

Recorded at the request of:
Paradise Canyon

**Record against the Property
described in Exhibit A**

After Recording mail to:
Vial Fotheringham SG, LLP
Attn: Bruce C. Jenkins
1173 South 250 West, Ste. 308
St. George, UT 84770

**AMENDMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
OF
PARADISE CANYON
(Leases)**

This Amendment to the Declaration of Covenants, Conditions, and Restrictions of Paradise Canyon (Leases) (this "Amendment"), amends the following: (i) Declaration of Covenants, Conditions, and Restrictions of Paradise Canyon, dated April 6, 2000; recorded April 27, 2000, as Entry No. 00683469, in Book 1367, beginning at Page 0295 (the "Declaration"), (ii) the Declaration of Annexation [Phase 2], recorded January 17, 2001 as Entry No. 707578 in Book 1391 beginning at page 2680, (iii) the Declaration of Annexation [Phase 3], recorded February 7, 2001 as Entry No. 709782 in Book 1394 beginning at page 1477, (iv) the Declaration of Expansion [Phase 4], recorded July 11, 2002 as Entry No. 00772595 in Book 1474 beginning at page 2482, (v) the Declaration of Expansion [Phase 5], recorded March 4, 2003 as Entry No. 00807086 in Book 1527 beginning at page 0725, (vi) Amendment to Declaration of Covenants, Conditions, and Restrictions of Paradise Canyon, dated September 13, 2001; recorded September 14, 2001, as Entry No. 00, in Book 1426, beginning at Page 1666, and (vii) any and all supplements or amendments to the Declaration prior to the date of this Amendment, whether or not such were recorded in the records of the Washington County Recorder. Specifically, this Amendment adds to Article 8, Section 8.15 of the Declaration. In the event of a conflict between the Declaration, the Bylaws or the Rules and Regulations for Paradise Canyon, this Amendment shall control.

This Amendment shall be binding against all of the property described in the Declaration and any annexation, expansion or supplement thereto. Namely, all five phases of Paradise Canyon more particularly described in the attached Exhibit "A."

This Amendment is undertaken pursuant to Article 11, Section 11.4 of the Declaration, and was approved in writing by at least sixty-seven percent (67%) of all Owners.

This Amendment shall take effect upon the date it is recorded in the records of the Washington County Recorder (the "Amendment Date").

Amendment

Article 8, Section 8.15 currently reads:

Section 8.15 Leases. Any lease or rental agreement shall be in writing and shall provide that the terms of the lease shall be subject in all respects to the provisions of this Declaration, the Articles of Incorporation, Bylaws and Rules and Regulations of the Association and that any failure by lessee to comply with the terms of such documents shall be a default under the lease.

Article 8, Section 8.15 is hereby amended to add the paragraphs as follows:

No Townhome shall be leased for transient purposes. A lease for a period of less than six (6) months shall be deemed to be for transient purposes. No Owner shall lease less than his entire Townhome. Copies of all leases shall be provided to the Board for its records.

No Owner may designate a tenant as family, friends or invited guests in order to avoid the intent of this provision.

Article 8, Section 8.15 now reads in its entirety:

Section 8.15 Leases. Any lease or rental agreement shall be in writing and shall provide that the terms of the lease shall be subject in all respects to the provisions of this Declaration, the Articles of Incorporation, Bylaws and Rules and Regulations of the Association and that any failure by lessee to comply with the terms of such documents shall be a default under the lease.

No Townhome shall be leased for transient purposes. A lease for a period of less than six (6) months shall be deemed to be for transient purposes. No Owner shall lease less than his entire Townhome. Copies of all leases shall be provided to the Board for its records.

No Owner may designate a tenant as family, friends or invited guests in order to avoid the intent of this provision.

IN WITNESS WHEREOF, on the ____ day of _____, 20____, the President of the Association hereby represents that attached to this Amendment are the signed consents of not less than sixty-seven percent (67%) of all the Owners.

PARADISE CANYON HOMEOWNERS ASSOCIATION, a
Utah nonprofit corporation

By:
Its: President

Witnessed:

Secretary, Paradise Canyon Homeowners Association

STATE OF UTAH,)
 : ss.
County of Washington.)

On the _____ day of _____, 20____, personally appeared before me _____, who being by me duly sworn, did say that he is the President of the Paradise Canyon Homeowners Association, the authorized individual empowered to sign this Amendment and that the Amendment was signed on behalf of said Association and said person acknowledged to me that said Association authorized the execution of same.

