

40/7
When Recorded, Return To:
RIVER RUN SF, LLC
42 E. 1100 S., Suite 1B
American Fork, Utah 84003



ENT 27448:2025 PG 1 of 7
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Apr 16 04:03 PM FEE 40.00 BY CS
RECORDED FOR SPANISH FORK CITY CORPORAT

DECLARATION OF INCLUSION

(River Run Plats "D", "E", "F" & G)

This DECLARATION OF INCLUSION ("**Declaration of Inclusion**") is made by RIVER RUN SF, LLC, a Utah limited liability company ("**Declarant**") to be effective as of the date set forth on the signature page.

RECITALS

A. Declarant is the developer of a master planned residential subdivision known as "River Run" or "River Run Townhomes" ("**Project**") located in the City of Spanish Fork ("**City**"), Utah County ("**County**"), State of Utah. The Project is more particularly identified in the Declaration (defined below).

B. Declarant previously caused that certain *Amended and Restated Declaration of Covenants, Conditions, and Restrictions for River Run* to be recorded in the real property records of Utah County on June 18, 2024, as Entry No. 39854:2024 ("**Declaration**").

C. The River Run Townhomes Owners Association ("**Association**") has been incorporated as a Utah non-profit corporation to act as a homeowners association for the Project with the powers, duties, rights, and obligations set forth in the Declaration.

D. Section 2.38, Section 3.2, and Section 27.1 of the Declaration provide that the Project may be expanded to include additional real estate within the scope of the Project ("**Expansion Property**") and that, upon recording a declaration of inclusion, such Expansion Property will become subject to the Declaration and the covenants set forth therein.

DECLARATION

NOW, THEREFORE, Declarant adopts the following covenants, conditions, and restrictions with respect to the Expansion Property:

1. Recitals Incorporated. The foregoing recitals are incorporated into this Declaration of inclusion.

2. Definitions. Capitalized terms used herein but not otherwise defined have the meaning provided in the Declaration.

3. Expansion of the Project. The Project is hereby expanded to include the Expansion Property described on Exhibit A, attached hereto and by this reference incorporated herein. The Expansion Property shall henceforth be included in the Property and subject to the Declaration, all amendments to the Declaration adopted thus far, and all amendments to the Declaration adopted hereafter.

4. Membership in the Association. As set forth in Section 2.6 of the Declaration, each Owner of a Unit within the Property will be a Member of the Association, with all the rights, privileges, benefits, duties, and obligations associated with membership in the Association as set forth in the Declaration.

5. Declarant's Rights. Nothing in this Declaration of Inclusion shall be deemed to impair or limit any of Declarant's rights as set forth in the Declaration, all of which will be applicable to the Expansion Property.

6. Notice of Reinvestment Fee. A *Notice of Reinvestment Fee Covenant* has been recorded against the Property or will be recorded against the Property. The Property will be subject to the Reinvestment Fee described therein.

7. Recording. This Declaration of Inclusion shall be recorded in the Utah County Recorder's Office against the Property.

[End of instrument. Signature page follows.]

IN WITNESS WHEREOF, Declarant has executed the foregoing Declaration of Inclusion.

DECLARANT

RIVER RUN SF, LLC, a Utah limited liability company

By: [Signature]
 Name: Tyler Horan
 Title: Manager
 Date: 4-16-25

STATE OF UTAH)
) ss.
 COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 16th day of April, 2025 by Tyler Horan as the Manager of RIVER RUN SF, LLC, a Utah limited liability company.

[Signature]
 Notary Public



EXHIBIT A**(Legal Description of Plats "D", "E", "F" & "G")****River Run Plat "D" BOUNDARY DESCRIPTION**

BEGINNING AT A POINT LOCATED NORTH 00°12'30" WEST 1610.30 FEET ALONG THE SECTION LINE AND EAST 677.44 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 01°40'06" EAST 118.18 FEET; THENCE SOUTH 86°57'23" EAST 99.83 FEET; THENCE SOUTH 03°02'37" WEST 8.05 FEET; THENCE 4.64 FEET ALONG THE ARC OF A 9.50 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS S11°14'26"E 4.59 FEET); THENCE SOUTH 86°57'23" EAST 65.74 FEET; THENCE NORTH 03°02'37" EAST 17.50 FEET; THENCE SOUTH 86°57'23" EAST 229.18 FEET; THENCE SOUTH 03°02'37" WEST 49.00 FEET; THENCE NORTH 86°57'23" WEST 169.18 FEET; THENCE SOUTH 03°02'37" WEST 63.54 FEET; THENCE NORTH 86°57'23" WEST 60.00 FEET; THENCE 23.56 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS S48°02'37"W 21.21 FEET); THENCE NORTH 86°57'23" WEST 101.47 FEET; THENCE 47.68 FEET ALONG THE ARC OF A 257.50 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS N81°39'08"W 47.61 FEET) TO THE POINT OF BEGINNING.

