



AMENDMENT TO THE

DEER SPRINGS RANCH
PROTECTIVE COVENANTS AND RESTRICTIONS
FOR PLATS A, B, C, D, E, AND F

This Amendment to the Deer Springs Ranch Protective Covenants and Restrictions for Plats A, B, C, D, E, and F is binding and effective as against the real property known as the Deer Springs Ranch Subdivision, as more particularly described on Exhibit "A" hereof. Said Amendment was approved by the necessary vote of Three-Fourths (3/4) of the Membership of the Association on June 21, 1997. Therefore the Amended June 21, 1997, Deer Springs Ranch Protective Covenants and Restrictions for Plats A, B, C, D, E and F as recorded on April 23, 1998 as Entry No. 94028, Book 0172 at Page 766 -770 shall hereafter be amended as follows:

1. Article 3 entitled "Land Use and Preservation" shall hereafter be amended to read as follows:

3. LAND USED AND PRESERVATION – The land described in Schedule "A" has been subdivided and shall be used in accordance with this Declaration, as amended from time to time, the bylaws of the corporation as well as applicable Kane County Ordinances and the laws of the State of Utah.

2. Article 13 entitled "Dwellings" shall hereafter be amended to read as follows:

13. DWELLINGS – All Lots shall be used only for residential and related agricultural purposes. No more than two (2) dwellings houses or structures shall be erected, altered, permitted, or maintained on any single lot. A garage, storage structure, utility building or other out building shall not be considered as dwellings hereunder and are permitted. However, no structure shall exceed two stories or 35 feet in height as measured from the building pad level, whichever is lesser.

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COURTESY RECORDING ONLY
NO LIABILITY

**DEER SPRINGS RANCH OWNERS ASSOCIATION
SCHEDULE "A"**

REAL PROPERTY LOCATED IN KANE COUNTY, STATE OF UTAH

The South Half of the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, and the Southeast Quarter of Section 14, Township 39 South, Range 4 West, SLM, containing 220 acres.

All of Section 16, Township 39 South, Range 4 West, SLM, containing 640 acres.

The Northeast Quarter, the East Half, and the East Half of the West Half of the Southeast Quarter of Section 17, Township 39 South, Range 4 West, SLM, containing 280 acres.

Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20 of Section 19, Township 39 South, Range 4 West, SLM, containing 569.5 acres.

The North Half of the Northwest Quarter, the North Half of the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of Section 20, Township 39 South, Range 4 West, SLM, containing 260 acres.

The Northwest Quarter of the Northeast Quarter, the South Half of the Northeast Quarter, the North Half of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 21, Township 39 South, Range 4 West, SLM, containing 240 acres.

The Northwest Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section 22, Township 39 South, Range 4 West, SLM, containing 80 acres.

The Northeast Quarter and the North Half of the Southeast Quarter of Section 23, Township 39 South, Range 4 West, SLM, containing 240 acres.

The Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 24, Township 39 South, Range 4 West, SLM, containing 80 acres.

The Northwest Quarter of the Northeast Quarter of Section 27, Township 39 South, Range 4 West, SLM, containing 40 acres.

The Northeast Quarter of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter of Section 28, Township 39 South, Range 4 West, SLM, containing 80 acres.

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FEE \$ 322.00 BY SOUTHERN UTAH TITLE CO



The Northeast Quarter of the Northwest Quarter, the Southwest Quarter of the Northeast Quarter, the Northeast Quarter of the Southeast Quarter of Section 29, Township 39 South, Range 4 West, SLM, containing 120 acres.

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 20 of Section 30, Township 39 South, Range 4 West, SLM, containing 719.08 acres.

The West Half of the East Half, the South Half of the East Half of the East Half, the Southeast Quarter of the Northeast Quarter and the South Half of the Northeast Quarter of the Northeast Quarter of Section 25, Township 39 South, Range 4 1/2 West, SLM, containing 300 acres.

The North Half of the Southeast Quarter and Lots 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20 of Section 31, Township 39 South, Range 4 West, SLM, containing 800.87 acres.

The South Half of the Southeast Quarter of the Southwest Quarter of Section 33, Township 39 South, Range 4 West, SLM, containing 20 acres.

The Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 3, Township 40 South, Range 4 West, SLM, containing 80 acres.

The South Half of Lot 1, Lots 2 and 3, the South Half of the Northeast Quarter, the Southeast Quarter of the Northwest Quarter and the North Half of the Southeast Quarter of Section 4, Township 40 South, Range 4 West, SLM, containing 300 acres.

Lot 4, the Southwest Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 5, Township 40 South, Range 4 West, SLM, containing 120.14 acres.

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and the South Half of the Northeast Quarter of Section 6, Township 40 South, Range 4 West, SLM, containing 501.74 acres.

The Southeast Quarter of the Northwest Quarter, the West Half of the West Half of the Northeast Quarter, the West Half of the West Half of the Southeast Quarter, and the Southwest Quarter of Section 10, Township 40 South, Range 4 West, SLM, containing 280 acres.

The North Half of the Northwest Quarter, and the Southwest Quarter of the Northwest Quarter of Section 11, Township 40 South, Range 4 West, SLM, containing 120 acres.

The North Half of the Northwest Quarter of Section 15, Township 40 South, Range 4 West, SLM, containing 80 acres.

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