Notary Public

EXHIBIT A

This Amendment to the Declaration of Covenants, Conditions and Restrictions of Paradise Canyon effects the following real property, all located in Washington County, State of Utah:

All of lots 1 through 24, lot 25-A, lots 26 through 41, including any and all Common Area, as shown on the Official Plat for Paradise Canyon, Phase 1, according to the official records of the Washington County Recorder:

Lot 1	SG-PDCN-1-1	Lot 22	SG-PDCN-1-22
Lot 2	SG-PDCN-1-2	Lot 23	SG-PDCN-1-23
Lot 3	SG-PDCN-1-3	Lot 24	SG-PDCN-1-24
Lot 4	SG-PDCN-1-4	Lot 25-A	SG-PDCN-1-25-A
Lot 5	SG-PDCN-1-5	Lot 26	SG-PDCN-1-26
Lot 6	SG-PDCN-1-6	Lot 27	SG-PDCN-1-27
Lot 7	SG-PDCN-1-7	Lot 28	SG-PDCN-1-28
Lot 8	SG-PDCN-1-8	Lot 29	SG-PDCN-1-29
Lot 9	SG-PDCN-1-9	Lot 30	SG-PDCN-1-30
Lot 10	SG-PDCN-1-10	Lot 31	SG-PDCN-1-31
Lot 11	SG-PDCN-1-11	Lot 32	SG-PDCN-1-32
Lot 12	SG-PDCN-1-12	Lot 33	SG-PDCN-1-33
Lot 13	SG-PDCN-1-13	Lot 34	SG-PDCN-1-34
Lot 14	SG-PDCN-1-14	Lot 35	SG-PDCN-1-35
Lot 15	SG-PDCN-1-15	Lot 36	SG-PDCN-1-36
Lot 16	SG-PDCN-1-16	Lot 37	SG-PDCN-1-37
Lot 17	SG-PDCN-1-17	Lot 38	SG-PDCN-1-38
Lot 18	SG-PDCN-1-18	Lot 39	SG-PDCN-1-39
Lot 19	SG-PDCN-1-19	Lot 40	SG-PDCN-1-40
Lot 20	SG-PDCN-1-20	Lot 41	SG-PDCN-1-41
Lot 21	SG-PDCN-1-21		

All of lots 42 through 96, including any and all Common Area, as shown on the Official Plat for Paradise Canyon, Phase 2, according to the official records of the Washington County Recorder:

Lot 42	SG-PDCN-2-42	Lot 70	SG-PDCN-2-70
Lot 43	SG-PDCN-2-43	Lot 71	SG-PDCN-2-71
Lot 44	SG-PDCN-2-44	Lot 72	SG-PDCN-2-72
Lot 45	SG-PDCN-2-45	Lot 73	SG-PDCN-2-73
Lot 46	SG-PDCN-2-46	Lot 74	SG-PDCN-2-74
Lot 47	SG-PDCN-2-47	Lot 75	SG-PDCN-2-75
Lot 48	SG-PDCN-2-48	Lot 76	SG-PDCN-2-76
Lot 49	SG-PDCN-2-49	Lot 77	SG-PDCN-2-77
Lot 50	SG-PDCN-2-50	Lot 78	SG-PDCN-2-78
Lot 51	SG-PDCN-2-51	Lot 79	SG-PDCN-2-79
Lot 52	SG-PDCN-2-52	Lot 80	SG-PDCN-2-80
Lot 53	SG-PDCN-2-53	Lot 81	SG-PDCN-2-81

Lot 54	SG-PDCN-2-54	Lot 82	SG-PDCN-2-82
Lot 55	SG-PDCN-2-55	Lot 83	SG-PDCN-2-83
Lot 56	SG-PDCN-2-56	Lot 84	SG-PDCN-2-84
Lot 57	SG-PDCN-2-57	Lot 85	SG-PDCN-2-85
Lot 58	SG-PDCN-2-58	Lot 86	SG-PDCN-2-86
Lot 59	SG-PDCN-2-59	Lot 87	SG-PDCN-2-87
Lot 60	SG-PDCN-2-60	Lot 88	SG-PDCN-2-88
Lot 61	SG-PDCN-2-61	Lot 89	SG-PDCN-2-89
Lot 62	SG-PDCN-2-62	Lot 90	SG-PDCN-2-90
Lot 63	SG-PDCN-2-63	Lot 91	SG-PDCN-2-91
Lot 64	SG-PDCN-2-64	Lot 92	SG-PDCN-2-92
Lot 65	SG-PDCN-2-65	Lot 93	SG-PDCN-2-93
Lot 66	SG-PDCN-2-66	Lot 94	SG-PDCN-2-94
Lot 67	SG-PDCN-2-67	Lot 95	SG-PDCN-2-95
Lot 68	SG-PDCN-2-68	Lot 96	SG-PDCN-2-96
Lot 69	SG-PDCN-2-69		

