

WHEN RECORDED, MAIL TO:

Rio de Sión  
c/o Riverwood Hollow, LLC  
2167 Jacob Street  
Santa Clara, Utah 84765

**DOC # 20060048467**

Amended Restrictive Covenants, page 1 of 6  
Russell Shirts Washington County Recorder  
10/18/2006 04:27:54 PM Fee \$ 38.00 by UNITED TITLE SERVICES



**AMENDMENT NO. 1 TO  
DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS  
AND PROTECTIVE COVENANTS  
OF**

*Rio de Sión*™

APN: V-2-1-23-3310;  
V-2-1-26-443;  
V-2-1-23-332

**AMENDMENT NO. 1 TO  
DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS  
AND PROTECTIVE COVENANTS  
OF  
RIO DE SIÓN™**

THIS AMENDMENT NO. 1 TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND PROTECTIVE COVENANTS OF RIO DE SIÓN™ (the "**Amendment**") is executed this 31 day of August, 2006 by Riverwood Hollow, LLC (the "**Declarant**").

*RECITALS*

A. Declarant caused to be recorded a Declaration of Covenants, Conditions, Easements and Protective Covenants of Rio De Sión™ dated as of May 19, 2006 and recorded on August 11, 2006 with the official records of Washington County, Utah as document number 20060036345 concerning the real property (the "**Property**") located in Washington County, State of Utah, more particularly described in Exhibit "A," attached hereto and incorporated herein.

B. Pursuant to Section 12.2 of the Declaration, until the end of the Development Phase, the covenants and restrictions contained in this Declaration may be modified, amended or repealed in whole or in part at any time and from time to time by the Declarant or his or her successor or assigns by recorded instrument.

C. The Development Phase is still in effect as of the date hereof and Declarant desires to amend the Declaration as hereinafter set forth.

NOW, THEREFORE, Declarant amends the Declaration as follows:

1. **Modification to Section 4.2.** Section 4.2 of the Declaration is hereby deleted in its entirety and replaced by the following:

4.2 **Rental Use.** An Owner may lease or rent a Home. If an Owner leases or rents a Home for a period in excess of one (1) month to any particular Resident or occupant, the Owner shall provide written notice to the Association, which notice shall state the name of the Resident or occupant and the term of the lease or rental agreement.

2. **Miscellaneous.** The recitals are hereby incorporated into this Amendment. Except as provided herein, the terms and conditions of the Declaration shall remain the same and in full force and effect.

IN WITNESS WHEREOF, the Declarant has hereunto executed this Declaration on the date first set forth above.

RIVERWOOD HOLLOW, LLC, a Utah limited liability company, by its Managers:

By: Denley Fowlke  
Denley Fowlke, Manager

By: David P. Whitehead  
David P. Whitehead, Manager

By: Michael Crews  
Michael Crews, Manager

STATE OF UTAH

COUNTY OF Wasatch )  
SS.

On this 21 day of August, 2006, personally appeared before me Denley Fowlke and David P. Whitehead, known or satisfactorily proved to me to be the Managers of Riverwood Hollow, a Utah limited liability company, who acknowledged to me that they signed the foregoing instrument as Managers for said corporation.

Mark Heiner  
NOTARY PUBLIC

My Commission Expires: 4-3-07

Residing at: 4-3-07



August 25, 2006  
916565/01

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

ss.

On 9/18/06

Date

before me,

Shillian Meredith Grantham

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Michael D. Crews

Name(s) of Signer(s)

☒ personally known to me

☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Place Notary Seal Above

Shillian Meredith Grantham

Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☒ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
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**Exhibit "A"**

All lots contained within the project known as: Rio de Sion Subdivision, Phase 1,  
according to the official plat thereof, on file and of record in the Office of the County  
Recorder, State of Utah.

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