



H-ASS (Lots)

FIRST AMENDMENT TO
 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
 OF THE REDSTONE SPRINGS

This First Amendment to Declaration of Covenants, Conditions, Restrictions of Redstone Springs ("First Amendment") is executed pursuant to the provisions of the Declaration of Covenants, Conditions, and Restrictions of Redstone Springs, as described in Recital A hereof by Beak One Interests, Inc., a Utah corporation ("Declarant").

A. WHEREAS, on July 3, 2014 Declarant recorded with the Recorder of Washington County, Utah, a Declaration of Covenants, Conditions, and Restrictions of Redstone Springs as Entry No. 20140020303 (the "Declaration") and related Plat covering the real property and improvements constituting Redstone Springs in Washington County, Utah, and more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Project"); and

B. WHEREAS, pursuant to Article VIII, Section 2, the Declaration "may be amended by an instrument signed by not less than two-thirds (2/3) of the Lot owners"; and

C. WHEREAS, 2/3 of the Lot Owners have agreed to this Amendment, as set forth in Exhibit B, which is attached hereto and integrated by this reference.

NOW THEREFORE, the Declaration is hereby amended as follows:

1. Article VI, Section 4 is hereby amended and restated as follows:

Section 4: Minimum Design Standards. The lots shall be used only for residential purposes. No building shall be erected nor permitted to remain on any property other than one single-family residence (maximum of 2.5 stories above ground) and associated structures. All structures shall be constructed in accordance with the prevailing zoning and building ordinances. Minimum square footage of living space in a home is two thousand seven hundred fifty (2,750) square feet and at least twenty-five hundred (2,500) feet must be on the ground floor, if the home is not a single-story home. Only living space above the basement (excluding garage) is computed to qualify for the minimum square footage. However, in the case of a full basement, (2,400 square feet minimum) the minimum square footage on grade will be 2,400 square feet instead of 2,750. Detached garages are to be approved, provided they are architecturally appropriate as determined by the Architectural Control Committee. Each home shall have at least a three (3) car garage.

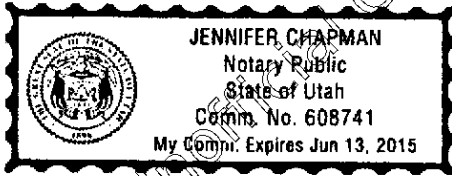
DATED this 12 day of November, 2014

Beak One Interests, Inc.


 By Kelly Murie, President

STATE OF UTAH)
)
) :SS
)
COUNTY OF WASHINGTON)

On this 12 day of November, 2014, Kelly Murie who being by me duly sworn did say, that he, the said President Beak One Interest, Inc. is President of Beak One Interests, Inc., a Utah Corporation, and that the within and foregoing instrument was signed on behalf of said Corporation by authority of the other.



Jennifer Chapman
Notary Public

EXHIBIT "A"

ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, AND 20 OF REDSTONE SPRINGS ACCORDING TO THE OFFICIAL PLAT THEREOF, OFFICIAL RECORDS OF WASHINGTON COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 01°11'22" EAST 925.00 FEET ALONG THE WESTERLY LINE OF SAID SECTION; THENCE LEAVING SAID WESTERLY LINE SOUTH 88°48'38" EAST 1773.82 FEET; THENCE SOUTH 40°14'27" WEST 115.67 FEET; THENCE SOUTH 37°07'53" WEST 158.54 FEET; THENCE SOUTH 23°39'26" WEST 115.31 FEET; THENCE SOUTH 26°05'56" WEST 258.16 FEET; THENCE SOUTH 48°23'12" WEST 256.16 FEET; THENCE SOUTH 35°03'30" WEST 156.07 FEET; THENCE SOUTH 22°42'51" WEST 61.97 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION; THENCE NORTH 89°02'58" WEST 1157.44 FEET ALONG SAID SOUTHERLY LINE TO SAID SOUTHWEST CORNER AND THE POINT OF BEGINNING, LESS AND EXCLUDING ALL OF LOT 21 OF REDSTONE SPRINGS ACCORDING TO THE OFFICIAL PLAT THEREOF, OFFICIAL RECORDS OF WASHINGTON COUNTY, UTAH.

EXHIBIT "B"

The following signatures of the 2/3rd current lot owners in Redstone Springs, Hurricane, Washington County, Utah agree to the above Amendment.

Lot 1

[Signature]

Lot 2

[Signature]

Lot 3

[Signature]

Lot 4

Lot 5

Lot 6

[Signature]

Lot 7

[Signature]

Lot 8

Lot 9

[Signature]

Lot 10

[Signature]

Lot 11

Lot 12

[Signature]

Lot 13

[Signature]

Lot 14

[Signature]

Lot 15

Lot 16

Lot 17

[Signature]

Lot 18

[Signature]

Lot 19

[Signature]

Lot 20

[Signature]