All of lots 97 through 134, and lots 136 through 151, including any and all Common Area, as shown on the Official Plat for Paradise Canyon, Phase 3, according to the official records of the Washington County Recorder:

Lot 97	SG-PDCN-3-97	Lot 118	SG-PDCN-3-118	Lot 136	SG-PDCN-3-136
Lot 98	SG-PDCN-3-98	Lot 119	SG-PDCN-3-119	Lot 137	SG-PDCN-3-137
Lot 99	SG-PDCN-3-99	Lot 120	SG-PDCN-3-120	Lot 138	SG-PDCN-3-138
Lot 100	SG-PDCN-3-100	Lot 121	SG-PDCN-3-121	Lot 139	SG-PDCN-3-139
Lot 101	SG-PDCN-3-101	Lot 122	SG-PDCN-3-122	Lot 140	SG-PDCN-3-140
Lot 102	SG-PDCN-3-102	Lot 123	SG-PDCN-3-123	Lot 141	SG-PDCN-3-141
Lot 103	SG-PDCN-3-103	Lot 124	SG-PDCN-3-124	Lot 142	SG-PDCN-3-142
Lot 104	SG-PDCN-3-104	Lot 125	SG-PDCN-3-125	Lot 143	SG-PDCN-3-143
Lot 105	SG-PDCN-3-105	Lot 126	SG-PDCN-3-126	Lot 144	SG-PDCN-3-144
Lot 106	SG-PDCN-3-106	Lot 127	SG-PDCN-3-127	Lot 145	SG-PDCN-3-145
Lot 107	SG-PDCN-3-107	Lot 128	SG-PDCN-3-128	Lot 146	SG-PDCN-3-146
Lot 108	SG-PDCN-3-108	Lot 129	SG-PDCN-3-129	Lot 147	SG-PDCN-3-147
Lot 109	SG-PDCN-3-109	Lot 130	SG-PDCN-3-130	Lot 148	SG-PDCN-3-148
Lot 110	SG-PDCN-3-110	Lot 131	SG-PDCN-3-131	Lot 149	SG-PDCN-3-149
Lot 111	SG-PDCN-3-111	Lot 132	SG-PDCN-3-132	Lot 150	SG-PDCN-3-150
Lot 112	SG-PDCN-3-112	Lot 133	SG-PDCN-3-133	Lot 151	SG-PDCN-3-151
Lot 113	SG-PDCN-3-113	Lot 134	SG-PDCN-3-134		
Lot 114	SG-PDCN-3-114				
Lot 115	SG-PDCN-3-115				
Lot 116	SG-PDCN-3-116				
Lot 117	SG-PDCN-3-117				

All of lots 194 through 198, lots 203 and 204, lot 209, lots 211 and 212, and lots 221 through 284, including any and all Common Area, as shown on the Official Plat for Paradise Canyon, Phase 4, according to the official records of the Washington County Recorder:

