

CT/A # 114743-WHP

Recording requested by and  
when recorded please return to:

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SEGALL & BANKO, Esq.  
4571 Hidden Cove Road  
Park City, Utah 84098

13267428  
5/12/2020 9:35:00 AM \$42.00  
Book - 10942 Pg - 302-309  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 8 P.

Association's Address; Mail Tax Notices To:

Superior Point Condominiums  
Association of Unit Owners  
c/o Canyon Services  
Box 920025  
Snowbird, Utah 841092

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SPACE ABOVE FOR RECORDER'S USE ONLY

**SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM  
OF THE SUPERIOR POINT CONDOMINIUMS**

THIS SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE SUPERIOR POINT CONDOMINIUMS (this "Amendment") is executed this 29 day of April, 2020, by the undersigned members of the Management Committee of Superior Point Condominiums Association of Unit Owners, a Utah nonprofit corporation.

**RECITALS**

A. That certain Declaration of Condominium of the Superior Point Condominiums was recorded on April 13, 1990 in the Office of the Salt Lake County Recorder (the "Recorder's Office"), as Entry No. 4904834, Book 6212, Pages 2486-2536, as amended by those certain amendments to Declaration of Condominium of the Superior Point Condominiums recorded on July 18, 1991 in the Recorder's Office as Entry 5099585, in Book 6338 starting at Page 725; recorded on May 25, 1994 in the Recorder's Office as Entry No. 5832309, in Book 6947, starting at Page 1771; recorded on December 30, 2011 in the Recorder's Office as Entry No. 11306206, in Book 9978, starting at Page 6681; and recorded on February 28, 2019 in the Recorder's Office as Entry No. 12941412, in Book 10756, starting at Page 4223 (collectively, the "Declaration"), together with a Record of Survey Map (the "Map") as Entry No. 4904833, thereby creating Superior Point Condominiums, an Expandable Condominium (the "Project");

B. The Project's Owners desire and at a special meeting of the Owners held on April 3, 2020, 78.2683% of the Owners voted to amend Section 14.1 of the Declaration to clarify language related to maintenance responsibilities for roofs; and

NOW, THEREFORE, in consideration of the recitals, which are incorporated herein by reference, and for other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, the Declaration is hereby amended as follows:

1. Section 14.1 shall be deleted in its entirety and replaced with the following provision:

“14.1 The Association is responsible to maintain, repair, replace, and keep the Common Area and Facilities in a state of good condition and repair. The maintenance, replacement and repair of all conduits, ducts, plumbing, wiring, and other facilities for the furnishing of heat, gas, light, power, air conditioning, water and sewer service contained in the portions of the Units that service part or parts of the Property other than the Unit in which they are contained, shall be the responsibility of the Association and the cost thereof shall be a Common Expense. All incidental damages caused to a Unit by maintenance, replacement or repairs of the Common Areas and Facilities or utility services shall be repaired promptly and the cost thereof charged as a Common Expense. In addition, the Association is responsible for providing, contracting and/or subcontracting for the care, maintenance, repair and replacement of the roofs and exterior surfaces of any Building and Unit in order to maintain quality of construction and uniformity of appearance. This responsibility shall include sanding, staining and painting of all decks and railings, private entry doors, and garage doors. The Management Committee shall have a reasonable right of entry upon the premises of any Unit to effect any emergency or other necessary repairs which the Unit Owner has failed to perform, and the cost of such repairs shall be charged to the Owner of that Unit.”

2. Application of Amendment. The amendment adopted hereby is intended to amend the Declaration and this Amendment shall be controlling in resolving any conflicts between this Amendment and the Declaration to the extent any other provisions of the Declaration are inconsistent herewith. This Amendment shall be binding upon and inure to the benefit of all of the Unit Owners, their Mortgagees, lessees, successors and assigns.

3. Counterparts. This Amendment may be executed in any number of counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Each party hereto agrees that it will be bound by its own facsimile signature and that it accepts the facsimile signatures of the other parties hereto. Original executed signature pages will be exchanged by the parties promptly after such facsimile signature pages are sent.

