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Foxridge Condominiums
644 S. Main Suite D
Springville, Utah 84663
R/O

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**AMENDMENT TO
DECLARATION OF CONDOMINIUM
(Including Owner Association Bylaws)**

**Foxridge Condominiums
A Expandable Condominium Project
Springville City, Utah County, Utah**

THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM that (the "Amendment to Declaration") is made this 27 day of December, 2022 by Foxridge Condominium ("Declarant"), pursuant to the provision of Sections 57-8-1et seq. of the Utah Code (1953), as amended, known as the Condominium Ownership Act (the "Act").

RECITALS:

- a) All defined terms as used in this Amendment to Declaration shall have the meanings ascribed to them herein or, as the case may be, in Condominium Project's Declaration of Condominium, recorded by the Declarant in the Public Records as Entry #41865 recorded April 04, 2021.
- b) Declarant is the developer of the Project and recorded a Record of Survey Map Filing # 17013 therefore in the Public Records as Entry # 2020-41864.
- c) Pursuant to Article II of the Declaration and Sections 57-8-13 (3) and 57-8-13.4 of the Act, Declarant has caused a Fifth Supplemental Record of Survey map and a Fifth Amendment to Declaration to be prepared for recordation in the Public Record in order to convert certain Convertible Land in the Project into additional Units as reflected on the Fifth Supplemental record of Survey Map.
- d) The real property to which this Amendment to Declaration of Record of Survey Map are applicable is located in Springville City, Utah County Utah and is described as follows:

Overall Legal Description:

Commencing at a point located North 89°41'53" West along the Section line 1020.53 feet and South 72.30 feet from the North quarter corner of Section 4, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 00°31'41" East 143.13 feet; thence North 89°28'14" East 114.54 feet; thence along the arc of a 25.00 radius curve to the left 37.26 feet (chord bears North 46°46'33" East 33.91 feet); thence South 04°04'48" West 38.98 feet; thence South 03°53'24" West 77.28 feet; thence along a 25.00 foot radius curve to the left 41.20 feet (chord bears North 43°19'21" West 36.69 feet); thence South 89°28'14" West 73.22 feet; thence South 00°00'00" East 98.03 feet; thence along the arc of a 117.00 foot radius curve to the right 29.85 feet (chord bears South 07°18'33" West 29.77 feet;); thence South 14°37'05" West 113.44 feet; thence North 89°05'08" East 52.45 feet; thence South 01°00'53" East 61.19 feet; thence South 88°59'07" West 178.45 feet; thence South 01°55'52" West 81.56 feet; thence South 00°37'07" West 119.68 feet; thence North 89°54'00" West 261.65 feet; thence North 00°14'16" East 200.75 feet; thence South 88°56'05" West 125.85 feet; thence North 00°26'55" East 79.14 feet; thence South 89°02'51" West 1.88 feet; thence North 00°21'01" West 181.61 feet; thence North 89°46'59" West 125.45 feet to 170 West Street; thence North 00°44'00" East along 170 West Street 19.29 feet; thence South 89°47'00" East 125.08 feet; thence North 00°21'00" West 480.00 feet; thence North 00°02'36" East 31.03 feet; thence North 88°22'13" East 142.33 feet; thence North 01°52'49" East 53.69 feet; thence South 88°18'34" East 48.75 feet; thence North 00°02'45" East 288.51 feet; thence North 90°00'00" East 25.03 feet; thence South 00°02'43" West 280.50 feet; thence South 89°40'00" East 23.37 feet; thence South 00°31'57" East 260.17 feet; thence South 85°54'23" East 149.02 feet; thence South 01°41'40" East 71.15 feet; thence South 89°09'05" East 101.60 feet; thence North 89°28'19" East 23.31 feet to the point of beginning.

Area = 429,567 sq.ft. or 9.86 Acres

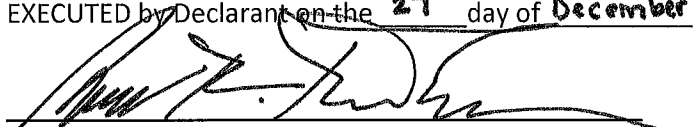
Basis of Bearing is North 89°41'53" West along the Section line from the North quarter corner to the Northwest corner of said Section 4.

1. The following is to be added to Article IX of the above-mentioned Declaration of Foxridge Condominiums.

The project documents must give the mortgagee and guarantor of the mortgage on any unit in a condominium project the right to timely written notice of:

- o Any condemnation that affects either a material portion of the project or the unit securing it mortgage.
- o A lapse, cancellation, or material modification of any insurance policy maintained by the homeowners' association.
- o Any proposed action that requires the consent of a specified percentage of mortgagees.

EXECUTED by Declarant on the 27 day of December in the year 2022 first above written.



Bruce R Dickerson, Manager of Foxridge Development of Springville L.L.C.

STATE OF UTAH

COUNTY OF UTAH

The foregoing instrument was acknowledged before me this 27 day of December, 20 22 by Bruce R. Dickerson, Manager of Foxridge Development of Springville L.L.C. in the capacity indicated.



Notary Signature

