


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

  
ENT 58960:2025 PG 1 of 9  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2025 Aug 6 01:47 PM FEE 44.00 BY AC  
RECORDED FOR RIVER RUN SF LLC

**FIFTEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM  
FOR CONDOS AT RIVER RUN**

This *Fifteenth 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 Keystone Construction, 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* (as amended, "**Declaration**") which was recorded in the office of the Utah County Recorder on July 11, 2024, as Entry No. 46140:2024. The Declaration was recorded against the real property in Utah County identified in the Declaration ("**Property**") as set forth on **Exhibit A** attached hereto.

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

C. 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 any other Unit Owner.

D. The Development Period has not expired.

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

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

2. **SCOPE OF PROJECT AND PERCENTAGE INTEREST.** Notwithstanding any contrary provision of the Declaration, Declarant hereby declares that the Project will consist of twelve (12) Buildings, each with ten (10) Units, for a total of one hundred twenty (120) Units. Consistent with Section 1.23 of the Declaration, each Owner's Percentage Interest will be 0.833%.

3. COMMON AREAS AND FACILITIES. Notwithstanding any contrary provision of the Declaration, including, without limitation, Section 1.8, the term Common Areas and Facilities or Common Areas will include all open space within the Property. Further, there will be no Common Areas within the Property for which Spanish Fork City or any other local governmental authority requires a performance bond or completion assurance.

4. 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.

*[Signatures and Acknowledgments to Follow]*

5<sup>th</sup> NOW THEREFORE, Declarant has executed this Amendment effective as of the day of AUGUST, 2025.

**DECLARANT**

RIVER RUN SF, LLC, a Utah limited liability company

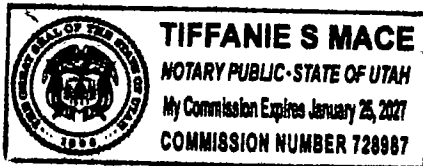
By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF UTAH )  
 ) ss.  
COUNTY OF UTAH )

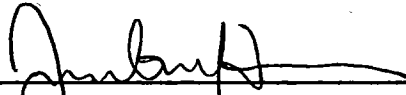
The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of August, 2025, by Tyler Horan as manager of RIVER RUN SF, LLC.



Notary Public

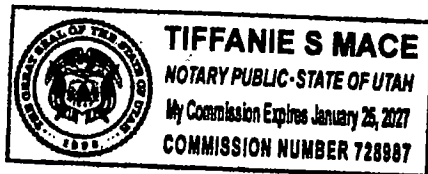
**CURRENT OWNER**

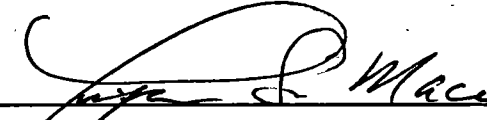
KEYSTONE CONSTRUCTION, LLC, a  
Utah limited liability company

By:   
Name: Jacob M. Horan  
Title: President

STATE OF UTAH )  
 ) ss.  
COUNTY OF UTAH )

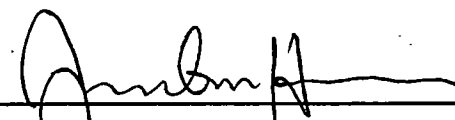
The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of  
August, 2025, by Jacob M. Horan as  
president of KEYSTONE CONSTRUCTION, LLC.



  
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 A**  
**LEGAL DESCRIPTION**

**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 AMD 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 AMD 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.

**RIVER RUN CONDO 8 BOUNDARY DESCRIPTION:**

BEGINNING AT A POINT LOCATED N00°12'30"W 1585.34 FEET ALONG THE SECTION LINE AND EAST 1063.94 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 25.56 FEET; THENCE N09°09'47"E 53.28 FEET; THENCE S86°57'23"E 0.80 FEET; THENCE S80°50'13"E 145.98 FEET; THENCE S09°09'47"W 80.33 FEET; THENCE NORTHWESTERLY 135.41 FEET ALONG THE ARC OF A 540.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°22'03", THE CENTER OF WHICH BEARS S17°24'42"W; THENCE N86°57'23"W 9.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.26 ACRES.

