

Amended Declaration of Condominium Page 1 of 7
Gary Christensen Washington County Recorder
05/24/2023 01:22:55 PM Fee \$40.00 By UNITED
WEST TITLE

AFTER RECORDING PLEASE RETURN TO:
Red Vista Development of Orem, L.L.C.
644 S Main
Springville, UT 84663
R\o

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

Phase 4
Plat "D" (Building "D") Third Supplemental Plat

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

THIS THIRD AMENDMENT TO THE DECLARATION OF CONDOMINIUM (the "Third Amendment to Declaration") is made this 22nd day of February, 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:

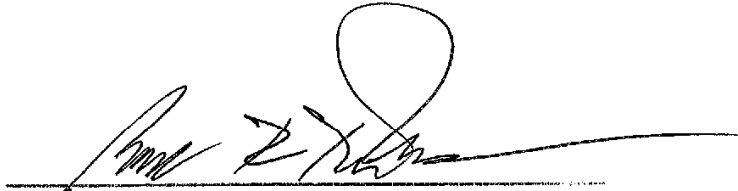
- a) All defined terms as used in the Third Amendment to Declaration shall have the meanings ascribed to them herein or, as the case may be, in the Condominium Project's Declaration of Condominium, recorded by the Declarant in the Public Records as Entry # 20220006230 recorded 1/31/2022.
- b) Declarant is the developer of the Project and recorded a Record of Survey Map Filing #4791 therefore in the Public Records as Entry # 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 Third Supplemental Record of Survey map and the Third Amendment to Declaration to be prepared for recordation in the Public Records in order to convert certain Convertible Land in the Project into additional Units as reflected on the Third Supplemental Record of Survey Map.
- d) The real property to which this Third Amendment to Declaration and the Third Supplemental Record of Survey Map are applicable, is located in Washington City, Washington County, Utah and is described as follows:

Phase 4

Commencing at a point located South 88°49'06" East along the center Section line 1872.27 feet and South 447.2 feet from the West quarter corner of Section 13, Township 42 South, Range 15 West, Salt Lake Base and Meridian; thence South 00°12'59" West 22.97 feet; thence West 2.31 feet; thence South 00°04'16" East 56.01 feet; thence North 89°45'02" West 125.74 feet; thence North 00°18'12" East 56.12 feet; thence North 31°53'31" East 5.79 feet; thence North 00°14'01" East 17.91 feet; thence South 89°45'47" East 124.64 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 "B" to this amendment, in its entirety, is added to the Declaration.
2. Except as amended by the provisions of this Third 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 Third Supplemental record of Survey Map.
3. This Third Amendment to Declaration has been recorded in the Public Records as Entry 20220023226 recorded April 26, 2022 with the Project's Third 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.

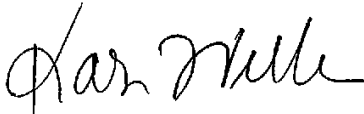
EXECUTED by Declarant on this February 22, 2022 first above written.



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 22nd day of February, 2022 by Bruce R. Dickerson, Manager of Red Vista Development of Orem, L.L.C. in the capacity indicated.



Notary Signature

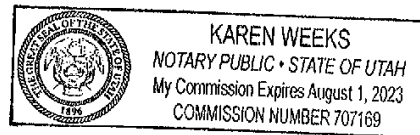


Exhibit "B"

DECLARATION OF CONDOMINIUM
(Including Owner Association Bylaws)

OF

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

Unit No.	Interest in Common Area (Percentage)	Votes
Building A		
A101	1.754	1
A102	1.754	1
A103	1.754	1
A104	1.754	1
A105	1.754	1
A201	1.754	1
A202	1.754	1
A203	1.754	1
A204	1.754	1
A205	1.754	1
A301	1.754	1
A302	1.754	1
A303	1.754	1
A304	1.754	1
A305	1.754	1

Building B		
B101	1.754	1
B102	1.754	1
B103	1.754	1
B104	1.754	1
B105	1.754	1
B201	1.754	1
B202	1.754	1
B203	1.754	1
B204	1.754	1
B205	1.754	1
B301	1.754	1
B302	1.754	1
B303	1.754	1
B304	1.754	1
B305	1.754	1
Building C		
C101	1.754	1
C102	1.754	1
C103	1.754	1
C104	1.754	1
C105	1.754	1
C201	1.754	1
C202	1.754	1

C203	1.754	1
C204	1.754	1
C205	1.754	1
C301	1.754	1
C302	1.754	1
C303	1.754	1
C304	1.754	1
C305	1.754	1
Building D		
D101	1.754	1
D102	1.754	1
D103	1.754	1
D104	1.754	1
D201	1.754	1
D202	1.754	1
D203	1.754	1
D204	1.754	1
D301	1.754	1
D302	1.754	1
D303	1.754	1
D304	1.754	1

Totals	100%	57

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