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



ENT 75436#2024 PG 1 of 6  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2024 Oct 30 08:49 AM FEE 40.00 BY NG  
RECORDED FOR SPANISH FORK CITY

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

This *FIFTH Amendment to Declaration of Condominium for Condos at River Run* (“**Amendment**”) is made by RIVER RUN SF, LLC; a Utah limited liability company (“**Declarant**”) 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**”). The Declaration has been amended by that certain *First Amendment to Declaration of Condominium for Condos at River Run* recorded in the Recorder’s Office on 9/24/2024 as Entry No. 65420-2024.

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. EXPANSION OF PROJECT AND SUPPLEMENT. The Declaration initially encumbered the real property described on Exhibit 2-A attached hereto (“**Initial Property**”). The Property and the Project are hereby expanded to include the real property identified on Exhibit 2-B attached hereto (“**Expansion Property**”) and this Amendment is a supplement, as referred to in Section 1.23 of the Declaration. The Expansion Property includes the following: *River Run Condo Plat 5*. The Expansion Property includes one (1) Building and ten (10) Units. On and after the date of this Amendment, the term Property shall include all the Initial Property together with the

Expansion Property. The Expansion Property will be subject to all the terms and conditions of the Declaration and the oversight and regulation of the Association as provided in the Declaration and Bylaws.

3. PERCENTAGE INTEREST. Notwithstanding any contrary provision of the Declaration, including, without limitation, Section 1.23 or Exhibit C to the Declaration, on and after the date of this Amendment the Project consists of a total of five (5) Buildings and a total of fifty (50) Units. Each Owner's Percentage Interest, as defined in Section 1.23, will be two percent (2.00%). This Amendment supersedes Exhibit C to the Declaration. The amount of each Owner's Percentage Interest may change if additional supplements to the Declaration are recorded indicating that additional Buildings have been added to the Project.

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

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



**EXHIBIT 2-A**

**(Initial 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 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 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 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.

**EXHIBIT 2-B**

**(Expansion Property)**

**River Run Condo Plat 5 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.

**EXHIBIT 2-C**

(Each Owner's Percentage Interest)

Upon the recording of this Declaration, the Project will consist now of five (5) Buildings containing ten units (10) each for a total of fifty units (50). Each Owner's Percentage Interest, as defined in Section 1.23, two percent (2.00%). The amount of each Owner's Percentage Interest may change if additional supplements to this Declaration are recorded indicating that additional Buildings have been added to the Project.

Supplement 5		Number of Units: 50	
Building Identifying Number	Unit Identifying Number	No. of Votes Per Unit	Undivided Interest Per Unit
River Run Condo Plat 1	101	2	2.00%
River Run Condo Plat 1	102	2	2.00%
River Run Condo Plat 1	201	2	2.00%
River Run Condo Plat 1	202	2	2.00%
River Run Condo Plat 1	203	2	2.00%
River Run Condo Plat 1	204	2	2.00%
River Run Condo Plat 1	301	2	2.00%
River Run Condo Plat 1	302	2	2.00%
River Run Condo Plat 1	303	2	2.00%
River Run Condo Plat 1	304	2	2.00%
Building Identifying Number	Unit Identifying Number	No. of Votes Per Unit	Undivided Interest Per Unit
River Run Condo Plat 2	101	2	2.00%
River Run Condo Plat 2	102	2	2.00%
River Run Condo Plat 2	201	2	2.00%
River Run Condo Plat 2	202	2	2.00%
River Run Condo Plat 2	203	2	2.00%
River Run Condo Plat 2	204	2	2.00%
River Run Condo Plat 2	301	2	2.00%
River Run Condo Plat 2	302	2	2.00%
River Run Condo Plat 2	303	2	2.00%
River Run Condo Plat 2	304	2	2.00%
Building Identifying Number	Unit Identifying Number	No. of Votes Per Unit	Undivided Interest Per Unit
River Run Condo Plat 3	101	2	2.00%
River Run Condo Plat 3	102	2	2.00%
River Run Condo Plat 3	201	2	2.00%
River Run Condo Plat 3	202	2	2.00%
River Run Condo Plat 3	203	2	2.00%
River Run Condo Plat 3	204	2	2.00%
River Run Condo Plat 3	301	2	2.00%
River Run Condo Plat 3	302	2	2.00%
River Run Condo Plat 3	303	2	2.00%
River Run Condo Plat 3	304	2	2.00%
Building Identifying Number	Unit Identifying Number	No. of Votes Per Unit	Undivided Interest Per Unit
River Run Condo Plat 4	101	2	2.00%
River Run Condo Plat 4	102	2	2.00%
River Run Condo Plat 4	201	2	2.00%
River Run Condo Plat 4	202	2	2.00%
River Run Condo Plat 4	203	2	2.00%
River Run Condo Plat 4	204	2	2.00%
River Run Condo Plat 4	301	2	2.00%
River Run Condo Plat 4	302	2	2.00%
River Run Condo Plat 4	303	2	2.00%
River Run Condo Plat 4	304	2	2.00%
Building Identifying Number	Unit Identifying Number	No. of Votes Per Unit	Undivided Interest Per Unit
River Run Condo Plat 5	101	2	2.00%
River Run Condo Plat 5	102	2	2.00%
River Run Condo Plat 5	201	2	2.00%
River Run Condo Plat 5	202	2	2.00%
River Run Condo Plat 5	203	2	2.00%
River Run Condo Plat 5	204	2	2.00%
River Run Condo Plat 5	301	2	2.00%
River Run Condo Plat 5	302	2	2.00%
River Run Condo Plat 5	303	2	2.00%
River Run Condo Plat 5	304	2	2.00%