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RUSSELL SHIRTS \* WASHINGTON CO RECORDER  
1999 OCT 25 13:24 PM FEE \$12.00 BY RS  
FOR: CURRAN & PARRY

**AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
PHEASANT SPRINGS  
A MASTER PLANNED COMMUNITY**

THIS IS AN AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WHICH ESTABLISHED THE PLANNED UNIT DEVELOPMENT KNOWN AS PHEASANT SPRINGS and is dated October 18, 1999, and is made by Pheasant Springs, a Master Planned Community, (hereinafter referred to as "Community").

WHEREAS, the Declaration of Covenants, Conditions and Restrictions of Pheasant Springs were recorded at Document 00515419, Book 0951, Page 013-01 through 015 of the Washington County, Utah Recorder's office on November 16, 1995;

WHEREAS, Great West Development is the declarant under the CC&R's;

WHEREAS, the Homeowner's Association of Pheasant Springs has met and a super majority in excess of the members needed to amend the Declaration of Covenants, Conditions and Restrictions of Pheasant Springs wished to amend and did unanimously approve the amendment of the CC&R's;

WHEREAS, Article 11, Section IV of the declaration allows for amendment, either by sixty-seven percent (67%) of the homeowners or by declarant, so long as declarant has class B status as therein defined;

NOW, THEREFORE, the Declaration of Covenants, Conditions and Restrictions of Pheasant Springs is hereby amended as follows:

**ARTICLE IV**

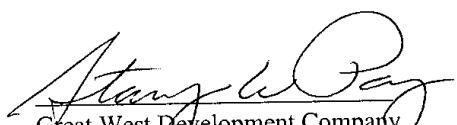
**MAXIMUM ANNUAL ASSESSMENTS**

Subject to the provisions allowing modification and increase of fees, Article IV, Section 3 is amended to provide that until January 1 following the November 1995 recording of the declaration, the maximum annual assessment shall be \$1,140.00 (One thousand one-hundred forty dollars) per lot to be paid \$95.00 per month, per lot.

This section is amended to correct an error with respect to the amount of homeowners fees and dues reflected in Article IV, Section 3 of the Declaration of Covenants, Conditions and Restrictions of Pheasant Springs which reflected the maximum monthly fees of \$95 rather than the annual fee.

Now therefore it is provided that the Declaration of Covenants, Conditions and Restrictions of Pheasant Springs is hereby clarified and amended and modified to provide that the association initial monthly assessment as reflected in Article IV, Section 3 of the Declaration of Covenants, Conditions and Restrictions of Pheasant Springs per lot to be paid \$95.00 per month, per lot rather than annually which was a clerical error.

IN WITNESS WHEREOF, the declarant and President of the Pheasant Springs Homeowners Association has executed this instrument this 18<sup>th</sup> day of October 1999.



Great West Development Company  
a Nevada Limited Liability Company  
Declarant by Stanley W. Parry  
its Manager  
Las Vegas, Nevada 89106



Pheasant Springs Homeowners Association  
by Stanley W. Parry

STATE OF NEVADA )  
                         ) ss  
COUNTY OF CLARK )

The foregoing amendment to the Pheasant Springs Declaration of Covenants, Conditions and Restrictions was acknowledged before me this 18<sup>th</sup> day of October, 1999, by Stanley W. Parry.

Claudia C. Rowley  
NOTARY PUBLIC

H:\STAN\AMDPHOA.DOC

WHEN RECORDED RETURN TO:

Curran & Parry  
601 S. Rancho, Ste. C-23  
Las Vegas, NV 89106

