

**SECOND AMENDMENT TO THE
AMENDED DECLARATION FOR
CORNERSTONE CONDOMINIUM ASSOCIATION**

This SECOND AMENDMENT TO THE DECLARATION FOR CORNERSTONE CONDOMINIUM ASSOCIATION ("Second Amendment") is made and executed on the date set forth below and shall be effective upon recording in the Utah County Recorder's Office.

RECITALS

- A. WHEREAS, certain real property in Orem, Utah County, State of Utah known as Cornerstone Condominiums is subjected to covenants, conditions, easements, and restrictions as contained in the *Amended Declaration for Cornerstone Condominium Association*, recorded with the Utah County Recorder on March 3, 2017 as Entry No. 21636:217 ("Declaration");
- B. WHEREAS, the First Amendment to the Declaration was recorded on April 16, 2021 as Entry No. 72853:2021 ("First Amendment"), which added Section 18 to Article V of the Declaration;
- C. WHEREAS, the Association desires to restrict the installation of signal receiving devices on the roofs or exteriors of the Units without prior written permission of the Management Committee;
- D. WHEREAS, the Association further desires to prohibit installation of ramps and lifts to a Unit except in garages of Units;
- E. WHEREAS, Article VI of the Declaration provides that the Declaration may be amended if so approved by at least 22 units (66%) within the Association;
- F. WHEREAS, this Second Amendment was approved by the titled unit owners of at least 22 units within the Association;
- G. This Second Amendment shall be binding against the Property, including all Units and common area. See "Exhibit A".

/

/

AMENDMENT ONE

Section 19 shall be ***added to*** Article V of the Declaration, and shall read as follows:

19. Exterior Installations. Nothing is permitted to be placed on or attached to any of the Association roofs or exteriors without prior written permission of the management Committee. This includes but is not limited to Satellite TV dishes, and other similar signal receiving devices as well as solar installations.

AMENDMENT TWO


Section 20 shall be ***added to*** Article V of the Declaration, and shall read as follows:

20. Ramps and Lifts. All ramps and / or lifts for the purpose of aiding disability or for any other function shall be installed inside the unit owner’s garage. In order to install a ramp / lift of any kind, authorization in writing by the Management Committee must be obtained prior to installation. The Owner, Lessee, or resident is responsible for all damages caused by the installation, maintenance, operation, repair, and removal of the ramp / lift, as well as for all liability associated with the ramp and / or lift.

----- END OF AMENDMENTS -----

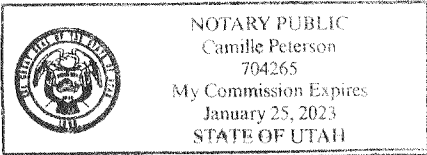
I certify, on behalf of the Management Committee for the Cornerstone Condominium Association, Inc., that the foregoing amendment to the Declaration was duly approved by the titled owners of at least 22 units within the Association, pursuant to the requirements of the Declaration.

EXECUTED this 9 day of November, 2021.


Susan Brady
President

STATE OF UTAH)
) ss:
COUNTY OF UTAH)

On the 9 day of November 2021, personally appeared before me Susan Brady, who by me being duly sworn, did say that she is the President of Cornerstone Condominium Association, Inc. and that the foregoing is true and correct to the best of her knowledge.


NOTARY PUBLIC
Camille Peterson
704265
My Commission Expires
January 25, 2023
STATE OF UTAH

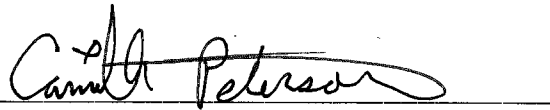

Notary Public

EXHIBIT A

Legal Description & Lot Parcel Numbers (34 Lots and Common Area)

All Lots and parcels within the Cornerstone Condominiums, Phases I – VII:

<u>Legal Descriptions</u>	<u>Serial Numbers</u>
Units 1 – 6, Phase I, Cornerstone Condo.	36:357:0001 – 0006
Street Cornerstone Condo Phase I	36:357:0500
Units 1 – 6, Phase II, Cornerstone Condo.	36:366:0001 – 0006
Units 1 – 7, Phase III, Cornerstone Condo.	36:368:0001 – 0007
Units 1 – 4, Phase IV, Cornerstone Condo.	36:383:0001 – 0004
Units 1 – 3, Phase V, Cornerstone Condominiums.	36:398:0001 – 0003
Units 1 – 4, Phase VI, Cornerstone Condo.	36:389:0001 – 0004
Units 1 – 4, Phase VII, Cornerstone Condominiums	36:399:0001 – 0004