



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

**FOURTH AMENDMENT TO  
 DECLARATION OF CONDOMINIUM  
 (Including Owner Association Bylaws)  
 Phase 5  
 RED VISTA CONDOMINIUMS  
 A Convertible Condominium Project  
 Washington City, Washington County, Utah**

**THIS FOURTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM** ("Fourth Amendment to Declaration") is made this 31<sup>st</sup> day of March 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 Fourth 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 # 2022 000 6230 recorded 1/31/2022.
- b) Declarant is the developer of the Project and recorded a Record of Survey Map Filing # 4791 therefore in the Public Records as Entry # 2022 000 6229
- 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 Fourth Supplemental Record of Survey map and the Fourth 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 Fourth Supplemental Record of Survey Map.
- d) The real property to which this Fourth Amendment to Declaration and the Fourth Supplemental Record of Survey Map are applicable, is located in Washington City, Washington County, Utah and is described as follows:

**PHASE 5 (4<sup>TH</sup> SUPPLEMENTAL)**

Commencing at a point located South 88°49'06" East along the center Section line 1872.27 feet and South 447.27 feet from the West quarter corner of Section 13, Township 42 South, Range 15 West Salt Lake Base and Meridian; thence South 89°45'47" East 76.66 feet; thence South 00°13'59" West 189.61 feet to the Northerly boundary of Telegraph Street; thence South 85°25'11" West along said street 78.33 feet; thence North 00°04'16" West 173.21 feet; thence East 2.31 feet; thence North 00°12'59" East 22.97 feet to the point of beginning.

AREA=15,103 sq. ft. or 0.35 acre

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 Fourth 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 Fourth Supplemental record of Survey Map and the attached Exhibit "A".
3. This Fourth Amendment to Declaration shall be recorded in the Public Records simultaneously with the Project's Fourth 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 22<sup>nd</sup> Feb day in the year 2022 first above written.

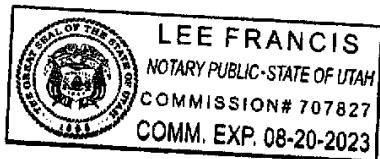


Bruce R. Dickerson, Manager of Red Vista Development of Orem, L.L.C.

STATE OF UTAH     )  
                              :SS  
COUNTY OF UTAH    )

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

Lee Francis  
Notary Signature



**Exhibit "B"**

**DECLARATION OF CONDOMINIUM**

(Including Owner Association Bylaws)

OF

**RED VISTA RESIDENTIAL CONDOMINIUMS**

(A Convertible Expandable Land Condominium Project)

Washington City, Washington County, Utah

<b>Unit No.</b>	<b>Interest in Common Area (Percentage)</b>	<b>Votes</b>
<b>Building A</b>		
A101	1.388	1
A102	1.388	1
A103	1.388	1
A104	1.388	1
A105	1.388	1
A201	1.388	1
A202	1.388	1
A203	1.388	1
A204	1.388	1
A205	1.388	1
A301	1.388	1
A302	1.388	1
A303	1.388	1
A304	1.388	1
A305	1.388	1

<b>Building B</b>		
B101	1.388	1
B102	1.388	1
B103	1.388	1
B104	1.388	1
B105	1.388	1
B201	1.388	1
B202	1.388	1
B203	1.388	1
B204	1.388	1
B205	1.388	1
B301	1.388	1
B302	1.388	1
B303	1.388	1
B304	1.388	1
B305	1.388	1
<b>Building C</b>		
C101	1.388	1
C102	1.388	1
C103	1.388	1
C104	1.388	1
C105	1.388	1
C201	1.388	1
C202	1.388	1

C203	1.388	1
C204	1.388	1
C205	1.388	1
C301	1.388	1
C302	1.388	1
C303	1.388	1
C304	1.388	1
C305	1.388	1
<b>Building D</b>		
D101	1.388	1
D102	1.388	1
D103	1.388	1
D104	1.388	1
D201	1.388	1
D202	1.388	1
D203	1.388	1
D204	1.388	1
D301	1.388	1
D302	1.388	1
D303	1.388	1
D304	1.388	1
<b>Building E</b>		
E101	1.388	1
E102	1.388	1

E103	1.388	1
E104	1.388	1
E105	1.388	1
E201	1.388	1
E202	1.388	1
E203	1.388	1
E204	1.388	1
E205	1.388	1
E301	1.388	1
E302	1.388	1
E303	1.388	1
E304	1.388	1
E305	1.388	1
<b>Totals</b>	<b>100%</b>	<b>72</b>

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