

00676692

B: 1329 P: 203 Fee \$317.00
Debbie B. Johnson, Iron County Recorder Page 1 of 3
11/10/2015 03:09:44 PM By SO UTAH TITLE CO/CEDAR CITY



When recorded return to:
Westview Estates HOA
Post Office Box 252
Cedar City, Utah 84720

**AMENDMENT TO RESTRICTIVE COVENANTS
WEST VIEW ESTATES SUBDIVISION.**

This Amendment to Restrictive Covnenats is made this 09 day of November, 2015, by WEST VIEW ESTATES HOMEOWNERS ASSOCIATION.

The Declaration of Covenants and Restrictions affecting the Real Property known as WEST VIEW ESTATES, currently in effect was executed and thereafter recorded in the Office of the County Recorder of Iron County, Utah on March 3, 2004 in Book 921 Pages(s) 471 through 497, Entry No. 479926.

The Declaration describes certain real property identified as all lots within WEST VIEW ESTATES SUBDIVISION, PHASE 1, which was subsequently amended to include three additional phases, and supplemental real property was added to the Declaration and recorded with the office of the Iron County Recorder on February 22, 2005, in Book 963, Page(s) 130 through 132, Entry No. 498827, (Phase II), August 3, 2005, in Book 985, Page 557-559, Entry 508660, (Phase III), and August 16, 2006, in Book 1048, Page 1233-1235, Entry 535921, (Phase IV).

It has been voted that Section III Paragraph 7 of the Westview Estates Declaration of Covenants and Restrictions be restated in its entirety as follows:

No animals, livestock or poultry of any kind shall be raised, bred or kept on the Property or any Lot except as specifically noted below. Domestic dogs and cats shall be allowed as follows. No more than two dogs and two cats are to be housed or maintained on any Lot. The Owner shall not house or maintain more than two dogs and two cats per residence constructed, even if constructed on multiple Lots. No household pets may be kept for commercial purposes and all household pets are restricted to the Owner's premises or under the Owner's control by leash or otherwise. Chickens shall be allowed as follows. No more than six chickens may be maintained on any Lot. All chickens must be fully enclosed behind the home with a minimum setback of 20 feet from any property line. The coup and fence and any variance from the setback must be approved by the Architectural Control Committee. No roosters are allowed. The Lot Owners are responsible for any damage caused by their dogs, cats or chickens to the animals on neighboring farms or other lots. Also, in accordance with Iron County Ordinance No. 131, if animals are found on adjacent farm property without the owner present, and the SUU Farm personnel feel their livestock may be threatened, they have the right to destroy said animal and hold the owner responsible for damages and loss to said farm. Animals shall be kept and restrained on the Lot Owner's property and shall not be permitted to roam freely without the Lot Owner being with and accompanying the animal.

FOR ACCOMODATION ONLY
Not Examined

Dated this 09 day of November, 2015.

WEST VIEW ESTATES HOMEOWNERS ASSOCIATION

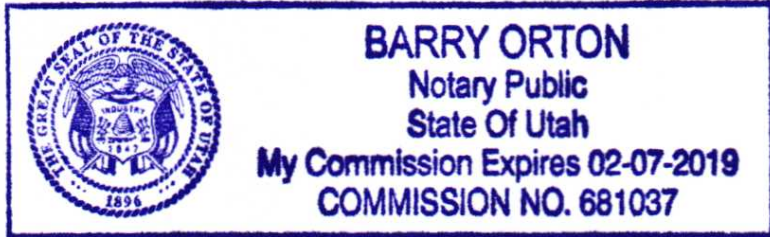
Dave Olearain
By: Dave Olearain
Its: President

STATE OF UTAH)

SS

COUNTY OF IRON)

On the 9th day of November, 2015, personally appeared before me DAVE OLEARAIN, who being first duly sworn did say that he/she is the President of WEST VIEW ESTATES HOMEOWNERS ASSOCIATION, and that the foregoing instrument was signed in behalf of said corporation by authoirty or a resolution of its Board of Directors, and that the said DAVE OLEARAIN acknowledged to me that said corporation executed the same.



Barry Orton
Notary Public
Residing In: Cedar City, UTAH
Cedar City, Utah

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Exhibit "A"

Amended and Restated Declaration of Restrictions for Westview Estates

D-1197-A-1 to
D-1197-A-10

All of West View Estates Subdivision, Phase 1, according to the Official Plat D-1197-C-1 to
thereof, as filed in the Office of the Iron County Recorder. D-1197-C-8

D-1197-D-1 to
D-1197-D-14

Excepting therefrom all of Lot 1, Block B, of said West View Estates Subdivision
Phase I, as originally filed in the Office of the Iron County Recorder. D-1197-B-2 to

D-1197-B-4
D-1197-E-1 to

All of West View Estates Subdivision, Phase II, according to the Official Plat D-1197-E-6
thereof, as filed in the Office of the Iron County Recorder. D-1207-A-1 to D-1207-A-6

D-1207-B-1 to D-1207-B-18
D-1207-C-1 to D-1207-C-11

All of West View Estates Subdivision, Phase III, according to the Official Plat
thereof, as filed in the Office of the Iron County Recorder. D-1209-A-1 to D-1209-A-11

D-1209-F-1 to D-1209-F-18 D-1209-D-1 to D-1209-D-14
D-1209-G-1 to D-1209-G-5 D-1209-E-1 to D-1209-E-20
D-1209-B-1 to D-1209-B-22
D-1209-C-1 to D-1209-C-22

All of West View Estates Subdivision, Phase IV, according to the Official Plat
thereof, as filed in the Office of the Iron County Recorder.

D-1213-A-1 to D-1213-A-9 D-1213-C-1 to D-1213-C-12 D-1213-E-1 to D-1213-E-16
D-1213-B-1 to D-1213-B-6 D-1213-D-1 to D-1213-D-3 D-1213-F-1 to D-1213-F-23

Excepting therefrom all of Lots 4, 5 and 6, Block D, of said West View Estates,
Phase IV, as originally filed in the Office of the Iron County Recorder.

D-1213-G-2 to D-1213-G-9
D-1213-H-1 to D-1213-H-14

Excepting therefrom all of Lot 1, Block G, of said West View Estates, Phase IV, as
filed in the Office of the Iron County Recorder.

All of Lots 1A through 1E, inclusive, of the Resubdivision of Lot 1, Block B, West
View Estates Subdivision, Phase I, according to the Official Plat thereof, as filed in
the Office of the Iron County Recorder. D-1197-B-1A to
D-1197-B-1E

All of Lots 4A through 7A, inclusive, of the Resubdivision of Lots 4, 5 and 6,
Block D, West View Estates Subdivision, Phase IV, according to the Official Plat
thereof, as filed in the Office of the Iron County Recorder. D-1213-D-4A to
D-1213-D-7A

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