

After Recording Return To:  
Kyler Kohler Ostermiller & Sorensen, LLP  
1883 W. Royal Hunte Dr, Suite 200  
Cedar City, UT 84721

**00622313**

B: 1225 P: 82 Fee \$189.00  
Debbie B. Johnson, Iron County Recorder Page 1 of 3  
10/21/2011 01:10:35 PM By KKO LAWYERS



**AMENDMENT TO DECLARATION OF PROTECTIVE  
COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
GEMINI MEADOWS SUBDIVISION**

THIS AMENDMENT TO DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF GEMINI MEADOWS OWNERS SUBDIVISION is made pursuant to Article 2.28 of the Declaration of Protective Covenants, Conditions, and Use Restrictions, and executed this 4<sup>th</sup> day of October, 2011, and affects the property described below:

**Legal Description:**

All of Lots 1-156, GEMINI MEADOWS SUBDIVISION, according to the official Plat thereof in file in the Office of the Iron County Recorder.

**RECITALS**

Declarant hereunder is an Officer of Gemini Meadows Owners Association (the "Association") which is the governing body and has authority to effectuate changes and or amendments to the Declaration of Protective Covenants, Conditions, and Use Restrictions of the Gemini Meadows Subdivision recorded May 23, 2006 (the "Declaration").

The Association held a duly called and noticed meeting of Owners on August 22, 2011, whereby the Owners unanimously agreed to this Amendment to the Declaration of Protective Covenants, Conditions, and Restrictions which includes a provisions regarding arbitration for party wall issues and agreements.

**AMENDEMT TO DECLARATION**

1. Homes built in Gemini Meadows Subdivision that are twin-home structures and which contain a shared party wall between two different lots are encouraged to include a shared party wall agreement between the adjoining lot owners that defines the parties' responsibilities and obligations to the shared party wall.

2. In the event of an unresolved dispute between one lot owner and another lot owner regarding a shared party wall or a shared party wall agreement, the dispute shall be submitted to binding arbitration pursuant to Section 2.25 of the Declaration and the dispute shall be decided by an arbitrator pursuant to the Utah Uniform Arbitration Act and the rules of American Arbitration Association.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein has hereto set its hand and seal this 4<sup>th</sup> day of October, 2011.

DECLARANT:

GEMINI MEADOWS OWNERS  
ASSOCIATION

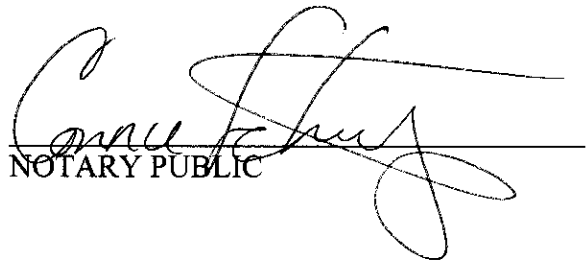


By: Scott Bleazard  
Its: President

STATE OF UTAH )

COUNTY OF WASHINGTON )

On this 4<sup>th</sup> day of October, 2011, before me personally appeared Scott Bleazard, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he is the President of Gemini Meadows Owners Association a Utah non-profit Corporation and that the foregoing document was signed by him on behalf of that Corporation by proper authority and he acknowledged before me that the Corporation executed the document and the document was the act of the Corporation for its stated purpose.



NOTARY PUBLIC

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EXHIBIT A

B-1870-0001-0000	B-1870-0034-0000	B-1870-0076-0000	B-1870-0117-0000
B-1870-0002-0000	B-1870-0034-0001	B-1870-0077-0000	B-1870-0118-0000
B-1870-0003-0000	B-1870-0035-0000	B-1870-0078-0000	B-1870-0119-0000
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B-1870-0005-0000	B-1870-0037-0000	B-1870-0080-0000	B-1870-0121-0000
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