



ENT 49868:2022 PG 1 of 10  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2022 Apr 21 4:24 pm FEE 242.00 BY TH  
RECORDED FOR SPANISH FORK CITY CORPORATI

**THIRD 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 Third Amendment to the Declaration of Condominium for Vista View Condominiums.

**EXHIBIT A** shall be known as legal description for "Vista View Phase 4 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	.9090%	1
2	.9090%	1
3	.9090%	1
4	.9090%	1
5	.9090%	1
6	.9090%	1
7	.9090%	1
8	.9090%	1
9	.9090%	1
10	.9090%	1
11	.9090%	1
12	.9090%	1
13	.9090%	1
14	.9090%	1
15	.9090%	1
16	.9090%	1
17	.9090%	1
18	.9090%	1
19	.9090%	1
20	.9090%	1
21	.9090%	1
22	.9090%	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
<b>Building 2</b>		
1	.9090%	1
2	.9090%	1
3	.9090%	1
4	.9090%	1
5	.9090%	1
6	.9090%	1
7	.9090%	1
8	.9090%	1
9	.9090%	1
10	.9090%	1
11	.9090%	1
12	.9090%	1
13	.9090%	1
14	.9090%	1
15	.9090%	1
16	.9090%	1
17	.9090%	1
18	.9090%	1
19	.9090%	1
20	.9090%	1
21	.9090%	1
22	.9090%	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 3</b>		
1	.9090%	1
2	.9090%	1
3	.9090%	1
4	.9090%	1
5	.9090%	1
6	.9090%	1
7	.9090%	1
8	.9090%	1
9	.9090%	1
10	.9090%	1
11	.9090%	1
12	.9090%	1
13	.9090%	1
14	.9090%	1
15	.9090%	1
16	.9090%	1
17	.9090%	1
18	.9090%	1
19	.9090%	1
20	.9090%	1
21	.9090%	1
22	.9090%	1
23	.9090%	1
24	.9090%	1

25	.9090%	1
26	.9090%	1
27	.9090%	1
28	.9090%	1
29	.9090%	1
30	.9090%	1
31	.9090%	1
32	.9090%	1
33	.9090%	1

**EXHIBIT D**

DECLARATION OF CONDOMINIUM  
(Including Owner Association Bylaws)  
OF  
**Vista View Condominium Phase 4**  
(A convertible Land Condominium Project)  
Spanish Fork City, Utah County, Utah

Unit Number Phase 4	Interest in Common Area (Percentage)	Votes
<b>Building 4</b>		
1	.9090%	1
2	.9090%	1
3	.9090%	1
4	.9090%	1
5	.9090%	1
6	.9090%	1
7	.9090%	1
8	.9090%	1
9	.9090%	1
10	.9090%	1
11	.9090%	1
12	.9090%	1
13	.9090%	1
14	.9090%	1
15	.9090%	1
16	.9090%	1
17	.9090%	1
18	.9090%	1
19	.9090%	1
20	.9090%	1
21	.9090%	1
22	.9090%	1
<b>Building 5</b>		
1	.9090%	1
2	.9090%	1



# Exhibit "A"

## VISTA VIEW PHASE 4 BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES SOUTH  $00^{\circ}24'38''$  EAST 1139.28 FEET AND EAST 100.14 FEET FROM THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH  $53^{\circ}39'47''$  EAST 131.25 FEET; THENCE SOUTH  $83^{\circ}17'39''$  EAST 126.12 FEET; THENCE NORTH  $89^{\circ}35'21''$  EAST 5.00 FEET; THENCE SOUTH  $00^{\circ}24'39''$  EAST 9.79 FEET; THENCE NORTH  $89^{\circ}35'21''$  EAST 45.00 FEET; THENCE SOUTH  $00^{\circ}24'39''$  EAST 5.22 FEET; THENCE NORTH  $89^{\circ}42'09''$  EAST 88.50 FEET; THENCE SOUTH  $89^{\circ}43'55''$  EAST 28.98 FEET; THENCE NORTH  $89^{\circ}35'22''$  EAST 23.00 FEET; THENCE SOUTH  $00^{\circ}24'38''$  EAST 122.78 FEET; THENCE SOUTH  $89^{\circ}41'25''$  WEST 264.22 FEET; THENCE SOUTHWESTERLY 39.53 FEET ALONG THE ARC OF A 310.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF  $7^{\circ}18'19''$ , THE CHORD BEARS SOUTH  $86^{\circ}02'16''$  WEST 39.50 FEET; THENCE SOUTH  $82^{\circ}23'06''$  WEST 30.01 FEET; THENCE NORTHWESTERLY 46.22 FEET ALONG THE ARC OF A 43.50-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF  $60^{\circ}52'44''$ , THE CHORD BEARS NORTH  $67^{\circ}10'32''$  WEST 44.08 FEET; THENCE NORTH  $36^{\circ}44'10''$  WEST 81.02 TO THE POINT OF BEGINNING. CONTAINS 1.20 ACRES.