

AFTER RECORDING, PLEASE RETURN TO:

Foxridge Condominiums
644 S. Main Suite D
Springville, Utah 84663

R/O

ENT 118203:2022 PG 1 of 3
Andrea Allen
Utah County Recorder
2022 Nov 16 02:17 PM FEE 40.00 BY MC
RECORDED FOR United West Title
ELECTRONICALLY RECORDED

**AMENDMENT TO
DECLARATION OF CONDOMINIUM
(Including Owner Association Bylaws)**

**Foxridge Condominiums
A Expandable Condominium Project
Springville City, Utah County, Utah**


THIS AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM that was recorded April 01, 2020, as Entry No. 41865:2020 is made this 16th day of November 2022, by Foxridge Condominium ("Declarant"), pursuant to the provision of Sections 57-8-1et seq. of the Utah Code (1953), as amended, known as the Condominium Ownership Act (the "Act").

RECITALS:

6.03 Leasing Restrictions of the Declaration to be amended as follows:

Only those Units designated by the Board of Directors and the Association as "rentable units" may enter into any lease agreement for all or any portion of the unit. The Association shall (I) designate a Unit as a rentable unit, if applicable, at such time as such Unit sold, and maintain a list of rentable units which shall be updated by the Board of Directors from time to time, provided, however that in no event shall more than fifty percent of the Units within the project be designated as rentable units. Furthermore, the leasing of any unit, or portion of any unit that is not designated by the Board of Directors for the project as a rentable unit is prohibited. No lease of any rentable unit will be less than the whole thereof. Unit owners are prohibited from leasing their units for an initial term of less than thirty- one days. No nightly rentals, no weekly rentals, are permitted. Rentable units cannot be subject to transient, hotel nor room taxes. No lease signage of any nature, including but not limited to "For Rent" signs or any other lease solicitation notice, or advertisement shall be permitted to be displayed. The Board of Directors may, from time to time, adopt, amend, repeal, and enforce rules and regulations governing the leasing of units. (I.e., rules relating to notifying the association of leases, requiring management company to track, retain records to rentable units' making sure that the current owner occupancy ratios are maintained and within guidelines etc.); provided, however, that the Board shall have no authority to (I) make any rule or regulation that violates the terms of this Declaration, violates State of Utah Condominium laws or any fair lending practices. Board of Directors will comply with free assumability for the project as outlined in 24 CFR § 203.41 any supplemental updates regarding Legal restrictions on Conveyance which may be added from time to time. All leases shall be subject to the provisions of this Declaration, whether or not stated therein.

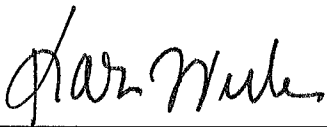
EXECUTED by Declarant on the day and year first above written.


Bruce R. Dickerson, Manager of Foxridge Development of Springville L.L.C.

STATE OF UTAH

COUNTY OF UTAH

The foregoing instrument was acknowledged before me this 16 day of November,
2022 by Bruce R. Dickerson, Manager of Foxridge Development of Springville L.L.C. in the
capacity indicated.


Notary Signature

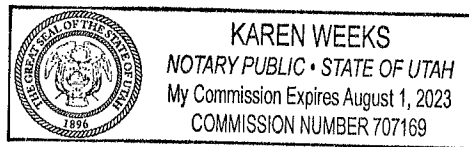


EXHIBIT "A"

FOX RIDGE CONDOMINIUMS
SPRINGVILLE, UTAH

TOTAL OUTSIDE BOUNDARY

Commencing at a point located North 89°41'53" West along the Section line 1020.53 feet and South 72.30 feet from the North quarter corner of Section 4, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 00°31'41" East 143.13 feet; thence North 89°28'14" East 114.54 feet; thence along the arc of a 25.00 radius curve to the left 37.25 feet (chord bears North 46°47'02" East 33.90 feet); thence South 04°04'48" West 38.98 feet; thence South 03°53'24" West 77.28 feet; thence along a 25.00 foot radius curve to the left 41.20 feet (chord bears North 43°19'12" West 36.69 feet); thence South 89°28'14" West 73.22 feet; thence South 00°00'00" East 98.03 feet; thence along the arc of a 117.00 foot radius curve to the right 29.85 feet (chord bears South 07°18'33" West 29.77 feet); thence South 14°37'05" West 113.44 feet; thence North 89°05'08" East 52.45 feet; thence South 01°00'53" East 61.19 feet; thence South 88°59'07" West 178.45 feet; thence South 01°55'52" West 81.56 feet; thence South 00°37'07" West 119.68 feet; thence North 89°54'00" West 261.65 feet; thence North 00°14'16" East 200.75 feet; thence South 88°56'05" West 125.85 feet; thence North 00°26'55" East 79.14 feet; thence South 89°02'51" West 1.88 feet; thence North 00°21'01" West 181.61 feet; thence North 89°46'59" West 125.45 feet to 170 West Street; thence North 00°44'00" East along 170 West Street 19.29 feet; thence South 89°47'00" East 125.08 feet; thence North 00°21'00" West 480.00 feet; thence North 00°02'36" East 31.03 feet; thence North 88°22'13" East 142.33 feet; thence North 01°52'49" East 53.69 feet; thence South 88°18'34" East 48.75 feet; thence North 00°02'45" East 288.51 feet; thence North 90°00'00" East 25.03 feet; thence South 00°02'43" West 280.50 feet; thence South 89°40'00" East 23.37 feet; thence South 00°31'57" East 260.17 feet; thence South 85°54'23" East 149.02 feet; thence South 01°41'40" East 71.15 feet; thence South 89°09'05" East 101.60 feet; thence North 89°28'19" East 23.31 feet to the point of beginning.

Area = 429,567 sq.ft. or 9.86 Acres

Basis of Bearing is North 89°41'53" West along the Section line from the North quarter corner to the Northwest corner of said Section 4.