CONTAINING 0.79 ACRES.

River Run Plat "E" BOUNDARY DESCRIPTION:

BEGINNING AT A POINT LOCATED NORTH 00°12'30" WEST 1728.43 FEET ALONG THE SECTION LINE AND EAST 681.31 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 01°40'06" EAST 17.52 FEET; THENCE NORTH 01°37'18" EAST 382.86 FEET; THENCE NORTH 02°06'06" EAST 235.42 FEET; THENCE EAST 263.20 FEET; THENCE 34.29 FEET ALONG THE ARC OF A 453.00 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS N87°49'53"E 34.28 FEET); THENCE NORTH 85°39'47" EAST 282.55 FEET; THENCE 8.13 FEET ALONG THE ARC OF A 133.00 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS N83°54'39"E 8.13 FEET); THENCE NORTH 20°53'57" EAST 84.47 FEET; THENCE SOUTH 29°15'00" EAST 154.71 FEET; THENCE SOUTH 60°45'00" WEST 17.57 FEET; THENCE 22.48 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS N72°10'36"W 20.43 FEET); THENCE 76.11 FEET ALONG THE ARC OF A 210.00 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS S75°16'47"W 75.70 FEET); THENCE SOUTH 85°39'47" WEST 153.63 FEET; THENCE SOUTH 04°20'13" EAST 99.00 FEET; THENCE SOUTH 85°39'48" WEST 33.31 FEET; THENCE SOUTH 04°20'13" EAST 18.30 FEET; THENCE SOUTH 04°59'09" WEST 11.94 FEET; THENCE SOUTH 02°36'11" WEST 121.69 FEET; THENCE 26.04 FEET ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS S82°32'29"W 25.96 FEET); THENCE WEST 73.85 FEET; THENCE NORTH 03°02'37" EAST 149.55 FEET; THENCE NORTH 86°57'23" WEST 48.00 FEET; THENCE NORTH 87°10'46" WEST 26.00 FEET; THENCE SOUTH 03°02'37" WEST 58.11 FEET; THENCE SOUTH 05°43'06" WEST 75.00 FEET; THENCE SOUTH 03°02'37" WEST 10.00 FEET; THENCE 16.24 FEET ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS S43°28'42"E 14.51 FEET); THENCE EAST 140.91 FEET; THENCE 26.04 FEET ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS N82°32'29"E 25.96 FEET); THENCE SOUTH 14°55'01" EAST 60.00 FEET; THENCE 41.66 FEET ALONG THE ARC OF A 160.00 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS S82°32'29"W 41.54 FEET); THENCE WEST 145.17 FEET; THENCE 15.18 FEET ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS S46°31'18"W 13.76 FEET); THENCE SOUTH 03°02'37" WEST 64.62 FEET; THENCE EAST 158.57 FEET; THENCE 4.70 FEET ALONG THE ARC OF A 3.00 FOOT CURVE TO THE LEFT, (CHORD BEARS N44°54'32"E 4.24 FEET); THENCE NORTH 15.00 FEET; THENCE EAST 30.00 FEET; THENCE SOUTH 44.00 FEET; THENCE WEST 112.18 FEET; THENCE S03°02'37"W 72.93 FEET; THENCE EAST 58.05 FEET; THENCE SOUTH 03°02'37" WEST 95.14 FEET; THENCE NORTH 86°57'23" WEST 198.61 FEET; THENCE NORTH 03°02'37" EAST 341.47 FEET; THENCE NORTH 05°43'06" EAST 75.00 FEET; THENCE NORTH 03°02'37" EAST 18.95 FEET; THENCE NORTH 89°52'10" WEST 85.77 FEET; THENCE SOUTH 00°07'50" WEST 137.82 FEET; THENCE EAST 18.51 FEET; THENCE SOUTH 28.00 FEET; THENCE WEST 18.57 FEET; THENCE SOUTH 00°07'50" WEST 107.85 FEET; THENCE SOUTH 02°44'56" WEST 162.67 FEET; THENCE NORTH 86°57'23" WEST 99.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.16 ACRES.

