



ENT 203679:2021 PG 1 of 7
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Dec 08 9:59 am FEE 40.00 BY SA
RECORDED FOR SPANISH FORK CITY CORPORATI

FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM
FOR VISTA VIEW CONDOMINIUMS

A Utah Condominium Project
Spanish Fork, Utah

DECLARANT:
Vista View SF, LLC
a Utah limited liability company

WHEN RECORDED RETURN TO:

Vista View SF, LLC
998 North 1200 West
Orem, Utah 84057
(801) 636-3637

AMENDMENT

The following shall constitute the First Amendment to the Declaration of Condominium for Vista View Condominiums.

EXHIBIT A shall be known as legal description for "Vista View Phase 2 Condominiums" and is attached hereto:

EXHIBIT D shall be amended and restated in its entirety to read as follows:

EXHIBIT D

The Project is convertible and consists of seven phases of development. The convertible areas are described and noted in the Plat.

When all phases are completed, there will be a total of 176 Units. Each phase of development will result in the building of the following number of Units:

Phase 1:	22 Units
Phase 2:	22 Units
Phase 3:	33 Units
Phase 4:	33 Units
Phase 5:	22 Units
Phase 6:	22 Units
Phase 7:	22 Units
Total:	176 Units

Each Unit shall represent an equal ownership interest. Upon completion of the Project, each Unit shall constitute a 0.5681 percent ownership interest in the whole. As additional Units are added in each phase of development, the ownership interest represented by each Unit will be adjusted as follows:

Phase 1:	4.5454%
Phase 2:	2.2727%
Phase 3:	1.2987%

Phase 4: 0.9090%

Phase 5: 0.7575%

Phase 6: 0.6493%

Phase 7: 0.5681%

EXHIBIT D

DECLARATION OF CONDOMINIUM
(Including Owner Association Bylaws)
OF
Vista View Condominium Phase 1
(A convertible Land Condominium Project)
Spanish Fork City, Utah County, Utah

The Project is convertible and consists of seven phases of development. When all phases are completed, there will be a total of 176 Units.

Unit Number Phase 1	Interest in Common Area (Percentage)	Votes
Building 1		
1	2.27%	1
2	2.27%	1
3	2.27%	1
4	2.27%	1
5	2.27%	1
6	2.27%	1
7	2.27%	1
8	2.27%	1
9	2.27%	1
10	2.27%	1
11	2.27%	1
12	2.27%	1
13	2.27%	1
14	2.27%	1
15	2.27%	1
16	2.27%	1
17	2.27%	1
18	2.27%	1
19	2.27%	1
20	2.27%	1
21	2.27%	1
22	2.27%	1

EXHIBIT D


DECLARATION OF CONDOMINIUM
(Including Owner Association Bylaws)
OF
Vista View Condominium Phase 2
(A convertible Land Condominium Project)
Spanish Fork City, Utah County, Utah

The Project is convertible and consists of seven phases of development. When all phases are completed, there will be a total of 176 Units.

Unit Number Phase 2	Interest in Common Area (Percentage)	Votes
Building 1		
1	2.27%	1
2	2.27%	1
3	2.27%	1
4	2.27%	1
5	2.27%	1
6	2.27%	1
7	2.27%	1
8	2.27%	1
9	2.27%	1
10	2.27%	1
11	2.27%	1
12	2.27%	1
13	2.27%	1
14	2.27%	1
15	2.27%	1
16	2.27%	1
17	2.27%	1
18	2.27%	1
19	2.27%	1
20	2.27%	1
21	2.27%	1
22	2.27%	1


Dated this 18 day of November, 2021.

Vista View SF, LLC

By: 
Brad Morgan, Manager,
Member of Vista View SF, LLC

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

On the 18 day of Nov, 2021, personally appeared before me, Brad Morgan, who by me being duly sworn, did say that he is the manager of Vista View SF, LLC, a Utah limited liability company, and that the within and foregoing instrument was signed in behalf of said Company by authority of its Certificate of Organization or a resolution of its Members, and said Brad Morgan duly acknowledged to me that said Company executed the same.


NOTARY PUBLIC

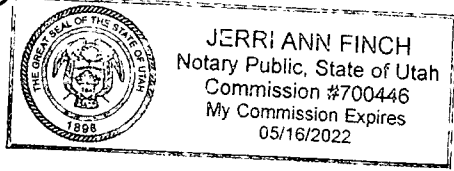


EXHIBIT A**LEGAL DESCRIPTION OF TRACTS****VISTA VIEW CONDOMINIUMS****Vista View Condominiums Phase 2 Condo Area Description**

BEGINNING AT A POINT SOUTHWEST OF VISTA VIEW PLAT "A", WHICH POINT LIES SOUTH 00°24'38" EAST 866.30 FEET ALONG THE SECTION LINE AND EAST 52.33 FEET FROM THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE SOUTHERLY LINE OF VISTA VIEW PLAT "A" THE FOLLOWING THREE (3) COURSES TO WIT: (1) N83°17'02"E 83.12 FEET, (2) N66°21'09"E 26.24 FEET, (3) N89°58'55"E 23.56 FEET; THENCE S06°42'38"E 216.95 FEET; THENCE S53°39'47"W 131.25 FEET; THENCE ALONG THE EASTERLY LINE OF VISTA VIEW PLAT "A" THE FOLLOWING SIX (6) COURSES TO WIT: (1) NORTHWESTERLY 50.94 FEET ALONG THE ARC OF A 321.51 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 9°04'43" THE CHORD BEARS N32°11'48"W 50.89 FEET, (2) NORTHWESTERLY 33.89 FEET ALONG THE ARC OF A 96.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 20°13'38" THE CHORD BEARS N17°32'37"W 33.72 FEET, (3) NORTHWESTERLY 30.85 FEET ALONG THE ARC OF A 203.99 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE OF 8°39'55" THE CHORD BEARS N11°45'46"W 30.82 FEET, (4) NORTHWESTERLY 53.09 FEET ALONG THE ARC OF A 313.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 9°42'09" THE CHORDS BEARS N11°14'38"W 53.02 FEET, (5) NORTHWESTERLY 100.11 FEET ALONG THE ARC OF A 386.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 14°50'26" THE CHORD BEARS N01°01'39"E 99.83 FEET, (6) N08°26'53"E 15.94 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.82 ACRES.