

Amended Declaration of Condominium Page 1 of 4
Gary Christensen Washington County Recorder
02/15/2023 03:29:41 PM Fee \$40.00 By UNITED
WEST TITLE

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

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

**RED VISTA CONDOMINIUMS
A Condominium Project
Washington City, Washington County, Utah**

THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM that was recorded January 31, 2022, as Entry #20220006230 IS MADE THIS 15th DAY OF February 2023, 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:

6.03 Leasing Restrictions of the Declaration to be amended as follows:

Only those Units designated by the Board of Directors and the Association as "rentable units" may enter into any lease agreement for all or any portion of the unit. The Association shall (I) designate a Unit as a rentable unit, if applicable, at such time as such Unit sold, and maintain a list of rentable units which shall be updated by the Board of Directors from time to time, provided, however that in no event shall more than fifty percent of the Units within the project be designated as rentable units. Furthermore, the leasing of any unit, or portion of any unit that is not designated by the Board of Directors for the project as a rentable unit is prohibited. No lease of any rentable unit will be less than the whole thereof. Unit owners are prohibited from leasing their units for an initial term of less than thirty- one days. No nightly rentals, no weekly rentals, are permitted. Rentable units cannot be subject to transient, hotel nor room taxes. No lease signage of any nature, including but not limited to "For Rent" signs or any other lease solicitation notice, or advertisement shall be permitted to be displayed. The Board of Directors may, from time to time, adopt, amend, repeal, and enforce rules and regulations governing the leasing of units. (I.e., rules relating to notifying the association of leases, requiring management company to track, retain records to rentable units' making sure that the current owner occupancy ratios are maintained and within guidelines etc.); provided, however, that the Board shall have no authority to (I) make any rule or regulation that violates the terms of this Declaration, violates State of Utah Condominium laws or any fair lending practices. Board of Directors will comply with free assumability for the project as outlined in 24 CFR § 203.41 any supplemental updates regarding Legal restrictions on Conveyance which may be added from time to time. All leases shall be subject to the provisions of this Declaration, whether or not stated therein.

The following is to be added to Article IX of the above-mentioned Declarations of Red Vista 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:

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

Red Vista Condominiums

PROPERTY DESCRIPTION:

SEE EXHIBIT A

EXECUTED by Declarant on February 15, 2023

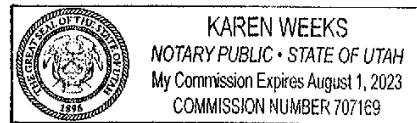
Cory W. Andersen

Cory W. Andersen, Manager of Red Vista Development of Orem, LLC

STATE OF UTAH)

COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 15 day of February, 2023 by Cory W. Andersen, Manager of Red Vista Development of Orem, LLC. in the capacity indicated.



Karen Weeks
Notary Signature

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

OVERALL PROJECT DESCRIPTION

Commencing at a point located South 88°49'06" East along the center section line 1393.30 feet and South 400.03 feet from the West quarter corner of Section 13, Township 42 South, Range 15 West, Salt Lake Base and Meridian; thence along Phase 3, Bristol Park Commercial Subdivision as follows: South 88°49'05" East 617.62 feet, South 00°13'59" West 229.35 feet to Telegraph Street, South 85°25'11" West 587.09 feet, along the arc of a 30.00 foot radius curve to the right 49.64 feet (chord bears North 47°10'25" West 44.17 feet), North 00°13'59" East 258.95 feet to the point of beginning.