

THIRD AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS OF
PHEASANT RUN ESTATES AMENDED

This Amendment to Declaration of Covenants, Conditions, and Restrictions of PHEASANT RUN ESTATES is made and executed this 3rd day of March, 1992 by Alan Archibald, Pamela Archibald, Robert W. Prince, Diane L. Prince, F. Arthur Kay, and Eunice N. Kay, Trustees of the F. Arthur Kay and Eunice N. Kay FAMILY TRUST AGREEMENT DATED MAY 7, 1990, Larry F. Dahle, Joan Dahle, L.F. Wernli, Gayle Winterrose personally, Gayle Winterrose General Partner for Park Terrace Apartments, A Utah General Partnership,

NOW, THEREFORE, The above listed lot owners hereby amend said Declaration as follows:

1. Additional Assessments. In addition to the annual Assessments and special assessments for capital improvements authorized herein, the Association shall levy such assessments as may be necessary from time to time for the purpose of repairing and restoring the damage or disruption resulting to streets or other common or limited common areas from the activities of the City of St. George in maintaining, repairing or replacing utility lines and facilities thereon, it being acknowledged that the ownership of utility lines, underground or otherwise is in the city up to and including the meters for individual units, and that they are installed and shall be maintained to City Specifications.

2. Effective Date. This Third Amendment to the Declaration shall take effect upon its being filed for record in the office of the County Recorder of Washington County, Utah.

EXECUTED the day and year first above written.

PHEASANT RUN ESTATES
HOMEOWNERS ASSOCIATION.



Alan Archibald, President


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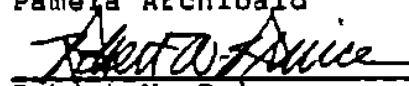
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REQUEST: WASHINGTON COUNTY TITLE CO

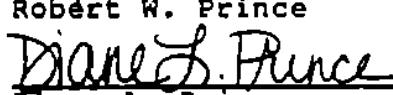
THIRD AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS OF
PHEASANT RUN ESTATES

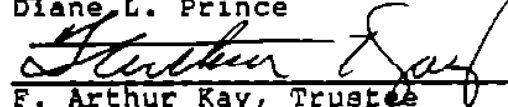
This Amendment to Declaration of Covenants, Conditions,
and Restrictions of PHEASANT RUN ESTATES is made and executed
this 3rd day of March 1992 by,

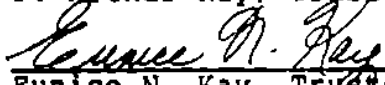

Alan Archibald

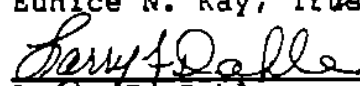

Pamela Archibald

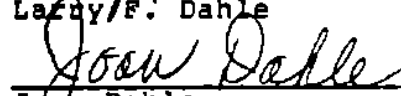

Robert W. Prince

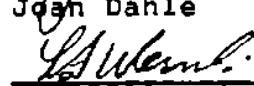

Diane L. Prince



F. Arthur Kay, Trustee



Eunice N. Kay, Trustee


Larry F. Dahle


Joan Dahle

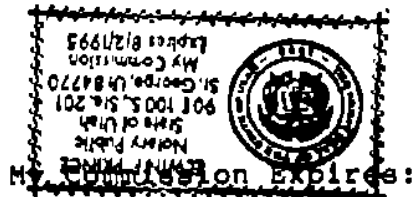

L. F. Wernli


Gayle Winterrose


Park Terrace Apartments, Partnership
By Gayle Winterrose, General Partner.

STATE OF UTAH)
) : ss
County of Washington)

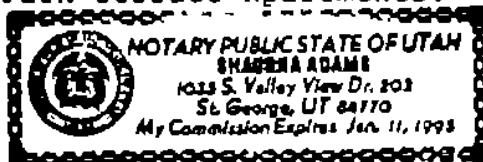
On the 3rd day of March 1992, personally appeared before me Alan Archibald; who being by me duly sworn did say that he is the President of the PHEASANT RUN ESTATES HOMEOWNERS ASSOCIATION. That this amendment to the Declaration was signed by him on behalf of the PHEASANT RUN ESTATES HOMEOWNERS ASSOCIATION and said Alan Archibald acknowledged to me that said Homeowners Association executed the same.



Erwin J. Lince
Notary Public
Residing at

STATE OF UTAH)
) : ss
County of Washington)

On the 3rd day of March 1992, personally appeared before me Gayle Winterrose, General Partner of Park Terrace Apartments, a Utah Partnership the signer of the within instrument who acknowledged to me that he executed the same in behalf of Park Terrace Apartments.



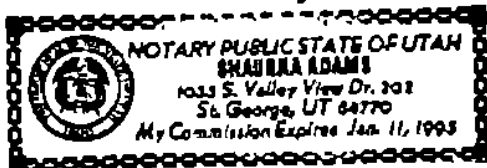
Sharra Adams
Notary Public
Residing at La Verkin, UT

My Commission Expires:

1-11-95

STATE OF UTAH)
) :
County of Washington)

On the 3rd day of March 1992, personally appeared before me Gayle Winterrose the signer of the within instrument who duly acknowledged to me that he executed the same.

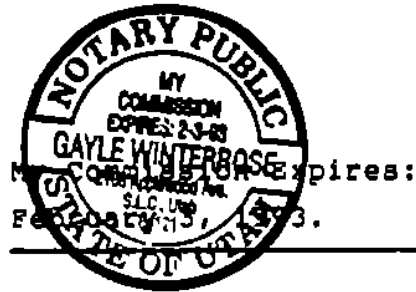


Sharra Adams
Notary Public
Residing at La Verkin, UT

My Commission Expires: 1-11-95
(3)

STATE OF UTAH (:
County of Salt Lake)

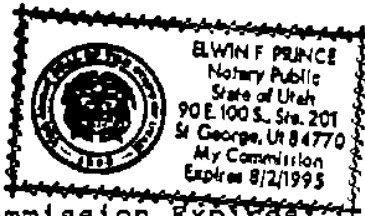
On the 2nd day of March A.D. 1992, personally appeared before me L.F. Wernli the signer of the within instrument who duly acknowledged to me that he executed the same.



Gayle Winterrose
Notary Public
Residing at Salt Lake City,

STATE OF UTAH (:
County of Washington)

On the 3rd day of March A.D. 1992, personally appeared before me Alan Archibald, Pamela Archibald, Robert W. Prince, Diane L. Prince, F. Arthur Kay, Trustee, Eunice N. Kay Trustee, Larry F. Dahle, Joan Dahle, the signers of the within instrument who duly acknowledged to me that they executed the same.



My Commission Expires:

Blwin Prince
Notary Public
Residing at Salt Lake City.