

628 Ridgeview Dr.  
St. George, UT 84770

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RUSSELL SHIRTS & WASHINGTON CO RECORDER  
2001 JUL 25 11:13 AM FEE \$12.00 BY RS  
FOR: RIDGE AT ST. GEORGE

**FIRST AMENDMENT TO THE AMENDED DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
OF  
THE RIDGE AT ST. GEORGE,  
A PLANNED UNIT DEVELOPMENT  
FLATS A THROUGH M**

This amended Declaration to the previously amended Ridge CC&R's, dated November 16, 1993 (& recorded 11/17/93), is made by the Townhome Association Owners, and modifies Article IV Sections 3 (page 11) and 8 (page 13) to read as follows:

**Section 3: Basis and Maximum of Annual Assessments.** Each Townhome shall be assessed annually but paid each month according to the total square footage of the townhome (basements included), exclusive of garage, patio and balcony areas, and according to the following schedule:

The base monthly assessments shall be:

0-1300 square feet:	\$106.00
1301-1800 square feet:	\$125.00
1801-2300 square feet:	\$145.00
2301-2800 square feet:	\$163.00
over 2800 square feet:	\$181.00

Assessments shall not be chargeable against Lots owned by the Developer and on which a Townhome has not been constructed. Upon completion of landscaping of any newly constructed Townhome, the Developer shall be responsible for payment of the direct cost of landscape maintenance, plus a \$5.00 service fee. Once the Townhome is occupied as a residence, the Lot/Townhome shall be subject to the full assessment as provided for herein.

(a) The annual Association revenue assessment may not be increased by more than ten (10%) without a vote of two-thirds (2/3) of the aggregate of members who are voting in person or by proxy at a meeting duly called for this purpose.

(b) The Board of Directors shall fix this annual assessment at an amount not in excess of the amounts provided herein.

(c) The Board of Directors shall have the right at reasonable times, and upon reasonable notice, to inspect and verify the square footage of units if as-built drawings are unavailable or are in dispute.

**Section 8: Rate of Assessment.** The Board, in determining the rate of assessment for annual, special and capital assessments, shall divide the new Association assessment revenue increase equally by the existing total of completed townhomes. This equal increase amount, will then be added to each of the previous five base monthly assessment levels. For example, if the assessment is increased by ten dollars (\$10.00), each assessment level provided herein shall be increased by ten dollars (\$10.00). (See Section 3).

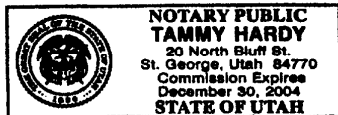
IN WITNESS WHEREOF, this Article of Amendment has been executed this 23<sup>rd</sup> day of July, 2001.

Jack W. Rose  
Jack W. Rose, President

Dorothy N. Kennedy  
Dorothy N. Kennedy, Secretary

STATE OF UTAH )  
 : ss.  
COUNTY OF WASHINGTON)

Subscribed, sworn to and acknowledged before me Jack W. Rose and Dorothy Kennedy, as the President and Secretary of The Ridge at St. George Townhome Association, this 23<sup>rd</sup> day of July, 2001.



Tammy Hardy  
Notary Public