 2021, as Entry Number 20210062141.

Parcel Numbers: SG-APD-2-1 through SG-APD-2-9

All of **SENTIERI CANYON AT DIVARIO – AMENDED & EXTENDED**, according to the official plat thereof recorded with the Washington County Recorder on February 18, 2020, as Entry Number 20200008005.

Parcel Numbers: SG-SCD-1 through SG-SCD-51

All of **BECCO CREEK TOWNHOMES AT DIVARIO**, according to the official plat thereof recorded with the Washington County Recorder on December 27, 2023, as Entry Number 20230038314.

Parcel Numbers: SG-BCTD-1 through SG-BCTD-81, SG-BCTD-COMMON

ALSO INCLUDING

Parcel Numbers:	SG-6-2-27-236	SG-6-2-27-330	SG-6-2-27-428	SG-6-2-27-3311
SG-6-2-34-241	SG-6-2-34-243	SG-6-2-34-411	SG-6-2-34-412	SG-6-2-34-1003
SG-6-2-34-1004	SG-6-2-35-3002	SG-6-2-35-3004	SG-6-2-28-2110	SG-6-2-34-1008
SG-6-2-34-1013				

Comprising the unsubdivided property within the following legal description:

Beginning at the Section Corner common to Sections 27-28-33-34 Township 42 South, Range 16 West, Salt Lake Base and Meridian and running;

Thence North 88°32'37" West 2621.44 feet to the Quarter Corner common to said Sections 28-33;

thence North 1°50'37" East 3992.42 feet along the center section line to the North 1/16 Corner of said Section 28;

thence South 88°31'07" East 1690.18 feet along the 1/16 line to a point on the East boundary of Santa Maria at Sunbrook Phase 4 Amended as on file in the Office of the Recorder, Washington County, Utah (Inst. No. 20100028534);

thence South 9°52'28" West 7.97 feet along said East line to a point on a 750.00 foot radius non-tangent curve concave to the Southwest (Radius bears: South 9°47'50" West). Said point also being on the proposed centerline of Plantations Drive, a proposed 80.00 foot wide public street and continuing along said proposed centerline the following eleven (11) courses;

thence Southeasterly 342.54 feet along said 750.00 foot radius curve through a central angle of 26°10'06" to a point of tangency;

thence South 54°02'04" East 56.91 feet to a point of curvature;

thence 616.76 feet along a 740.00 foot radius curve to the right through a central angle of 47°45'13", to a point of tangency;

thence South 6°16'51" East 123.72 feet to a point of curvature;

thence 849.03 feet along an 1150.00 foot radius curve to the left through a central angle of 42°18'03" to a point of tangency;

thence South 48°34'55" East 1997.56 feet to a point of curvature;

thence 561.96 feet along a 1000.00 foot radius curve to the right through a central angle of 32°11'52" to a point of reverse curvature;

thence 1006.47 feet along a 1250.00 foot radius curve to the left through a central angle of 46°07'59" to a point of reverse curvature;

thence 222.33 feet along a 1000.00 foot radius curve to the right through a central angle of 12°44'20" to a point of tangency;

thence South 49°46'43" East 490.01 feet to a point of curvature;

thence 238.06 feet along a 1500.00 foot radius curve to the right through a central angle of 9°05'36" to a point that intersects a Southwesterly projection of the Alienta Drive centerline as established in The Highlands @ Green Valley Phase 1 (Inst. No. 20060002398);

thence North 24°49'47" East 651.13 along said extension and the Easterly line of Parcels 32 and 33 as described in Inst. No. 200900646536 to its intersection with the North Section line of said Section 34;

thence South 88°05'44" East 33.23 feet along the Section Line to a point that is North 88°05'44" West 1374.00 feet along the section line from the Section corner common to Sections 26-27-34-35, Township 42 South, Range 16 West, Salt Lake Base and Meridian;

thence South 24°48'29" West 100.95 feet to and along the West boundary of Cottages North