4. Declaration Remains in Force. Except as herein modified, all other terms of the Declaration, as previously amended, shall remain in full force and effect.

DATED the day and year first above written.

MANAGEMENT COMMITTEE OF  
SUPERIOR POINT CONDOMINIUMS ASSOCIATION OF UNIT OWNERS,  
a Utah nonprofit corporation

By: John X. Watson By: \_\_\_\_\_  
John X. Watson, Management Committee Member Steven Mason, Management Committee Member

By: Richard Hunt  
Richard Hunt, Management Committee Member


DATED the day and year first above written.

MANAGEMENT COMMITTEE OF  
SUPERIOR POINT CONDOMINIUMS ASSOCIATION OF UNIT OWNERS,  
a Utah nonprofit corporation

By:

\_\_\_\_\_  
John X. Watson, Management Committee  
Member

By:

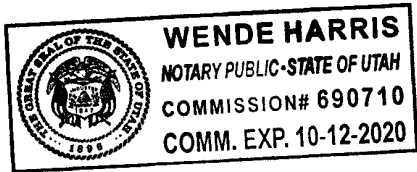
  
\_\_\_\_\_  
Steven Mason, Management Committee  
Member

By:

\_\_\_\_\_  
Richard Hunt, Management Committee Member

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

The foregoing instrument was acknowledged before me this 7 day of May, 2020, by John X. Watson, a member of the management committee of Superior Point Condominiums Association of Unit Owners.



Wende Harris  
NOTARY PUBLIC

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

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2020, by Steve Mason, a member of the management committee of Superior Point Condominiums Association of Unit Owners.

\_\_\_\_\_  
NOTARY PUBLIC

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

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2020, by Richard Hunt, a member of the management committee of Superior Point Condominiums Association of Unit Owners.

\_\_\_\_\_  
NOTARY PUBLIC

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

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2020, by John X. Watson, a member of the management committee of Superior Point Condominiums Association of Unit Owners.

\_\_\_\_\_  
NOTARY PUBLIC

STATE OF ~~UTAH~~ OKLAHOMA )  
 :SS.  
COUNTY OF ~~SALT LAKE~~ OKLAHOMA COUNTY )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of May 2020, 2020, by Steve Mason, a member of the management committee of Superior Point Condominiums Association of Unit Owners.



*Sherise L Verhelst*

\_\_\_\_\_  
NOTARY PUBLIC

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

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2020, by Richard Hunt, a member of the management committee of Superior Point Condominiums Association of Unit Owners.

\_\_\_\_\_  
NOTARY PUBLIC

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

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2020, by John X. Watson, a member of the management committee of Superior Point Condominiums Association of Unit Owners.

  
\_\_\_\_\_  
NOTARY PUBLIC

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

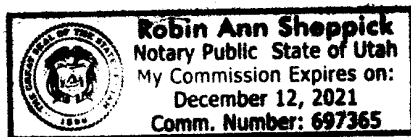
The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2020, by Steve Mason, a member of the management committee of Superior Point Condominiums Association of Unit Owners.

\_\_\_\_\_  
NOTARY PUBLIC

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

The foregoing instrument was acknowledged before me this 29 day of April, 2020, by Richard Hunt, a member of the management committee of Superior Point Condominiums Association of Unit Owners.

  
\_\_\_\_\_  
NOTARY PUBLIC



**EXHIBIT A**  
**SUPERIOR POINT CONDOMINIUMS**

<b>PHASE 1:</b>	<b>TAX PARCEL NO.</b>
Unit A	30-06-405-002
Unit B	30-06-405-003
Unit C	30-06-405-004
Unit D	30-06-405-005

<b>PHASE 2:</b>	<b>TAX PARCEL NO.</b>
Unit A	30-06-406-001
Unit B	30-06-406-002
Unit C	30-06-406-003

<b>PHASE 3:</b>	<b>TAX PARCEL NO.</b>
Unit A	30-06-407-001
Unit B	30-06-407-002

<b>PHASE 4:</b>	<b>TAX PARCEL NO.</b>
Unit A	30-06-408-001
Unit B	30-06-408-002