

When Recorded Mail to:
John and Ellen White
1226 W 2440 S
St. George, UT 84770

NOTICE OF ARCHITECTURAL CONTROL COMMITTEE

In reference to Section 2 *Construction Provisions* on Page 9 of the Conditions, Covenants, and Restrictions for the Black Stone subdivision in Ivins, UT, the following guidelines shall be administered and regulated by the Architectural Control Committee (ACC). The provisions of the ACC are as follows:

Architectural Control Committee Regulations

1. Dwelling Height Restrictions

Each lot within the subdivision shall be designated for either single-story or two-story residential structures, as specified below:

- **Single-story homes only:** Permitted on Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 23, 24, 25, 26, 27, 28, 29, 30, 31.
- **One or two-story homes permitted:** Lots 1, 2, 3, 4, 5, 6, 16, 17, 18, 19, 20, 21, 22, 29.
- **Basements are only permitted on Lots 17, 18, 19, 20, and 21.**
- Any requests to deviate from these height restrictions must be submitted in writing to the ACC for review and approval prior to plan submission.

2. Swimming Pool Requirements

- In-ground pools may only be constructed on **Lots 17, 18, 19, 20, and 21** and must receive prior written approval from the ACC.
- Pools must comply with all applicable safety, setback, and fencing requirements as outlined by local regulations and the ACC.

3. Additional Structures and Additions

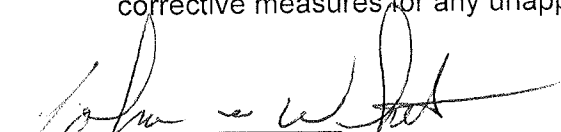
- Any additional permanent buildings or additions to existing structures must adhere to the **City of Ivins building codes** and receive **prior ACC approval** before construction begins.
- Submissions for approval must include structural plans, exterior material specifications, and compliance verification with city regulations.

4. Plan Review and Approval

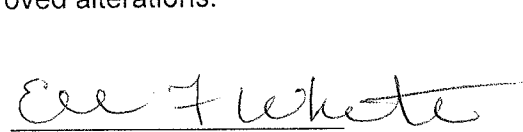
- No dwelling, structure, outbuilding, fence, pool, or other exterior improvement shall be constructed, altered, or placed on any lot without prior written approval from the ACC.
- The ACC shall have the sole authority to approve, modify, or deny proposed plans based on compliance with subdivision design standards, aesthetic compatibility, and overall community integrity.
- The ACC is comprised of the following members:
 - **John White**
 - **Ellen White**
 - **Jon Crockett**
 - **Joe Langston**
- Each member is authorized to make decisions on behalf of the group in the absence of others.
- All submissions must include detailed site plans, elevations, exterior material specifications, and any additional documentation required by the ACC.
- The ACC reserves the right to enforce or deny variances based on community impact and precedent.

5. Enforcement & Compliance

- Any construction or modification commenced without prior ACC approval shall be subject to penalties, mandatory remediation, or removal at the homeowner's expense.
- The ACC shall conduct periodic inspections to ensure compliance and may impose corrective measures for any unapproved alterations.



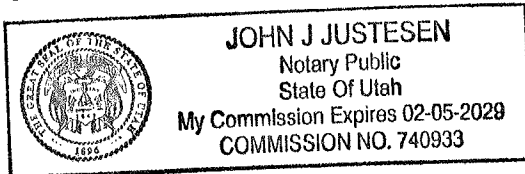
 John G. White




 Ellen F. White

STATE OF Utah)
) :ss.
 COUNTY OF Washington)

On the 13 day of March, 2025, personally appeared before me, John G. White and Ellen F. White, the signer of the within instrument who duly acknowledged to me that he/she executed the same.





 NOTARY PUBLIC
 My Commission Expires:

Exhibit "A" Legal Description

All of Lots 1-31, BLACK STONE SUBDIVISION, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

Tax ID No: I-BLST-1 to I-BLST-31