Phase 3 (Inst. No. 629336, Book:1293, Page:870)
thence South $1^{\circ}50'54''$ West 463.90 feet along said West line;
thence South $23^{\circ}40'49''$ East 97.91 feet along said West line to a point on the West line of Cottages North Phase II (Inst. No. 478939, Book:851, Page:221)
thence South $9^{\circ}35'49''$ East 648.35 feet to the Southwest corner of said subdivision. Said point also being on a Westerly extension of the North line of Canyon View Drive as established from existing ring and lid control monuments;
thence North $88^{\circ}08'36''$ West 1.07 along said extension line to a point on a 20.00 foot radius non tangent curve concave to the Northeast (Radius bears: North $29^{\circ}56'22''$ East). Said point also being on the East line of that parcel described in Deed of Dedication (Inst. No. 700320, Book:1384, Page:229) as established from said ring and lid control monuments in Canyon View Drive and continuing along the North and West line of said Deed of Dedication the following six (6) courses;
thence 17.62 feet along said curve through a central angle of $50^{\circ}28'30''$;
thence South $80^{\circ}24'52''$ West 80.00 feet along a radial bearing
South $9^{\circ}35'08''$ East 435.96 feet to a point of curvature;
thence 34.58 feet along a 540.00 foot radius curve to the left through a central angle of $3^{\circ}40'07''$ to a point of tangency
thence South $13^{\circ}15'15''$ East 458.48 feet to a point of curvature;
thence 816.16 feet along a 620.00 foot radius curve to the left through a central angle of $75^{\circ}25'24''$ to a point of tangency. Said point also being on the South line of that parcel described in Warranty Deed (Inst. No. 814829, Book:1539, Page:350) and continuing along the South line of said parcel the following Five (5) courses;
thence South $88^{\circ}40'40''$ East 417.51 feet to a point of curvature. Said point also being North $0^{\circ}48'55''$ East 26.216 feet along the Section line and North $88^{\circ}40'40''$ West 144.188 feet from the Quarter Corner common to said Sections 34 and 35;
thence 705.17 feet along a 900.00 foot radius curve to the right through a central angle of $44^{\circ}53'32''$;
thence North $46^{\circ}12'51''$ East 80.00 feet along a radial bearing to a point on a 25.00 foot radius curve concave to the East;
thence Northeasterly 36.11 feet along said curve through a central angle of $82^{\circ}45'31''$ to a point of reverse curvature;
thence 53.39 feet along a 175.00 foot radius curve to the left through a central angle of $17^{\circ}28'54''$ to a point on a Westerly extension of the South boundaries of Las Palmas Resort Condominiums II Phase VII, Amended & Extended (Inst. No. 943875, Book:1742, Page:670) and Las Palmas Resort Condominiums II Phase VIII, Corrected, Amended & Extended (Inst. No. 20070037723);
thence South $88^{\circ}42'10''$ East 774.66 feet along said extension to and along said South boundaries;
thence South $1^{\circ}30'19''$ East 421.72 feet along the East line of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 35 to the Southeast corner of that parcel described in Warranty Deed (Inst. No. 272765, Book: 370, Page:685);
thence South $88^{\circ}37'07''$ East 1323.94 along the South line of said parcel to a point on the Center Section line of said Section 35;
thence South $0^{\circ}14'30''$ West 807.72 feet along said line to the Southeast corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 35;
thence North $88^{\circ}36'09''$ West 2598.96 feet along the 1/16 line to the Southeast corner of

Sectional Lot 3, said Section 34. Said point also being South $3^{\circ}16'05''$ East 1330.64 feet from said Quarter Corner common to Sections 34 and 35;

thence North $88^{\circ}27'41''$ West 1296.03 feet along the 1/16 line to the Southeast corner of that parcel described in Warranty Deed (Inst. No. 20080023192) and continuing along said parcel the following four (4) courses;

thence Northerly 250.73 feet along a 667.00 foot radius non-tangent curve concave to the Southwest (Radius bears South $86^{\circ}46'26''$ West) through a central angle of $21^{\circ}32'18''$;

thence North $78^{\circ}16'07''$ West 371.72 feet;

thence South $38^{\circ}59'48''$ West 246.42 feet;

thence South $1^{\circ}32'28''$ West 110.33 feet to a point on the 1/16 line;

thence North $88^{\circ}27'41''$ West 658.26 feet to the South 1/16 corner of said Section 34;

thence North $88^{\circ}26'12''$ West 1336.31 feet along the 1/16 line to the Southwest 1/16 corner of said Section 34;

thence North $1^{\circ}17'01''$ East 1329.68 feet along the 1/16 line to the West 1/16 corner of said Section 34;

thence North $88^{\circ}23'46''$ West 1333.98 feet along the Center Section line to the Quarter Corner common to said Sections 33 and 34;

thence North $1^{\circ}17'37''$ East 2669.16 feet along the Section line to the Point of Beginning.

Containing Approximately 719.68 Acres
