

**When Recorded Return To:**  
RIVER RUN SF, LLC  
42 E. 1100 S., Suite 1B  
American Fork, Utah 84003



ENT 24150:2025 PG 1 of 9  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Apr 4 11:56 AM FEE 40.00 BY AC  
RECORDED FOR SPANISH FORK CITY

**THIRTEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM  
FOR CONDOS AT RIVER RUN  
(Condo Plat 7)**

This *Thirteenth Amendment to Declaration of Condominium for Condos at River Run* ("Amendment") is made by RIVER RUN SF, LLC, a Utah limited liability company ("Declarant"), and consented to by WHITE HORSE LAND, LLC ("Current Owner"), effective as of the date set forth below.

**RECITALS**

A. Declarant has previously executed and caused to be recorded that certain *Declaration of Condominium for Condos at River Run* ("Declaration") which was recorded in the office of the Utah County Recorder on July 11, 2024, as Entry No. 46140:2024. The declaration has been amended multiple times including the twelfth amendment which was recorded at the Utah County Recorder office on January 21, 2025, as Entry No. 3964:2025, which amends certain lender rights under the declaration. The Declaration and all Amendments are recorded against the real property in Utah County identified in the Declaration ("Property").

B. Consistent with Section 1.25 of the Declaration, Declarant has, with the consent of Current Owner as to land owned by Current Owner, previously expanded the scope of the Property.

C. Declarant and Current Owner have previously caused various amendments to the Declaration to be recorded (collectively, the "Prior Amendments").

D. Pursuant to the Prior Amendments, the Property has been expanded to include a total of seven (7) Buildings, consisting of all of the real property identified on Exhibit 11-A attached hereto.

E. Declarant and Current Owner have caused revised Plats for the Project to be recorded and wish to confirm that each Plat, as the same have been revised by Declarant and Owner, are subject to the scope of the Declaration, as the same has been amended.

F. In accordance with Section 10.6.2 and Section 11.3 of the Declaration, during the Development Period the Declarant may unilaterally amend the Declaration without the consent of the Owner of any other Unit.

G. The Development Period has not expired.

NOW THEREFORE, Declarant hereby declares, covenants, and agrees as follow:

1. **DEFINITIONS.** Capitalized terms used but not otherwise defined herein shall have the meaning set forth in the Declaration.

2. **CONFIRMATION OF PROPERTY.** For the avoidance of doubt, as used in the Declaration, the term Property shall refer to the real property identified on Exhibit 11-A attached hereto.

3. **CONFIRMATION OF PLATS OF EXPANSION OF PROJECT FOR PLAT 7.** Notwithstanding any contrary provision of Section 1.25 of the Declaration, the term "Plat" shall mean, with respect to Building 7 within the Project, that certain *RIVER RUN CONDO PLAT 7*, recorded on 4 / 4, 2025, as Entry No. 24149, Map No. 19688 ("Condo Plat 7").

4. **CONFIRMATION OF ENCUMBRANCE OF DECLARATION.** For the avoidance of doubt, Declarant and Owner confirm that the Property including Condo Plat 7, as identified in this Amendment, are subject to the Declaration and all the covenants, conditions, and restrictions set forth therein. Each Unit and the Owner of each Unit will be subject to the terms of the Declaration, the Bylaws, the Rules and Regulations, and any other applicable governing documents adopted by the Association and shall be responsible to pay when due any Assessments properly levied by the Association.

5. **CONFIRMATION OF PERCENTAGE INTEREST.** For the avoidance of doubt, on and after the date of this Amendment the Project consists of a total of seven (7) Buildings and a total of seventy (70) Units. Each Owner's Percentage Interest, as defined in Section 1.23, will be One and forty-three hundredths' percent (1.43%). This Amendment supersedes Exhibit C to the Declaration. The amount of each Owner's Percentage may change if additional supplements to the Declaration are recorded indicating that additional Buildings have been added to the Project.

6. **SCOPE OF AMENDMENT.** Except as expressly modified herein, the Declaration remains in full force and effect. In the event of a conflict between this Amendment and the Declaration, as previously amended by any of the Prior Amendments, this Amendment will control.

*[End of Amendment. Signature page follows.]*

NOW THEREFORE, Declarant has executed this Amendment effective as of the  
5 day of MARCH, 2025.

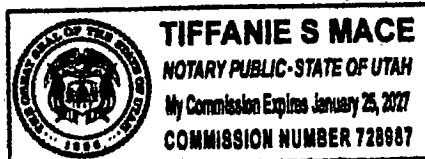
**DECLARANT**

RIVER RUN SF, LLC, a Utah limited  
 liability company

By: Tyler Horan  
 Name: Tyler Horan  
 Title: Manager

STATE OF UTAH )  
 ) ss.  
 COUNTY OF UTAH )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of  
March, 2025, by Tyler Horan as  
Manager of River Run SF, LLC.



Tiffany S. Mace  
 Notary Public

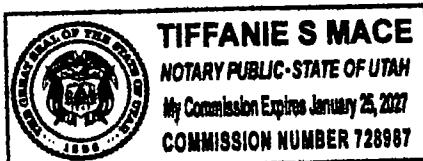
## OWNER

WHITE HORSE LAND, LLC, a Utah  
limited liability company

By: Name: Tyler HoranTitle: Manager

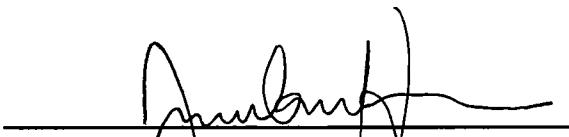
STATE OF UTAH )  
) ss.  
COUNTY OF UTAH )

The foregoing instrument was acknowledged before me this 5th day of  
March, 2025, by Tyler Horan as  
Manager of WHITE HORSE LAND, LLC.