River Run Plat "F" BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES N00°12'30"W 1809.03 FEET ALONG THE SECTION LINE AND EAST 993.68 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N03°02'37"E 72.93 FEET; THENCE EAST 112.18 FEET; THENCE NORTH 26.00 FEET; THENCE EAST 30.97 FEET; THENCE N59°00'00"E 150.64 FEET; THENCE N31°00'05"W 73.51 FEET; THENCE S59°00'00"W 84.93 FEET; THENCE SOUTHWEST 44.91 FEET ALONG THE ARC OF A 160.00-FOOT RADIUS CURVE TO THE RIGHT, THE CHORD BEARS S67°02'29"W 44.76 FEET; THENCE N14°55'01"W 60.00 FEET; THENCE N02°36'11"E 133.56 FEET; THENCE N04°20'13"W 18.30 FEET; THENCE N85°39'48"E 33.81 FEET; THENCE N04°20'13"W 99.00 FEET; THENCE N85°39'47"E 153.63 FEET; THENCE NORTHEAST 76.11 FEET ALONG THE ARC OF A 210.00-FOOT RADIUS CURVE TO THE LEFT, THE CHORD BEARS N75°16'47"E 75.70 FEET; THENCE SOUTHEAST 22.48 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT, THE CHORD BEARS S72°10'36"E 20.43 FEET; THENCE N60°45'00"E 17.57 FEET; THENCE S29°15'00"E 152.47 FEET; THENCE N89°30'00"W 3.46 FEET; THENCE S31°00'00"E 191.65 FEET; THENCE S59°00'00"W 10.50 FEET; THENCE NORTHWEST 23.56 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE LEFT, THE CHORD BEARS N76°00'00"W 21.21 FEET; THENCE S59°00'00"W 60.00 FEET; THENCE SOUTHWEST 15.71 FEET ALONG THE ARC OF A 10.00-FOOT RADIUS CURVE TO THE LEFT, THE CHORD BEARS S14°00'00"W 14.14 FEET; THENCE S31°00'00"E 2.00 FEET; THENCE S59°00'00"W 60.00 FEET; THENCE N31°00'00"W 7.21 FEET; THENCE S59°00'00"W 99.00 FEET; THENCE N31°00'00"W 50.29 FEET; THENCE S59°00'00"W 67.31 FEET; THENCE S30°56'42"E 49.29 FEET; THENCE S58°56'54"W 5.00 FEET; THENCE S30°56'44"E 71.60 FEET; THENCE S27°48'36"W 54.12 FEET; THENCE N84°23'10"W 209.83 FEET; THENCE S89°05'43"W 30.64 FEET; THENCE N03°02'37"E 22.95 FEET; THENCE WEST 58.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.73 ACRES.

River Run Plat "G" BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED N00°12'30"W 1529.71 FEET ALONG THE SECTION LINE AND EAST 1064.85 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N08°03'15"E 55.71 FEET; THENCE S86°57'23"E 0.14 FEET; THENCE 269.90 FEET ALONG THE ARC OF A 540.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 28°38'15"; THENCE 24.59 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 93°55'38"; THENCE N27°45'17"E 65.70 FEET; THENCE N62°14'43"W 68.75 FEET; THENCE 20.47 FEET ALONG THE ARC OF A 587.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 1°59'52"; THENCE N64°14'35"W 44.96 FEET; THENCE 25.20 FEET ALONG A 87.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°35'39"; THENCE N80°50'13"W 163.62 FEET; THENCE N86°57'23"W 0.80 FEET; THENCE N03°02'37"E 49.00 FEET; THENCE N86°57'23"W 30.57 FEET; THENCE N03°02'37"E 72.19 FEET; THENCE N89°05'43"E 30.64 FEET; THENCE S84°23'10"E 209.83 FEET; THENCE N27°48'36"E 54.12 FEET; THENCE N30°56'44"W 71.60 FEET; THENCE N58°56'54"E 5.00 FEET; THENCE N30°56'42"W 49.29 FEET; THENCE N59°00'00"E 67.31 FEET; THENCE S30°59'58"E 50.29 FEET; THENCE N59°00'00"E 99.00 FEET; THENCE S31°00'00"E 7.21 FEET; THENCE N59°00'00"E 60.00 FEET; THENCE N31°00'00"W 2.00 FEET; THENCE 15.71 FEET ALONG THE ARC OF A 10.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N59°00'00"E 60.00 FEET; THENCE 23.56 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N59°00'00"E 10.50 FEET; THENCE S31°00'00"E 74.33 FEET; THENCE S29°15'00"E 168.96 FEET; THENCE S67°11'22"W 147.38 FEET; THENCE 26.57 FEET ALONG THE ARC OF A 160.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 9°30'50", THE CENTER OF WHICH BEARS N71°45'32"W; THENCE S27°45'17"W 305.14 FEET; THENCE 20.98 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE 80°07'33"; THENCE S37°37'44"W 55.50 FEET; THENCE 238.79 FEET ALONG THE ARC OF A 613.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22°19'10", THE CENTER OF WHICH BEARS N37°37'44"E; THENCE S09°10'20"W 3.58 FEET; THENCE N80°02'26"W 177.38 FEET; THENCE N78°29'55"W 137.90; THENCE N27°45'17"E 53.12 FEET; THENCE NORTHEASTERLY 22.25 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 84°59'13"; THENCE NORTHWESTERLY 233.45 FEET ALONG THE ARC OF A 450.00-FOOT RADIUS COMPOUND CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 29°43'24"; THENCE N86°57'23"W 8.03 FEET; THENCE N08°03'15"E 34.63 FEET TO THE POINT OF BEGINNING.

CONTAINS 189,049 SQUARE FEET OR 4.34 ACRES.