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



ENT 65420:2024 PG 1 of 10
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Sep 24 09:32 AM FEE 66.00 BY KR
RECORDED FOR SPANISH FORK CITY

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

This *First 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 (“**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 was recorded against the real property in Utah County identified in the Declaration (“**Property**”).

B. 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.

C. 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 PLAT.** Notwithstanding any contrary provision of Section 1.25 of the Declaration, the term “Plat” shall mean that certain *River Run Condo Plat 1* recorded in the Recorder’s Office on _____ as Entry No. _____ (“**Revised Plat 1**”) together with any additional official condominium Plat or Plats which are Recorded in the Recorder’s Office, as the same may be amended or substituted from time to time, and also any recorded plat map describing real property subsequently added to the Property. The Revised Plat 1 completely vacates, supersedes, and replaces the *River Run Condo Plat 1* recorded in the Recorder’s Office on July 11, 2024 as Entry No. 46139-2024 (“**Original Plat 1**”). The Revised Plat 1 encumbers the real property

described on **Exhibit 1-A** attached hereto ("**Property**"). For the avoidance of doubt, the reference to the plat titled "CONDOS AT RIVER RUN" in Recital A of the Declaration shall be deemed a reference to the Revised Plat 1 and to any subsequent plats for the Project as the same may be expanded.

3. **THE PROJECT IS EXPANDABLE.** If Declarant elects to construct the Project in more than one phase, then the Project may be expanded to include the Units in one or more Building in subsequent phases of construction. In such event, following construction of the Buildings and improvements in the first phase of the Project, subsequent phases may also be constructed in accordance with the approvals and zoning requirements of the City. There is no guarantee that subsequent phases will be constructed or that the Project will be expanded. Declarant (or its assigns) shall have the sole discretion to determine if and when to apply for approval to develop and construct additional phases of the Project. If approved and constructed, the additional phases shall be annexed into, and made a part of, the Project by recording an instrument confirming the Declarant's intention to expand the Project to include the additional phase(s). Potential future areas of expansion and additional phases of the Project are represented in Exhibit 1-B of this Amendment. The finalized boundary description for any future phase of the Project will be included in the instrument that is recorded against the land. Upon the recordation of such an instrument, the land and improvements against which the instrument is recorded shall automatically become part of the Project, subject to and governed by all of the terms and provisions of this Declaration.

4. **SCOPE OF AMENDMENT.** Except as expressly modified herein, the Declaration remains in full force and effect. In the event of a conflict between the Declaration and this Amendment, this Amendment will control.

[End of Amendment. Signature page follows.]

NOW THEREFORE, Declarant has executed this Amendment effective as of the 17th day of September, 2024.

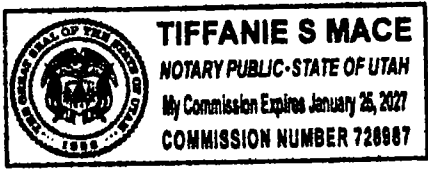
DECLARANT

RIVER RUN SF, LLC, a Utah limited liability company

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

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 17th day of September, 2024, by Tyler Horan as manager of River Run SF, LLC.



[Signature]
Notary Public

EXHIBIT 1-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.

EXHIBIT 1-B
(Expandable Property)

RIVER RUN CONDO PLAT 2 PROPOSED 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 PROPOSED 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 PROPOSED 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 PROPOSED 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 PROPOSED 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"E 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"E 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"W 4.24 FEET); THENCE WEST 158.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.31 ACRES.

RIVER RUN CONDO 7 PROPOSED 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 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°16'12", THE CENTER OF WHICH BEARS S31°40'55"W, TO THE POINT OF BEGINNING.
CONTAINING 0.30 ACRES.



RIVER RUN CONDO 10 BOUNDARY DESCRIPTION:

BEGINNING AT A POINT LOCATED N00°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°17'51", THE CENTER OF WHICH BEARS N38°27'27"E; THENCE N27°48'25"E 74.86 FEET; THENCE S62°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°31'29", THE CENTER OF WHICH BEARS N27°27'15"E; THENCE S26°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°51'11", THE CENTER OF WHICH BEARS N23°36'16"E, TO THE POINT OF BEGINNING.

CONTAINING 0.34 ACRES

RIVER RUN CONDO 11 BOUNDARY DESCRIPTION:

BEGINNING AT A POINT LOCATED N00°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°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°34'41", THE CENTER OF WHICH BEARS N26°55'46"E; THENCE S75°38'55"E 17.22 FEET; THENCE S14°21'05"W 89.63 FEET; THENCE N76°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°36'16", THE CENTER OF WHICH BEARS N14°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.

Supplement 1 **Number of Units: 10**

Building Identifying Number	Unit Identifying Number	No. of Votes Per Unit	Undivided Interest Per Unit
River Run Condo Plat 1	101	10	10%
River Run Condo Plat 1	102	10	10%
River Run Condo Plat 1	201	10	10%
River Run Condo Plat 1	202	10	10%
River Run Condo Plat 1	203	10	10%
River Run Condo Plat 1	204	10	10%
River Run Condo Plat 1	301	10	10%
River Run Condo Plat 1	302	10	10%
River Run Condo Plat 1	303	10	10%
River Run Condo Plat 1	304	10	10%