


AFTER RECORDING PLEASE RETURN TO:
Foxridge Development of Springville L.L.C.
270 East 930 South
Orem, UT 84058



ENT 85396:2021 PG 1 of 7
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 May 05 1:58 pm FEE 164.00 BY SH
RECORDED FOR SPRINGVILLE CITY CORPORATIO

**SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM
(Including Owner Association Bylaws)
Plat "C", 2nd Supplemental Plat**

**FOXRIDGE CONDOMINIUMS Plat "A" amended
An Expandable Condominium Project
Springville City, Utah County, Utah**

THIS SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM (the "First Amendment to Declaration") is made this 2nd day of FEB, 2021, by Foxridge Development of Springville L.L.C., ("Declarant"), pursuant to the provisions of Sections 57-8-1 *et seq.* of the *Utah Code (1953)*, as amended, known as the Condominium Ownership Act (the "Act").

RECITALS:

- a) All defined terms as used in the Second Amendment to Declaration shall have the meanings ascribed to them herein or, as the case may be, in the Condominium Project's Declaration of Condominium, recorded by the Declarant in the Public Records as Entry 41865:2020 recorded April 1, 2020.
- b) Declarant is the developer of the Project and recorded a Record of Survey Map Filing # 17013 therefore in the Public Records as Entry # 2020-41864.
- c) Pursuant to ARTICLE II of the Declaration and Sections 57-8-13 (3) and 57-8-13.4 of the Act, Declarant has caused a First Supplemental Record of Survey map and the First Amendment to Declaration to be prepared for simultaneous recordation in the Public Records in order to convert certain Convertible Land in the Project into additional Units as reflected on the First Supplemental Record of Survey Map.
- d) The real property to which this Second Amendment to Declaration and the Second Supplemental Record of Survey Map are applicable is located in Springville City, Utah County, Utah and is described as follows:

Overall Legal Description:

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 37.26 feet (chord bears North 46°46'33" East 33.91 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°19'21" 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.

1 A. Section 2.02 of the Declaration is amended in its entirety to read as follows:

2.02 Division into Condominium Units, Minimum and Maximum Ownership Interests. The Project is hereby divided into an expandable Condominium project as set forth on the Plat. The project has the option to record supplemental amendments, each such Unit consisting of a Unit and an appurtenant undivided, but equal, interest in and to the Common Areas and Facilities. Such Units comprise the minimum number of Units in the Project and give each Owner an undivided interest in the Common Areas and Facilities. If all of the Additional Land is added into the Project pursuant Sections 2.03 and 2.04, the maximum number of Units in the Project will be 135 and each Unit Owner will have a undivided interest in the Common Areas and Facilities.

- a. Exhibit "B" to this amendment, in its entirety, is added to the Declaration.

b. There shall be a ¼ of 1% reinvestment fee paid on each sale of all units thereafter and in the future to be paid to the HOA for the funding of reserves and all fees deemed necessary by the Board.

2. Except as amended by the provisions of this Second Amendment to Declaration, the Declaration shall remain unchanged and shall constitute the entire Declaration of Condominium for the Project, reflecting the conversion of portions of the Convertible Land as described on the Second Supplemental record of Survey Map and the attached Exhibit "A".

3. This First Amendment to Declaration shall be recorded in the Public Records simultaneously with the Project's First Supplemental Record of Survey Map, consisting of three sheets prepared by Roger D. Dudley, a Utah registered land surveyor holding Certificate No. 147089. Both such instruments shall be effective upon recordation.

EXECUTED by Declarant on this 2nd day in the year Feb 2021 first above written.

Bruce R Dickerson

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 2nd day of Feb. 2021 by Bruce R. Dickerson, Manager of Foxridge Development of Springville L.L.C. in the capacity indicated.

Lee Francis
Notary Signature

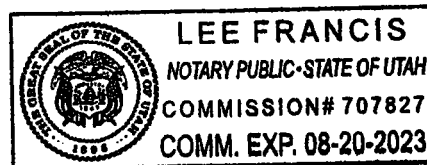


Exhibit "B"**DECLARATION OF CONDOMINIUM
(Including Owner Association Bylaws)**

OF

**FOXRIDGE RESIDENTIAL CONDOMINIUMS
(An Expandable Land Condominium Project)
Springville City, Utah County, Utah**

Unit No.	Interest in Common Area (Percentage)	Votes
Building A		
A101	1.3888	1
A102	1.3888	1
A103	1.3888	1
A104	1.3888	1
A105	1.3888	1
A106	1.3888	1
A107	1.3888	1
A108	1.3888	1
A109	1.3888	1
A110	1.3888	1
A201	1.3888	1
A202	1.3888	1
A203	1.3888	1
A204	1.3888	1
A205	1.3888	1

A206	1.3888	1
A207	1.3888	1
A208	1.3888	1
A209	1.3888	1
A210	1.3888	1
A301	1.3888	1
A302	1.3888	1
A303	1.3888	1
A304	1.3888	1
A305	1.3888	1
A306	1.3888	1
A307	1.3888	1
A308	1.3888	1
A309	1.3888	1
A310	1.3888	1
Building B		
B101	1.3888	1
B102	1.3888	1
B103	1.3888	1
B104	1.3888	1
B105	1.3888	1
B106	1.3888	1
B107	1.3888	1
B108	1.3888	1

B201	1.3888	1
B202	1.3888	1
B203	1.3888	1
B204	1.3888	1
B205	1.3888	1
B206	1.3888	1
B207	1.3888	1
B208	1.3888	1
B301	1.3888	1
B302	1.3888	1
B303	1.3888	1
B304	1.3888	1
B305	1.3888	1
B306	1.3888	1
B307	1.3888	1
B308	1.3888	1
Building C		
C101	1.3888	1
C102	1.3888	1
C103	1.3888	1
C104	1.3888	1
C105	1.3888	1
C106	1.3888	1
C201	1.3888	1

C203	1.3888	1
C204	1.3888	1
C205	1.3888	1
C206	1.3888	1
C301	1.3888	1
C302	1.3888	1
C303	1.3888	1
C304	1.3888	1
C305	1.3888	1
C306	1.3888	1
Totals	100%	72

*Percentages may be adjusted by one-thousandth of a percentage point in order to provide for a total of one hundred percent (100%).