

After Recording, Please Return To:

M15 Lofts Condominium Association, Inc.
927 S. State Street
Salt Lake City, UT 84111

**FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS OF
M15 LOFTS CONDOMINIUMS**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF M15 LOFTS CONDOMINIUMS ("First Amendment") is made and entered into as of the 19th day of September 2019, by M15 Lofts Condominium Association, Inc., a Utah non-profit corporation ("Association").

RECITALS

A. M15 Lofts Condominiums is a residential condominium project located in Salt Lake County, Utah, as described with particularity in the Declaration.

B. The Declaration of Covenants, Conditions and Restrictions of M15 Lofts Condominiums (the "Declaration") was recorded September 21, 2018, as Entry No. 12852931, at Book 10714, Pages 4752-4806, in the office of the Salt Lake County Recorder. Each capitalized term used in this First Amendment shall have the same meaning as is ascribed to such capitalized term in the Declaration, unless otherwise provided for herein.

C. This First Amendment has been adopted by the Association pursuant to Section 13.3 of the Declaration, as evidenced by the Resolution of M15 Lofts Condominium Association, Inc. dated the 19th day of September 2019, attached hereto as Exhibit A and incorporated herein; and the certification attached hereto as Exhibit B and incorporated herein.

D. This First Amendment has been approved in writing by M15 LLC, a Utah limited liability company ("Declarant"), pursuant to Section 13.3 of the Declaration, as evidenced by the Approval of M15 LLC dated the 19th day of September 2019, attached hereto as Exhibit C and incorporated herein.

AMENDMENT

NOW, THEREFORE, the Association hereby declares, certifies, covenants and agrees as follows:

1. Animals; Household Pets. Section 10.16 of the Declaration is hereby deleted in its entirety and replaced with the following:

10.16 Animals; Household Pets. An Owner shall not permit any animals of any kind to be raised, bred, or kept in his

Unit or in the Limited Common Areas appurtenant to his Unit. Notwithstanding the foregoing, household pets may be kept or housed in Units provided that no more than two dogs, two cats, or one of each may be kept or housed in Units. In no event shall any pet be permitted in any portions of the Common Areas unless carried or on a leash. Each Owner who keeps a pet in a Unit shall promptly remove all pet waste from the Common Areas. Each Owner who keeps a pet in a Unit shall indemnify and hold all other Owners, the Association and Board of Directors harmless against any loss or liability of any kind or character whatsoever arising from or as a result of having such pet in the Project. If a pet disturbs other Owners by barking or biting or in other ways becoming obnoxious, the Board of Directors will give notice to the Owner of such pet to cause such annoyance to be discontinued; and if such annoyance is not discontinued and corrected, the Board of Directors may revoke its permission to keep the pet in the Project and the pet shall be removed therefrom.

2. No Further Amendment. To the extent the terms of this First Amendment modify or conflict with any provisions of the Declaration, the terms of this First Amendment shall control. All other terms of the Declaration not modified by this First Amendment shall remain the same.

IN WITNESS WHEREOF, the undersigned has executed this First Amendment as of the day and year first above written.

ASSOCIATION:

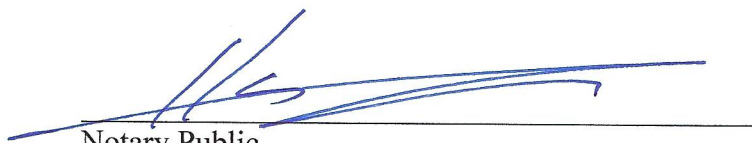
M15 LOFTS CONDOMINIUM ASSOCIATION, INC.,
a Utah non-profit corporation

By:


Pierre Langué, President

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

The foregoing instrument was acknowledged before me this 19 day of SEPTEMBER 2019 by Pierre Langué, President of M15 Lofts Condominium Association, Inc., a Utah non-profit corporation.



Notary Public

Residing at: 701 E 400 S SLC, UT 84102

My commission expires:

NOV-13-2021

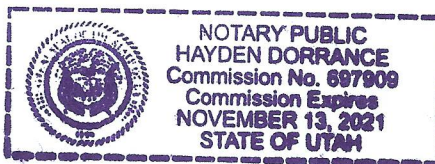


EXHIBIT A

(Resolution of M15 Lofts Condominium Association, Inc.)

RESOLUTION OF M15 LOFTS CONDOMINIUM ASSOCIATION, INC.