**RIVER RUN CONDO 9 BOUNDARY DESCRIPTION:**

BEGINNING AT A POINT LOCATED N00°12'30"W 1560.88 FEET ALONG THE SECTION LINE AND EAST 1205.82 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N09°09'47"E 80.33 FEET; THENCE S80°50'13"E 17.64 FEET; THENCE SOUTHEASTERLY 25.20 FEET ALONG THE ARC OF A 87.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16°35'39", THE CENTER OF WHICH BEARS S09°09'47"W; THENCE S64°14'35"E 44.96 FEET; THENCE SOUTHEASTERLY 20.47 FEET ALONG THE ARC OF A 587.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 1°59'52", THE CENTER OF WHICH BEARS S25°45'25"W; THENCE S62°14'43"E 68.75 FEET; THENCE S27°45'17"W 65.70 FEET; THENCE SOUTHWESTERLY 24.59 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 93°53'57", THE CENTER OF WHICH BEARS N62°13'53"W; THENCE

NORTHWESTERLY 134.49 FEET ALONG THE ARC OF A 540.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF  $14^{\circ}16'12''$ , THE CENTER OF WHICH BEARS  $S31^{\circ}40'55''W$ , TO THE POINT OF BEGINNING.

CONTAINING 0.30 ACRES.

**RIVER RUN CONDO 10 BOUNDARY DESCRIPTION:**

BEGINNING AT A POINT LOCATED  $N00^{\circ}12'30''W$  1452.43 FEET ALONG THE SECTION LINE AND EAST 1399.41 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTHWESTERLY 20.76 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF  $79^{\circ}17'51''$ , THE CENTER OF WHICH BEARS  $N38^{\circ}27'27''E$ ; THENCE  $N27^{\circ}48'25''E$  74.86 FEET; THENCE  $S62^{\circ}32'45''E$  149.45 FEET; THENCE SOUTHEASTERLY 5.16 FEET ALONG THE ARC OF A 563.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF  $0^{\circ}31'29''$ , THE CENTER OF WHICH BEARS  $N27^{\circ}27'15''E$ ; THENCE  $S26^{\circ}55'46''W$  98.68 FEET; THENCE NORTHWESTERLY 144.52 FEET ALONG THE ARC OF A 557.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF  $14^{\circ}51'11''$ , THE CENTER OF WHICH BEARS  $N23^{\circ}36'16''E$ , TO THE POINT OF BEGINNING.

CONTAINING 0.34 ACRES

**RIVER RUN CONDO 11 BOUNDARY DESCRIPTION:**

BEGINNING AT A POINT LOCATED  $N00^{\circ}12'30''W$  1378.13 FEET ALONG THE SECTION LINE AND EAST 1522.63 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE  $N26^{\circ}55'46''E$  98.68 FEET; THENCE SOUTHEASTERLY 123.59 FEET ALONG THE ARC OF A 563.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF  $12^{\circ}34'41''$ , THE CENTER OF WHICH BEARS  $N26^{\circ}55'46''E$ ; THENCE  $S75^{\circ}38'55''E$  17.22 FEET; THENCE  $S14^{\circ}21'05''W$  89.63 FEET; THENCE  $N76^{\circ}00'00''W$  68.26 FEET; THENCE NORTHWESTERLY 93.45 FEET ALONG THE ARC OF A 557.50-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF  $9^{\circ}36'16''$ , THE CENTER OF WHICH BEARS  $N14^{\circ}00'00''E$  TO THE POINT OF BEGINNING.

CONTAINING 0.32 ACRES.

**RIVER RUN CONDO 12 BOUNDARY DESCRIPTION:**



BEGINNING AT A POINT LOCATED N00°12'30"W 1331.53 FEET ALONG THE SECTION LINE AND EAST 1677.06 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N14°21'05"E 89.63 FEET; THENCE S75°38'55"E 173.62 FEET; THENCE SOUTHEASTERLY 61.49 FEET ALONG THE ARC OF A 446.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE 7°53'57", THE CENTER OF WHICH BEARS S82°32'31"W; THENCE SOUTHWESTERLY 7.11 FEET ALONG THE ARC OF A 554.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 0°44'07", THE CENTER OF WHICH BEARS S89°33'32"E; THENCE SOUTHWESTERLY 25.20 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 96°14'31", THE CENTER OF WHICH BEARS S89°42'22"W; THENCE NORTHWESTERLY 64.30 FEET ALONG THE ARC OF A 457.50 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 8°03'08", THE CENTER OF WHICH BEARS N05°56'52"E; THENCE N76°00'00"W 117.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.38 ACRES.