Lot 194	SG-PDCN-4-194	Lot 248	SG-PDCN-4-248
Lot 195	SG-PDCN-4-195	Lot 249	SG-PDCN-4-249
Lot 196	SG-PDCN-4-196	Lot 250	SG-PDCN-4-250
Lot 197	SG-PDCN-4-197	Lot 251	SG-PDCN-4-251
Lot 198	SG-PDCN-4-198	Lot 252	SG-PDCN-4-252
Lot 203	SG-PDCN-4-203	Lot 253	SG-PDCN-4-253
Lot 204	SG-PDCN-4-204	Lot 254	SG-PDCN-4-254
Lot 209	SG-PDCN-4-209	Lot 255	SG-PDCN-4-255
Lot 211	SG-PDCN-4-211	Lot 256	SG-PDCN-4-256
Lot 212	SG-PDCN-4-212	Lot 257	SG-PDCN-4-257
Lot 221	SG-PDCN-4-221	Lot 258	SG-PDCN-4-258
Lot 222	SG-PDCN-4-222	Lot 259	SG-PDCN-4-259
Lot 223	SG-PDCN-4-223	Lot 260	SG-PDCN-4-260
Lot 224	SG-PDCN-4-224	Lot 261	SG-PDCN-4-261
Lot 225	SG-PDCN-4-225	Lot 262	SG-PDCN-4-262
Lot 226	SG-PDCN-4-226	Lot 263	SG-PDCN-4-263
Lot 227	SG-PDCN-4-227	Lot 264	SG-PDCN-4-264
Lot 228	SG-PDCN-4-228	Lot 265	SG-PDCN-4-265
Lot 229	SG-PDCN-4-229	Lot 266	SG-PDCN-4-266
Lot 230	SG-PDCN-4-230	Lot 267	SG-PDCN-4-267
Lot 231	SG-PDCN-4-231	Lot 268	SG-PDCN-4-268
Lot 232	SG-PDCN-4-232	Lot 269	SG-PDCN-4-269
Lot 233	SG-PDCN-4-233	Lot 270	SG-PDCN-4-270
Lot 234	SG-PDCN-4-234	Lot 271	SG-PDCN-4-271
Lot 235	SG-PDCN-4-235	Lot 272	SG-PDCN-4-272
Lot 236	SG-PDCN-4-236	Lot 273	SG-PDCN-4-273
Lot 237	SG-PDCN-4-237	Lot 274	SG-PDCN-4-274
Lot 238	SG-PDCN-4-238	Lot 275	SG-PDCN-4-275
Lot 239	SG-PDCN-4-239	Lot 276	SG-PDCN-4-276
Lot 240	SG-PDCN-4-240	Lot 277	SG-PDCN-4-277
Lot 241	SG-PDCN-4-241	Lot 278	SG-PDCN-4-278
Lot 242	SG-PDCN-4-242	Lot 279	SG-PDCN-4-279
Lot 243	SG-PDCN-4-243	Lot 280	SG-PDCN-4-280
Lot 244	SG-PDCN-4-244	Lot 281	SG-PDCN-4-281
Lot 245	SG-PDCN-4-245	Lot 282	SG-PDCN-4-282
Lot 246	SG-PDCN-4-246	Lot 283	SG-PDCN-4-283
Lot 247	SG-PDCN-4-247	Lot 284	SG-PDCN-4-284

All of lot 135, lots 152 through 193, lots 199 through 202, lots 205 through 208, lot 210, and lot 220, including any and all Common Area, as shown on the Official Plat for Paradise Canyon, Phase 5, according to the official records of the Washington County Recorder:

Lot 135	SG-PDCN-5-135	Lot 180	SG-PDCN-5-180
Lot 152	SG-PDCN-5-152	Lot 181	SG-PDCN-5-181
Lot 153	SG-PDCN-5-153	Lot 182	SG-PDCN-5-182
Lot 154	SG-PDCN-5-154	Lot 183	SG-PDCN-5-183
Lot 155	SG-PDCN-5-155	Lot 184	SG-PDCN-5-184
Lot 156	SG-PDCN-5-156	Lot 185	SG-PDCN-5-185
Lot 157	SG-PDCN-5-157	Lot 186	SG-PDCN-5-186
Lot 158	SG-PDCN-5-158	Lot 187	SG-PDCN-5-187
Lot 159	SG-PDCN-5-159	Lot 188	SG-PDCN-5-188
Lot 160	SG-PDCN-5-160	Lot 189	SG-PDCN-5-189
Lot 161	SG-PDCN-5-161	Lot 190	SG-PDCN-5-190
Lot 162	SG-PDCN-5-162	Lot 191	SG-PDCN-5-191
Lot 163	SG-PDCN-5-163	Lot 192	SG-PDCN-5-192
Lot 164	SG-PDCN-5-164	Lot 193	SG-PDCN-5-193
Lot 165	SG-PDCN-5-165	Lot 199	SG-PDCN-5-199
Lot 166	SG-PDCN-5-166	Lot 200	SG-PDCN-5-200
Lot 167	SG-PDCN-5-167	Lot 201	SG-PDCN-5-201
Lot 168	SG-PDCN-5-168	Lot 202	SG-PDCN-5-202
Lot 169	SG-PDCN-5-169	Lot 205	SG-PDCN-5-205
Lot 170	SG-PDCN-5-170	Lot 206	SG-PDCN-5-206
Lot 171	SG-PDCN-5-171	Lot 207	SG-PDCN-5-207
Lot 172	SG-PDCN-5-172	Lot 208	SG-PDCN-5-208
Lot 173	SG-PDCN-5-173	Lot 210	SG-PDCN-5-210
Lot 174	SG-PDCN-5-174	Lot 220	SG-PDCN-5-220
Lot 175	SG-PDCN-5-175		
Lot 176	SG-PDCN-5-176		
Lot 177	SG-PDCN-5-177		
Lot 178	SG-PDCN-5-178		
Lot 179	SG-PDCN-5-179		