

When Recorded, Return to:
Development Team, LLC
216 South 200 West
Cedar City, Utah 84720

Parcel Nos.
B-1709, B-1459-22, B-1708-4
B-2708

**THIRD AMENDMENT TO DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
THE IRON HORSE DEVELOPMENT PROJECT
(Cedar City, Utah)**

This Amendment is made this 19th day of June, 2020, by DEVELOPMENT TEAM, LLC, a Utah Limited Liability Company, 216 South 200 West, Cedar City, Utah 84720 (the “Declarant”) as authorised by the State of Utah, acting by and through the School and Institutional Trust Lands Administration, 675 East 500 South, Suite 500, Salt Lake City, Utah (the “Trust Lands Administration”) under that Development lease Agreement No. 1169, dated July 1st, 2019.

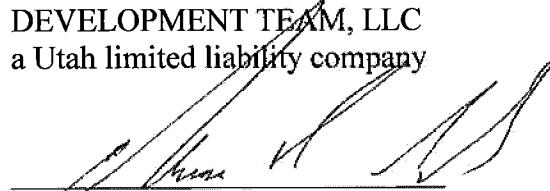
1. This Amendment refers to the original DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS for IRON HORSE DEVELOPMENT PROJECT, Cedar City, Utah, Recorded on October 11, 2019 and recorded as Entry # 00735126 Book 1461 Page 879.
2. In order to better pronounce the intentions of the Declarant, it is hereby declared that the following amendment refers to the Crestline Subdivision in Phase 1 of the Ironhorse Development. The Declaration of conditions and restrictions for Crestline Subdivision in the Iron Horse Development Project will be amended to read as follows:
 - A. In an effort to have more quaint lighting and so that there is not high overhead street lights in the subdivision, each home will provide light to its exterior surroundings and the street in the following manner: Each home will have its two exterior garage lights attached to a photo control device that will automatically turn the lights on at sunset and off at sunrise. This will be installed in each home. The contractor will install the original light bulbs. The HOA will maintain and replace light bulbs.

The use of tall poles would detract from the overall feel of the community. The required lighting on exterior garage fixtures accomplishes safety concerns while providing soft and comforting lighting to this community. Any modification of this system is not allowed.

IN WITNESS WHEREOF, Declarant has caused this Amendment to be executed this 19th day of June, 2020.

“DECLARANT”

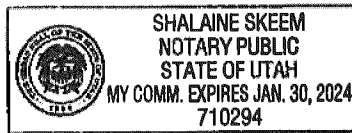
DEVELOPMENT TEAM, LLC
a Utah limited liability company


Thomas A. Pugh
President

STATE OF UTAH

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COUNTY OF IRON



On the 19th Day of June, 2020, personally appeared before me Thomas A. Pugh, who being duly sworn, did say that he is the President of Development Team, LLC, a Utah limited liability company and that the foregoing instrument was signed on behalf of said Development Team, LLC, by authority of its Certificate of Organization or a Resolution of its members, and he acknowledged to me that he executed the same.

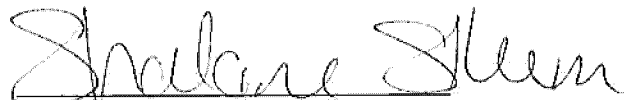

NOTARY PUBLIC

Exhibit "A"