  
Notary Public

## CERTIFICATION

Pursuant to Section 11.4 of the Declaration, the undersigned as President of the Association, certifies that the Amendment was adopted in accordance with the Declaration.

  
President of the Association

**EXHIBIT 11-A****(Property)****RIVER RUN CONDOS PLAT 1 BOUNDARY DESCRIPTION**

BEGINNING AT A POINT LOCATED NORTH 00°12'30" WEST 1609.00 FEET ALONG THE SECTION LINE AND EAST 901.56 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 03°02'37" EAST 63.54 FEET; THENCE SOUTH 86°57'23" EAST 169.18 FEET; THENCE SOUTH 09°09'47" WEST 53.28 FEET; THENCE SOUTH 03°02'37" WEST 25.56 FEET; THENCE NORTH 86°57'23" WEST 148.50 FEET; THENCE 23.56 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS N41°57'23"W 21.21 FEET) TO THE POINT OF BEGINNING.

CONTAINING 0.30 ACRES.

**RIVER RUN CONDO PLAT 2 AND BOUNDARY DESCRIPTION**

BEGINNING AT A POINT LOCATED N00°12'30"W 1710.59 FEET ALONG THE SECTION LINE AND EAST 781.41 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE 4.64 FEET ALONG THE ARC OF A 9.50 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS N11°14'26"W 4.59 FEET); THENCE NORTH 03°02'37" EAST 8.05 FEET; THENCE NORTH 86°57'23" WEST 0.54 FEET; THENCE NORTH 02°44'56" EAST 129.58 FEET; THENCE SOUTH 87°15'04" EAST 68.09 FEET; THENCE SOUTH 03°02'37" WEST 142.43 FEET; THENCE NORTH 86°57'23" WEST 65.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.22 ACRES.

**RIVER RUN CONDO PLAT 3 AND BOUNDARY DESCRIPTION**

BEGINNING AT A POINT LOCATED N00°12'30"W 1852.59 FEET ALONG THE SECTION LINE AND EAST 787.13 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 02°44'56" EAST 33.08 FEET; THENCE NORTH 00°07'50" EAST 107.85 FEET; THENCE EAST 18.57 FEET; THENCE NORTH 14.00 FEET; THENCE EAST 56.01 FEET; THENCE SOUTH 03°02'37" WEST 158.39 FEET; THENCE NORTH 87°15'04" WEST 68.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.25 ACRES.

**RIVER RUN CONDO PLAT 4 AMD BOUNDARY DESCRIPTION**

BEGINNING AT A POINT LOCATED NORTH 00°12'30" WEST 2007.50 FEET ALONG THE SECTION LINE AND EAST 808.09 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 14.00 FEET; THENCE WEST 18.51 FEET; THENCE NORTH 00°07'50" EAST 137.82 FEET; THENCE SOUTH 89°52'10" EAST 85.77 FEET; THENCE SOUTH 03°02'37" WEST 18.95 FEET; THENCE SOUTH 05°43'06" WEST 75.00 FEET; THENCE SOUTH 03°02'37" WEST 58.15 FEET; THENCE WEST 56.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.27 ACRES.

**RIVER RUN CONDO PLAT 5 AMD BOUNDARY DESCRIPTION**

BEGINNING AT A POINT LOCATED NORTH 00°12'30" WEST 2052.35 FEET ALONG THE SECTION LINE AND EAST 926.74 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 03°02'37" EAST 10.00 FEET; THENCE NORTH 05°43'06" EAST 75.00 FEET; THENCE NORTH 03°02'37" EAST 58.11 FEET; THENCE SOUTH 87°10'46" EAST 26.00 FEET; THENCE SOUTH 86°57'23" EAST 48.00 FEET; THENCE SOUTH 03°02'37" WEST 149.55 FEET; THENCE WEST 67.06 FEET; THENCE 16.24 FEET ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS N43°28'42" W 14.51 FEET) TO THE POINT OF BEGINNING.

CONTAINING 0.26 ACRES.

**RIVER RUN CONDO PLAT 6 AMD BOUNDARY DESCRIPTION**

BEGINNING AT A POINT LOCATED NORTH 00°12'30" WEST 1907.86 FEET ALONG THE SECTION LINE AND EAST 918.53 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 03°02'37" EAST 64.62 FEET; THENCE 15.18 FEET ALONG THE ARC OF A 10.00-FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS N46°31'18" EAST 13.76 FEET); THENCE EAST 145.17 FEET; THENCE 33.22 FEET ALONG THE ARC OF A 160.00-FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS N84°03'10" EAST 33.16 FEET); THENCE SOUTH 59.44 FEET; THENCE WEST 30.00 FEET; THENCE SOUTH 15.00 FEET; THENCE 4.70 FEET ALONG THE ARC OF A 3.00-FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS S44°54'32" WEST 4.24 FEET); THENCE WEST 158.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.31 ACRES.

**RIVER RUN CONDO 7 BOUNDARY DESCRIPTION:**

BEGINNING AT A POINT LOCATED N00°12'30"W 1985.29 FEET ALONG THE SECTION LINE AND EAST 1110.38 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE 8.44 FEET ALONG THE ARC OF A 160.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS N76°35'40"E 8.44 FEET); THENCE 44.91 FEET ALONG THE ARC OF A 160.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS N67°02'29"E 44.76 FEET); THENCE N59°00'00"E 84.93 FEET; THENCE S31°00'05"E 73.51 FEET; THENCE S59°00'00"W 150.64 FEET; THENCE WEST 30.97 FEET; THENCE NORTH 77.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.28 ACRES.

