

Amended Declaration of Condominium Page 1 of 3
Gary Christensen Washington County Recorder
01/11/2024 04:10:55 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
R10

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

**Red Vista Condominiums
A Convertible Expandable Condominium Project
Washington City, Washington County, Utah**

THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM for Red Vista Condominiums that was originally recorded January 31, 2022, as Entry No. 20220006230 and amended previously, is made this 11th day of January 2024, by Red Vista Development of Orem, L.L.C. ("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") as follows:

RECITALS:

- A. Any previous statements regarding Rental Units and Owner Occupied Units shall be voided. The definition for any "Leasing Restrictions" is being restated in 6.03.**
- B. 6.03 Leasing Restrictions of the Declaration to be amended as follows:**

6.03 Leasing Restriction. No lease of any Unit shall be for less than the whole thereof. 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. No leased unit will be for an initial term of less than 31 days. No short-term leasing is permitted. Units cannot be subject to transient, hotel or room taxes. The Association shall determine and track the number of leased and owner-occupied units sold in the condominium project subject to the provision described in subsection (2) (a) and (b) of Utah Code 57-8-10.1. In no event shall more than fifty percent (50%) of the Units within the project be leased units. The Association may, from time to time adopt, amend, repeal, and enforce rules and regulation governing the leasing of units; provided, however that the Association shall have no authority to make any rule or relation that violates the term of this declaration, violates State of Utah Condominium laws or any fair lending practices. The Association will ensure consistent administration and enforcement of lease restrictions.

Legal Description:

All of Lots 74,75 & 76, Phase 3, Bristol Park Commercial Subdivision as shown on record in the office of the Washington County Recorder's Office, Washington County, Utah, said lots also being described as:

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.

Area = 160,611 sq.ft. or 3.69 Acres

Now known as

Units 101-105, 201-205, 301-305, Building A, Phase 1, RED VISTA CONDOMINIUMS

Units 101-105, 201-205, 301-305, Building B, Phase 2, 1st Supplemental, RED VISTA CONDOMINIUMS

Units 101-105, 201-205, 301-305, Building C, Phase 3, 2nd Supplemental, RED VISTA CONDOMINIUMS

Units 101-104, 201-204, 301-304, Building D, Phase 4, 3rd Supplemental, RED VISTA CONDOMINIUMS

Units 101-105, 201-205, 301-305, Building E, Phase 5, 4th Supplemental, RED VISTA CONDOMINIUMS

Tax IDs:

W-RDVC-1-A-(101-105,201-205,301-305)

W-RDVC-1-COMMON

W-RDVC-2-B-(101-105,201-205,301-305)

W-RDVC-2-COMMON

W-RDVC-3-C-(101-105,201-205,301-305)

W-RDVC-3-COMMON

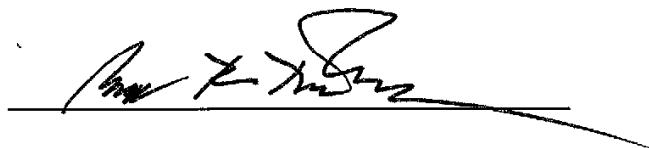
W-RDVC-4-D-(101-104,201-204,301-304)

W-RDVC-4-COMMON

W-RDVC-5-E-(101-105,201-205,301-305)

W-RDVC-5-COMMON

EXECUTED by Declarant on this 11 day of January in the year 2024 first
above written.

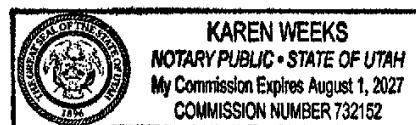


Bruce R. Dickerson, Manager of Red Vista Development of Orem, L.L.C.

STATE OF UTAH

COUNTY OF UTAH

The foregoing instrument was acknowledged before me this 11 day of
January, 2024 by Bruce R. Dickerson, Manager of Red Vista Development
of Orem, L.L.C. in the capacity indicated.



Notary Signature