

**SECOND AMENDMENT TO THE AMENDED AND RESTATED  
DECLARATION OF CONDOMINIUMS OF  
THE PANORAMA CONDOMINIUM PROJECT**  
In Salt Lake County, Utah

This Second Amendment to the Amended and Restated Declaration of Condominiums of The Panorama Condominium Project (hereinafter "Second Amendment"), hereby amends that certain Amended and Restated Declaration of Condominiums, as amended, recorded on February 22, 1999, in the Salt Lake County Recorder's Office, as Entry No. 7263458 ("Declaration") and is adopted by the Board of Directors ("Board") for Panorama Homeowners Association, Inc. ("Association"), for and on behalf of its members, and made effective as of the date recorded in the Salt Lake County Recorder's Office.

**RECITALS:**

(A) This Second Amendment affects and concerns the real property located in Salt Lake County, Utah, and more particularly described in the attached **Exhibit "A"** ("Property").

(B) A plat map depicting the Panorama Condominiums was recorded on March 1, 1973 as Entry No. 2521915 in the office of the Salt Lake County Recorder, Utah.

(C) On or about February 22, 1999, an Amended and Restated Declaration of Condominiums of The Panorama Condominium Project was recorded in the Salt Lake County Recorder's Office as Entry No. 7263458.

(D) On or about May 22, 2013, an Amendment to the Amended and Restated Declaration of Condominiums for Panorama Homeowners Association was recorded as Entry No. 11647535 in the office of the Salt Lake County Recorder, Utah.

**CERTIFICATION**

By signing below, the Board hereby certifies that pursuant to Article III, Paragraphs 29 and 34 of the Declaration and the Utah Condominium Ownership Act, the Association has obtained the written consent of at least sixty-seven percent (67%) of the undivided interests in the Common Areas and Facilities.

NOW, THEREFORE, pursuant to the foregoing, the Board hereby makes and executes this Second Amendment, which shall be effective as of its recording date.

## COVENANTS, CONDITIONS AND RESTRICTIONS

1. Recitals. The above Recitals are incorporated herein by reference and made a part hereof.
2. No Other Changes. Except as otherwise expressly provided in this Second Amendment, the Declaration remains in full force and effect without modification.
3. Conflicts. In the case of any conflict between the provisions of this Second Amendment and the provisions of the Declaration, the provisions of this Second Amendment shall in all respects govern and control. In the case of any existing provision with the Declaration that could be interpreted as prohibiting the modifications set forth in this Second Amendment, such provision is hereby modified in order to accomplish the purpose and intent of this Second Amendment.

### AMENDMENTS

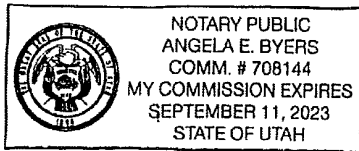
4. Paragraph 2 under Definitions Articles of Incorporation is hereby amended to read as follows:
  2. Articles of Incorporation shall mean and refer to the Articles of Incorporation of the Panorama Homeowners Association, Inc. on file with the Utah Department of Commerce or its equivalent.
5. Paragraph 7 under Definitions Bylaws is hereby amended to read as follows:
  7. Bylaws shall mean and refer to the Bylaws of the Panorama Homeowners Association, Inc., a copy of which is attached to and incorporated in this Declaration by reference as Exhibit "B".
6. All other references to Association or "Panorama Condominium Homeowners Association, Inc." in the Governing Documents shall mean and refer to the existing non-profit corporation filed with the Utah Secretary of State – Panorama Homeowners Association, Inc.

PANORAMA HOMEOWNERS ASSOCIATION, INC.

*Michelle Annette Angle*  
By: Michelle Annette Angle  
Its: President

STATE OF UTAH            )  
  : ss  
COUNTY OF Salt Lake)

On this 13<sup>th</sup> day of September, 2021, personally appeared before me Michelle Annette Angle, who being by me duly sworn, did say that he/she is the President of Panorama Homeowners Association, Inc., a Utah non-profit corporation and that the within and foregoing instrument was signed on behalf of said corporation by authority and said individual duly acknowledged to me that said corporation approved the same.



*Angela E. Byers*  
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Notary Public

**Exhibit A**  
**Legal Description**

Units 101 through 105; Units 201 through 208; Units 301 through 308; Units 401 through 408; Units 501 through 508; Units 601 through 605; Units 701 through 705; the Penthouse Apartment Unit; including common area and parking areas, contained within the Panorama Apartments, a Utah Condominium Project, as the same is identified in the Record of Survey Map in Salt Lake County, as Entry No. 2521915, Salt Lake County, Utah.

**Tax I.D. Nos.**

09-31-307-001 - 047  
09-31-307-049 - 050  
09-31-307-052 - 064  
09-31-307-066 - 068