

AFTER RECORDING, RETURN TO:

Canyon Centre Capital, LLC
9067 South 1300 West, Suite 105
West Jordan, UT 84088-5582

CTIA 91811-AP

**FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM
FOR
CANYON CENTRE CONDOMINIUMS**

THIS FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR CANYON CENTRE CONDOMINIUMS (this "*Amendment*") is made effective this 6 day of September 2019, by **CANYON CENTRE CAPITAL, LLC**, a Utah limited liability company ("*Declarant*"). This Amendment amends and modifies certain provisions of the "Declaration of Condominium for Canyon Centre Condominiums" (the "*Condominium Declaration*") made by Declarant effective 24 December 2018, and recorded in the official records (the "*Official Records*") of the Recorder of Salt Lake County, Utah on 28 December 2018, as Entry No. 12910498 in Book 10742 at Pages 1095-1181 of the Official Records. Capitalized terms not otherwise defined in this Amendment shall have the same meanings as in the Condominium Declaration.

RECITALS:

A. Following recordation of this Amendment, all of the land within the Project will be subject to the Condominium Declaration as amended hereby.

B. This Amendment is recorded in order to clarify and amend certain provisions of the Master Declaration, particularly as related to the Parking Structure and the Park, and the rights and obligations of public entity owner(s) of the Public Easement and/or the Park.

C. Declarant makes this Amendment pursuant to Declarant's power to amend the Condominium Declaration as provided in Section 13.2 of the Condominium Declaration and pursuant to the affirmative vote of a majority of the Members at a meeting properly called and a vote properly taken.

AGREEMENT:

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarant hereby agrees and amends the Condominium Declaration as follows:

Section 1. **Amendment to Signage.** Section 10.10.3 is deleted in toto and replaced with the following language,

10.10.3 No other signs of any kind shall be displayed on the exterior of the building or in the Common Areas without approval of a majority of the Unit owners. All Unit building signs that are attached to the building, shall be regulated by Cottonwood Heights City ordinances and subject to the City's approval.

Section 2. **No Other Modifications.** Except as specifically amended and modified by this Amendment, the Condominium Declaration shall be deemed unmodified and in full force and effect.

Section 3. **Severability.** All parts of this Amendment are severable, and if any portion of this Amendment shall, for any reason, be held to be invalid or unenforceable, or to adversely affect the substantive rights of any existing Owners or Mortgagees of the Project, then such portion of this Amendment shall be ineffectual and disregarded, but shall not affect the remaining sections, paragraphs, clauses or provisions of this Amendment.

DATED effective the date first-above written.

DECLARANT:

CANYON CENTRE CAPITAL, LLC

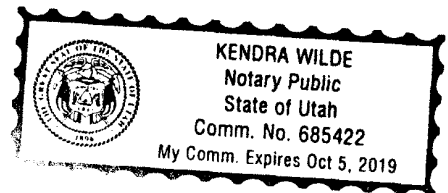
**By: C.W. Management Corporation, a
Utah corporation, its Manager**

By *Chris M. McCandless*
Chris McCandless, President

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me on 6 September, 2019, by **Chris McCandless** as the President (a) of **C.W. Management Corporation**, a Utah corporation acting in its capacity as the Manager of **CANYON CENTRE CAPITAL, LLC**, a Utah limited liability company.

Kendra Wilde
Notary Public



Property Description of Project

Units 2A and 2A-2, 2B and 2B-1 and 2B-3, 2C, 2D, and 2E, CANYON CENTRE CONDOMINIUMS, as the same is identified in the Record of Survey Map filed in the office of the Salt Lake County Recorder, Utah, on December 28, 2018 as Entry No. 12910497 in Book 2018P of Plats at Page 424.

Parcel Numbers:

22-25-181-002-0000

22-25-181-003-0000

22-25-181-004-0000

22-25-181-007-0000

22-25-181-008-0000

22-25-181-009-0000