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When recorded mail to:
Dixie Springs, Inc.
1435 Iron Port Drive
South Jordan, UT 84095

DOC # 20100021359

Amended Restrictive Covenants
Russell Shirts Washington County Recorder
06/29/2010 12:36:36 PM Fee \$ 14.00
By JOLLEY CLARENCE

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**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF
DIXIE SPRINGS SUBDIVISION SECOND AMENDMENT AND EXTENSION**

THIS AMENDMENT of Covenants, Conditions and Restrictions, hereinafter called "AMENDMENT," is made and executed in Washington County, State of Utah. This 15th day of June, 2010, by Dixie Springs, Inc. hereinafter called "Declarant," **NOW, THEREFORE**, Declarant hereby declares that the Declaration of Covenants, Conditions and Restrictions Recorded on May 1, 1998 as Entry No. 601292 in Book 1209 at Page 1 in the Washington County Records Office for the property shall be amended as follows:

SEE ATTACHED EXHIBIT "A"

ARTICLE 2: ARCHITECTURAL CONTROL AND BUILDING RESTRICTIONS

SECTION 1 - ARCHITECTURAL CONTROL COMMITTEE

Subject to the right of Declarant to perform the duties of the Architectural Control Committee (hereinafter sometimes referred to as "ACC"), as provided hereunder, the Declarant shall have the right to appoint members to the architectural control committee, the function of which shall be to insure that all exteriors of homes and landscaping within the property harmonize with existing surroundings and structures. The committee need not be composed of owners. If such a committee is not appointed, Declarant, shall perform the duties required of the committee. The Declarant shall have the right to appoint members of the Architectural Control Committee until the happening of either of the following events, whichever occurs earlier:

- (1) when ninety percent (90%) of the lots owned in the project by the Declarant are sold, or
- (2) on December 31, 2025; a majority of the owners of lots, parts or portions of the property subject to this Declaration shall elect and appoint members of the Architectural Control Committee, which committee shall thereafter have jurisdiction over all of the properties subject to this Declaration and shall be vested with the powers described as follows.

All other clauses in Article 2, Section 1 are to remain the same.

SECTION 2 - BUILDING RESTRICTIONS

Yard walls and fences: Yard walls and/or fences shall be of brick, block, stucco, stone or vinyl, and shall be of a color which blends with the exterior of the structure on the home, and shall be approved by the Architectural Control Committee (ACC).

ARTICLE IV - USE RESTRICTIONS

SECTION 7 - LEASES

Any lease or rental agreement between a home owner and a lessee or renter shall be required to provide that the terms of the lease or rental agreement shall be subject in all respects to the provisions of this Declaration and that any failure by lessee or renter to comply with the terms of such documents and rules shall be a default under the lease or rental agreement. Furthermore, all leases and rental agreements shall be in writing.

IN WITNESS WHEREOF, the undersigned, being the Declarant, herein has executed this amendment to the CC&R's on 28 June, 2010.

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Northwest Corner of Section 10, Township 42 South, Range 13 West, Salt Lake Base and Meridian; thence along the Section line North 89°40'15" East 651.06 feet; thence South 970.16 feet; thence East 660.00 feet; thence South 2,640.00 feet; thence West, 330.00 feet; thence South 459.72 feet; thence North 89°34'00" West 3,629.50 feet; thence North 0°01'22" East 1,221.03 feet; thence North 89°34'00" West 0.53 feet to the point of curve of a 500.00 foot radius curve to the left (radius point line South 0°24'18" West); thence along the arc 396.23 feet through a delta angle of 45°24'18"; thence South 45°00'00" West 114.52 feet to the point of curve of a 540.00 foot curve to the right; thence along the arc 427.71 feet through a delta angle of 45°22'54"; thence North 89°37'06" West 1,334.85 feet; thence North 0°22'54" East 00.00 feet; thence North 89°37'06" West 485.92 feet, to a point on the West Section line of Section 13, Township 42 South, Range 14 West, Salt Lake Base and Meridian; thence North 0°04'41" West along the Section line 510.02 feet to the West 1/4 corner of said Section 13; thence South 89°47'51" West 1,327.66 feet; thence North 0°01'35" West 1,901.69 feet; thence North 89°48'41" East, 1,327.06 feet; thence South 89°30'47" East 1,323.20 feet; thence South 0°00'04" West 330.34 feet; thence South 89°30'50" East 661.57 feet; thence South 0°00'42" West, 1,349.56 feet; thence South 89°37'06" East 661.33 feet; thence South 89°37'06" East 660.94 feet; thence North 0°02'36" East, 1,350.00 feet; thence South 89°38'24" East 661.42 feet; thence North 0°03'50" East 661.13 feet; thence South 89°38'34" East 1,315.57 feet; thence North 0°05'52" East 330.63 feet, to a point on the North line of Section 13, Township 42 South, Range 14 West; thence South 89°38'44" East 7.45 feet to the point of beginning.

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