



AFTER RECORDING PLEASE RETURN TO:
Red Vista development of Orem, L.L.C.
644 S. Main
Springville, Utah 84663

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

Phase 2
RED VISTA CONDOMINIUMS
A Convertible Condominium Project
Washington City, Washington County, Utah

THIS FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM ("First Amendment to Declaration") is made this 22 day of Feb. 2022, by Red Vista Development of Orem, L.L.C., ("Declarant"), pursuant to the provisions of Sections 57-8-1 et seq. of the *Utah Code* (1953), as amended, known as the Condominium Ownership Act (the "Act").

RECITALS:

- a) All defined terms as used in the First Amendment to Declaration shall have the meanings ascribed to them herein or, as the case may be, in the Condominium Project's Declaration of Condominium, recorded by the Declarant in the Public Records as Entry # 20220006230 recorded 1-31-22.
- b) Declarant is the developer of the Project and recorded a Record of Survey Map Filing # 4791 therefore in the Public Records as Entry # 20220006229.
- 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 First Supplemental Record of Survey map and the First Amendment to Declaration to be prepared for simultaneous recordation in the Public Records in order to convert certain Convertible Land in the Project into additional Units as reflected on the First Supplemental Record of Survey Map.
- d) The real property to which this First Amendment to Declaration and the First Supplemental Record of Survey Map are applicable, is located in Washington City, Washington County, Utah and is described as follows:

PHASE 2 (1ST SUPPLEMENTAL)

Commencing at a point located South 88°49'06" East along the center Section line 1651.46 feet and South 450.91 feet from the West quarter corner of Section 13, Township 42 South, Range 15 West Salt Lake Base and Meridian; thence South 166.21 feet; thence North 89°46'01" West 132.15 feet; thence North 00°13'59" East 166.22 feet; thence South 89°45'47" East 131.47 feet to the point of beginning.

1. **2.02 Division into Condominium Units, Minimum and Maximum Ownership**

Interests. The Project is hereby divided into an expandable Condominium project as set forth on the Plat. The project has the option to record supplemental amendments, each such Unit consisting of a Unit and an appurtenant undivided, but equal, interest in and to the Common Areas and Facilities. Such Units comprise the minimum number of Units in the Project and give each Owner an undivided interest in the Common Areas and Facilities. If all of the Additional Land is added into the Project pursuant Sections 2.03 and 2.04, the maximum number of Units in the Project will be 72 and each Unit Owner will have a undivided interest in the Common Areas and Facilities.

- a. Exhibit "A" to this amendment, in its entirety, is added to the Declaration.
2. Except as amended by the provisions of this First Amendment to Declaration, the Declaration shall remain unchanged and shall constitute the entire Declaration of Condominium for the Project, reflecting the conversion of portions of the Convertible Land as described on the First Supplemental record of Survey Map and the attached Exhibit "A".
3. This First Amendment to Declaration shall be recorded in the Public Records simultaneously with the Project's First Supplemental Record of Survey Map, consisting of three sheets prepared by Roger D. Dudley, a Utah registered land surveyor holding Certificate No. 147089. Both such instruments shall be effective upon recordation.

EXECUTED by Declarant on this 22nd Feb day in the year 2022 first above written.



Bruce R. Dickerson, Manager of Red Vista Development of Orem, LLC.

State of Utah)

:ss

County of Utah)

The foregoing instrument was acknowledged before me this 31st day of MARCH 2022
by Bruce R. Dickerson, Manager of Red Vista Development of Orem, LLC in the capacity
indicated.



Notary

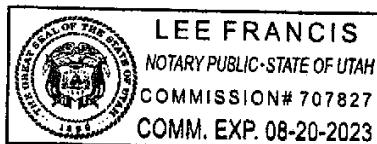


Exhibit "B"

DECLARATION OF CONDOMINIUM

(Including Owner Association Bylaws)

OF

RED VISTA RESIDENTIAL CONDOMINUMS
(A Convertible Expandable Land Condominium Project)
Washington City, Washington County, Utah

Unit No.	Interest in Common Area (Percentage)	Votes
Building A		
A101	3.333	1
A102	3.333	1
A103	3.333	1
A104	3.333	1
A105	3.333	1
A201	3.333	1
A202	3.333	1
A203	3.333	1
A204	3.333	1
A205	3.333	1
A301	3.333	1
A302	3.333	1
A303	3.333	1
A304	3.333	1
A305	3.333	1

Totals	100%	30

*Percentages may be adjusted by one-thousandth of a percentage point in order to provide for a total of one hundred percent (100%).