

SECOND ADDENDUM TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS OF
VISTA RIDGE ESTATES
A PLANNED UNIT DEVELOPMENT
A COMMUNITY INTENDED FOR AND MANAGED FOR
HOUSING OF OLDER PERSONS

(AMENDS ADDENDUM TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS OF VISTA RIDGE ESTATES)

This Declaration of Covenants, Conditions and Restrictions, hereafter "Declaration," is made and executed in St. George, Washington County, State of Utah, this 7th day of April, 1999, by Vista Ridge Estates Homeowners' Association, hereinafter called "Declarant".

The previous Addendum to Declaration of Covenants, Conditions and Restrictions of Vista Ridge Estates is still valid and correct in all respects with the exception to the following three amendments:

1. Page 2; Second NOW, THEREFORE paragraph; the last sentence should read: Association shall maintain a policy of prohibiting residence of person under 55 years of age as permitted by the Fair Housing Act.
2. Page 6; Section 3; Number 3 should read: A live-in Home Health Aide who has been approved for residency by the Board of Trustees. In addition rental agreements and deeds of trust shall provide that failure by the lessee or trustor to comply with the terms of the Amended Declaration, the Articles of Incorporation, Bylaws and Rules and Regulation of the Homeowners Association shall be in default under the agreement.
3. Page 15; Section 13 should read: Leases. Any lease agreement between a townhome owner and a lessee shall be required to provide that the terms of

the lease and shall be subject in all respects to the provisions of this Declaration, Articles of Incorporation of the Association, and the Bylaws of said Homeowners Association, and shall not be for less than six (6) months, and any failure by lessee to comply with the terms of such document shall be in default under the lease. Furthermore, all leases shall be in writing and a copy of each signed lease shall be left in the office of the Homeowners Association by the homeowner.

VISTA RIDGE ESTATES HOMEOWNERS ASSOCIATION

By: Judith L. Kempler
Judith L. Kempler
President

STATE OF UTAH)
 :
COUNTY OF WASHINGTON)

On the 8 day of April, 1999, before me, a notary public in and for the above state and county, personally appeared Judith L. Kempler, who being my first duly sworn, declared to me that she is the person who signed the foregoing document as President of Vista Ridge Homeowners Association (Phase I and Phase II), and that the statements therein contained are true. In witness whereof, I have hereunto set my hand and seal this 8 day of April, 1999.

Laree L. Orton
Notary Public
My Commission Expires: 3-24-02
Residing at: St George, Utah

