



ENT 38911:2022 PG 1 of 2  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2022 Mar 29 1:04 pm FEE 40.00 BY MC  
RECORDED FOR SPANISH FORK CITY CORPORATI

**SECOND 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 Second Amendment to the Declaration of Condominium for Vista View Condominiums.

**EXHIBIT A** shall be known as legal description for “Vista View Phase 3 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.

<b>Unit Number Phase 1</b>	<b>Interest in Common Area (Percentage)</b>	<b>Votes</b>
<b>Building 1</b>		
1	1.2987%	1
2	1.2987%	1
3	1.2987%	1
4	1.2987%	1
5	1.2987%	1
6	1.2987%	1
7	1.2987%	1
8	1.2987%	1
9	1.2987%	1
10	1.2987%	1
11	1.2987%	1
12	1.2987%	1
13	1.2987%	1
14	1.2987%	1
15	1.2987%	1
16	1.2987%	1
17	1.2987%	1
18	1.2987%	1
19	1.2987%	1
20	1.2987%	1
21	1.2987%	1
22	1.2987%	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.

<b>Unit Number Phase 2</b>	<b>Interest in Common Area (Percentage)</b>	<b>Votes</b>
<b>Building 1</b>		
1	1.2987%	1
2	1.2987%	1
3	1.2987%	1
4	1.2987%	1
5	1.2987%	1
6	1.2987%	1
7	1.2987%	1
8	1.2987%	1
9	1.2987%	1
10	1.2987%	1
11	1.2987%	1
12	1.2987%	1
13	1.2987%	1
14	1.2987%	1
15	1.2987%	1
16	1.2987%	1
17	1.2987%	1
18	1.2987%	1
19	1.2987%	1
20	1.2987%	1
21	1.2987%	1
22	1.2987%	1

**EXHIBIT D**

DECLARATION OF CONDOMINIUM  
(Including Owner Association Bylaws)  
OF  
**Vista View Condominium Phase 3**  
(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.

<b>Unit Number Phase 3</b>	<b>Interest in Common Area (Percentage)</b>	<b>Votes</b>
<b>Building 1</b>		
1	1.2987%	1
2	1.2987%	1
3	1.2987%	1
4	1.2987%	1
5	1.2987%	1
6	1.2987%	1
7	1.2987%	1
8	1.2987%	1
9	1.2987%	1
10	1.2987%	1
11	1.2987%	1
12	1.2987%	1
13	1.2987%	1
14	1.2987%	1
15	1.2987%	1
16	1.2987%	1
17	1.2987%	1
18	1.2987%	1
19	1.2987%	1
20	1.2987%	1
21	1.2987%	1
22	1.2987%	1
23	1.2987%	1
24	1.2987%	1

25	1.2987%	1
26	1.2987%	1
27	1.2987%	1
28	1.2987%	1
29	1.2987%	1
30	1.2987%	1
31	1.2987%	1
32	1.2987%	1
33	1.2987%	1

Dated this 1 day of Dec, 2021

Vista View SF, LLC

By 

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

STATE OF UTAH )  
                  : ss.  
COUNTY OF UTAH )

On the 1<sup>st</sup> day of Dec., 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 3 Condo Area Description**

BEGINNING AT A POINT IN AN EXISTING FENCE ON THE SOUTH SIDE OF 750 SOUTH STREET, WHICH POINT LIES SOUTH 00°24'38" EAST 20.32 FEET ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°12'19" EAST 381.58 FEET ALONG THE SOUTHERLY LINE OF U.S. HIGHWAY 6; THENCE SOUTH 00°24'38" EAST 698.45 FEET; THENCE NORTH 89°58'55" EAST 140.48 FEET TO THE WEST LINE OF THE EAST BENCH COMMERCIAL SUBDIVISION; THENCE ALONG SAID SUBDIVISION SOUTH 00°24'38" EAST 376.97 FEET; THENCE SOUTH 89°35'22" WEST 23.00 FEET; THENCE SOUTH 89°43'55" WEST 28.98 FEET; THENCE SOUTH 89°42'09" WEST 88.50 FEET; THENCE NORTH 00°24'39" WEST 5.22 FEET; THENCE SOUTH 89°35'21" WEST 45.00 FEET; THENCE NORTH 00°24'39" WEST 9.79 FEET; THENCE SOUTH 89°35'21" WEST 5.00 FEET; THENCE NORTH 83°17'39" WEST 126.12 FEET; THENCE NORTH 06°42'38" WEST 216.95 FEET; THENCE NORTH 89°58'55" EAST 148.96 FEET; THENCE SOUTH 00°24'39" EAST 82.03 FEET; THENCE NORTH 89°35'21" EAST 50.00 FEET; THENCE NORTH 00°24'39" WEST 214.19 FEET TO THE POINT OF BEGINNING.  
CONTAINING 2.10 ACRES.