


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

  
ENT 62657:2025 PG 1 of 9  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2025 Aug 19 03:40 PM FEE 44.00 BY CS  
RECORDED FOR RIVER RUN SF LLC

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

This *Eighteenth 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. **NOTIFICATION OF FIRST MORTGAGEE.** Section 7.8 of the Declaration is deleted in its entirety and replaced with the following language.

**7.8. Notification of First Mortgagee.** Subject to Section 9.3, the Management Committee shall promptly notify in writing any first Mortgagee of any individual

Unit of any default in performance of the terms of this Declaration by the Unit Owner which is not cured within sixty (60) days, but only if the applicable Unit Owner has supplied the Association with the Mortgagee contact information. The Association shall have no liability for any failure to provide any required notice to a Mortgagee where the Association has not been provided with accurate and current contact information for the Eligible Holder.

**3. RIGHTS OF ELIGIBLE HOLDERS.** Section 9.3 of the Declaration is deleted in its entirety and replaced with the following language.

**9.3. Rights of Eligible Holders.** In addition to the approvals required and the rights provided above, each Eligible Holder shall have the following rights: (1) the right to examine the books and records of the Association; (2) the right to receive an annual financial statement of the Association within ninety days following the end of any fiscal year of the Association; (3) written notice of all meetings of the Association, and such mortgagees shall be permitted to designate a representative to attend all such meetings; (4) the right to timely written notice of any proposed termination of the condominium regime; (5) the right to timely written notice of any condemnation loss or any casualty loss which affects a material portion of the Property or which affects any Unit on which the Eligible Holder holds a Mortgage interest; (6) the right to timely written notice of any delinquency in the payment of assessments or charges owed by the Owner of a Unit subject to a Mortgage of the Eligible Holder, where such delinquency has continued for a period of 60 days; (7) the right to timely written notice of and any lapse, cancellation or material modification of any insurance policy maintained by the Association. Notwithstanding the foregoing, it shall be the responsibility of the applicable Unit Owner to provide the Association with the current name, mailing address, and other contact information for such Eligible Holder. The Association shall have no liability for any failure to provide any required notice to a Mortgagee where the Association has not been provided with accurate and current contact information for the Eligible Holder.

**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]*

NOW THEREFORE, Declarant has executed this Amendment effective as of the 19 day of AUGUST, 2025.

**DECLARANT**

RIVER RUN SF, LLC, a Utah limited liability company

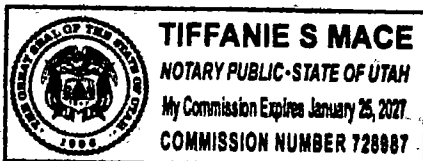
By: \_\_\_\_\_

Name: Tyler Horan

Title: Director / President

STATE OF UTAH )  
 ) ss.  
COUNTY OF UTAH )

The foregoing instrument was acknowledged before me this 19th day of August, 2025, by Tyler Horan as director/president of RIVER RUN SF, LLC.



Tiffanie S Mace  
Notary Public

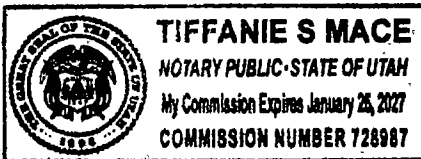
**CURRENT OWNER**

KEYSTONE CONSTRUCTION, LLC, a  
Utah limited liability company

By: [Signature]  
Name: Jacob Horan  
Title: Manager

STATE OF UTAH )  
 ) ss.  
COUNTY OF UTAH )

The foregoing instrument was acknowledged before me this 19th day of  
August, 2025, by Jacob Horan as  
manager of KEYSTONE CONSTRUCTION, LLC.



[Signature]  
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.

[Signature]  
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 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.

**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.