Property Description for Ironhorse Project, Cedar City, Utah

PARCEL 1-1358.952 ACRES

BEGINNING AT THE EAST 1/4 CORNER OF SECTION 29, T36S, R11W, SLB&M; THENCE N89°57'44"W, 2668.63 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 29; THENCE N89°58'00"W, 1337.85 FEET TO THE 1/16TH CORNER; THENCE N0°01'25"E, 2650.10 FEET TO THE 1/16TH SECTION CORNER; THENCE N0°31'43"W, 2665.14 FEET TO THE 1/16TH CORNER; THENCE N0°31'38"W, 2659.56 FEET TO THE 1/16TH CORNER; THENCE S89°43'08"E, 1314.11 FEET TO THE NORTH 1/4 CORNER OF SECTION 20; THENCE ALONG THE SECTION LINE S89°43'14"E, 1478.03 FEET; THENCE S0°16'46"W, 56.29 FEET; THENCE N89°43'14"W, 238.71 FEET; THENCE S0°16'46"W, 208.71 FEET; THENCE S89°43'14"E, 438.71 FEET; THENCE N0°16'46"E, 265.00 FEET TO THE SECTION LINE; THENCE ALONG SAID SECTION LINE S89°43'14"E, 950.29 FEET TO THE N.W. CORNER OF SECTION 21; THENCE ALONG THE SECTION LINE N88°34'02"E, 539.12 FEET TO THE SOUTHERLY LINE OF CROSS HOLLOW ROAD; THENCE ALONG SAID SOUTHERLY LINE S73°56'03"E, 72.50 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 546.00 FEET AND A CENTRAL ANGLE OF 11°33'38"; THENCE ALONG THE ARC OF SAID CURVE 110.16 FEET; THENCE S62°22'25"E, 400.15 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 546.00 FEET AND A CENTRAL ANGLE OF 8°27'51"; THENCE ALONG THE ARC OF SAID CURVE 80.66 FEET; THENCE S53°54'34"E, 253.10 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 669.50 FEET AND A CENTRAL ANGLE OF 28°14'18"; THENCE ALONG THE ARC OF SAID CURVE 329.97 FEET; THENCE S25°40'16"E, 170.92 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 630.50 FEET AND A CENTRAL ANGLE OF 42°49'26"; THENCE ALONG THE ARC OF SAID CURVE 471.25 FEET; THENCE S68°29'42"E, 534.97 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 619.50 FEET AND A CENTRAL ANGLE OF 21°07'44"; THENCE ALONG THE ARC OF SAID CURVE 228.45 FEET; THENCE S47°21'58"E, 469.84 FEET; THENCE N42°38'02"E, 4.00 FEET; THENCE S47°21'58"E, 371.83 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 676.50 FEET AND A CENTRAL ANGLE OF 28°39'17"; THENCE ALONG THE ARC OF SAID CURVE 338.33 FEET; THENCE S76°01'15"E, 478.83 FEET TO THE 1/16TH SECTION LINE; THENCE ALONG SAID 1/16TH SECTION LINE S01°22'30"E, 309.70 FEET TO THE 1/16TH CORNER; THENCE ALONG THE 1/16TH SECTION LINE S89°21'51"W, 187.39 FEET; THENCE S18°36'51"W, 236.92 FEET; THENCE S56°10'42"W, 286.69 FEET; THENCE S65°53'24"E, 569.56 FEET; THENCE S01°22'20"E, 60.93 FEET; THENCE S65°53'24"E, 104.79 FEET; THENCE S09°31'43"E, 590.00 FEET; THENCE S03°57'37"E, 286.24 FEET; THENCE S14°05'16"E, 349.70 FEET; THENCE S29°22'56"E, 434.95 FEET; THENCE S44°18'21"W, 520.65 FEET TO THE SECTION LINE; THENCE S89°49'45"W, 100.02 FEET TO THE 1/16TH SECTION CORNER; THENCE ALONG THE 1/16TH SECTION LINE S0°06'33"W, 257.12 FEET; THENCE N89°53'27"W, 100.00 FEET; THENCE S0°06'33"W, 200.00 FEET; THENCE S89°53'27"E, 100.00 FEET TO THE 1/16TH SECTION LINE; THENCE ALONG SAID 1/16TH SECTION LINE S0°06'33"W, 1704.01 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE I-15 FRONTAGE ROAD AND A

POINT OF NON-TANGENT CURVATURE TO THE RIGHT HAVING A RADIUS OF 21,993.97 AND A CENTRAL ANGLE OF $1^{\circ}54'21''$ (RADIUS POINT BEARS $N44^{\circ}03'29''W$); THENCE ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY 731.54 FEET TO THE 1/4 SECTION LINE THENCE ALONG SAID 1/4 SECTION LINE $S89^{\circ}53'37''W$, 3451.37 FEET TO THE POINT OF BEGINNING.

PARCEL 2-91.487 ACRES

BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 21, T36S, R11W, SLB&M; THENCE ALONG THE SECTION LINE $N89^{\circ}29'43''E$, 1338.34 FEET TO THE 1/16TH SECTION CORNER; THENCE ALONG THE SECTION LINE $N89^{\circ}29'16''E$, 132.81 FEET TO THE WEST LINE OF COVE DRIVE; THENCE ALONG SAID WEST LINE $S01^{\circ}22'52''E$, 888.93 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 437.38 FEET AND A CENTRAL ANGLE OF $56^{\circ}03'30''$; THENCE ALONG THE ARC OF SAID CURVE 427.93 FEET; THENCE DEPARTING SAID WEST LINE $S28^{\circ}17'39''W$, 109.35 FEET TO THE 1/16TH SECTION LINE; THENCE ALONG SAID 1/16TH SECTION LINE $S89^{\circ}28'40''W$, 272.00 FEET TO THE 1/16TH SECTION CORNER; THENCE ALONG THE 1/16TH SECTION LINE $S01^{\circ}22'30''E$, 918.38 FEET TO THE NORTHERLY LINE OF CROSS HOLLOW ROAD; THENCE ALONG SAID NORTHERLY LINE $N74^{\circ}52'34''W$, 473.62 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 573.50 FEET AND A CENTRAL ANGLE OF $34^{\circ}40'05''$; THENCE ALONG THE ARC OF SAID CURVE 347.01 FEET; THENCE $N40^{\circ}12'29''W$, 877.35 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 626.50 FEET AND A CENTRAL ANGLE OF $52^{\circ}37'33''$; THENCE ALONG THE ARC OF SAID CURVE 575.44 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 573.50 FEET AND A CENTRAL ANGLE OF $67^{\circ}09'46''$; THENCE ALONG THE ARC OF SAID CURVE 672.26 FEET; THENCE $N25^{\circ}40'16''W$, 33.54 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 776.50 FEET AND A CENTRAL ANGLE OF $28^{\circ}45'15''$; THENCE ALONG THE ARC OF SAID CURVE 389.69 FEET; THENCE $N54^{\circ}25'31''W$, 255.38 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 650.00 FEET AND A CENTRAL ANGLE OF $7^{\circ}56'54''$; THENCE ALONG THE ARC OF SAID CURVE 90.17 FEET; THENCE $N62^{\circ}22'25''W$, 347.35 FEET TO THE SECTION LINE; THENCE ALONG SAID SECTION LINE $N88^{\circ}34'02''E$, 1829.47 FEET TO THE POINT OF BEGINNING.