The undersigned, being all and the only Members of M15 LOFTS CONDOMINIUM ASSOCIATION, INC., a Utah non-profit corporation (the "Association"), hereby certify as follows:

RESOLVED: That the Association, by the affirmative vote and written approval of at least sixty-seven percent (67%) of the total votes of the Association, has determined to take the following actions:

1. Amend Section 10.16 of the Declaration of Covenants, Conditions and Restrictions of M15 Lofts Condominiums recorded September 21, 2018, as Entry No. 12852931, at Book 10714, Pages 4752-4806, in the office of the Salt Lake County Recorder to remove the weight restriction on household pets by deleting Section 10.16 in its entirety and replacing it with the following:

10.16 Animals; Household Pets. An Owner shall not permit any animals of any kind to be raised, bred, or kept in his Unit or in the Limited Common Areas appurtenant to his Unit. Notwithstanding the foregoing, household pets may be kept or housed in Units provided that no more than two dogs, two cats, or one of each may be kept or housed in Units. In no event shall any pet be permitted in any portions of the Common Areas unless carried or on a leash. Each Owner who keeps a pet in a Unit shall promptly remove all pet waste from the Common Areas. Each Owner who keeps a pet in a Unit shall indemnify and hold all other Owners, the Association and Board of Directors harmless against any loss or liability of any kind or character whatsoever arising from or as a result of having such pet in the Project. If a pet disturbs other Owners by barking or biting or in other ways becoming obnoxious, the Board of Directors will give notice to the Owner of such pet to cause such annoyance to be discontinued; and if such annoyance is not discontinued and corrected, the Board of Directors may revoke its permission to keep the pet in the Project and the pet shall be removed therefrom.

2. The President of the Association is hereby authorized and directed to perform all acts and execute and deliver all document necessary to carry out such amendment.

This Resolution of M15 Lofts Condominium Association, Inc. may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

Dated the 19th day of September 2019

[Signature Follow]

M15 LLC,
On behalf of Units C, D, E, L, M, P, Q, R, S, T,
and V

APHICO, LLC,
On behalf of Unit U

By: _____
Its: _____

By: _____
Its: _____

JAMES PATTON,
On behalf of Unit N

SAHIBA SINGH,
On behalf of Unit H

**KYLE UHLIG and ANAHI NALLELI
VILLEGAS,**
On behalf of Unit K

**CODY L PETERSEN and EVGENIYA
TSIBINA,**
On behalf of Unit G

TATYANA K GOLUBEVA,
On behalf of Unit J

JENNIFER MCCGLAMERY GANNETT,
On behalf of Unit F

LANDON REID YOKERS,
On behalf of Unit B

**DAVID J OSTROWSKI and TODD D
PEARCE,**
On behalf of Unit A

EXHIBIT B

(Certification)

CERTIFICATION

I, Pierre Langué, in my capacity as the President of M15 Lofts Condominium Association, Inc., a Utah non-profit corporation (the "Association"), do hereby certify that the vote required by Section 13.3 of the Declaration of Covenants, Conditions and Restrictions of M15 Lofts Condominiums recorded September 21, 2018, as Entry No. 12852931, at Book 10714, Pages 4752-4806, in the office of the Salt Lake County Recorder, has occurred and the First Amendment to Declaration of Covenants, Conditions and Restrictions of M15 Lofts Condominiums received the affirmative vote and written approval of at least sixty-seven percent (67%) of the total votes of the Association.

Pierre Langué, President

Dated: _____

9-19-19

EXHIBIT C

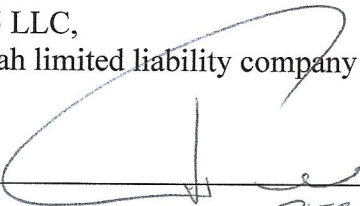
(Approval of M15 LLC)

**M15 LLC'S APPROVAL OF FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS OF
M15 LOFTS CONDOMINIUMS**

Pursuant to Section 13.3 of the Declaration of Covenants, Conditions and Restrictions of M15 Lofts Condominiums recorded September 21, 2018, as Entry No. 12852931, at Book 10714, Pages 4752-4806, in the office of the Salt Lake County Recorder, M15 LLC, a Utah limited liability company, hereby provides written approval of the First Amendment to Declaration of Covenants, Conditions and Restrictions of M15 Lofts Condominiums.

DECLARANT:

M15 LLC,
a Utah limited liability company

By: 
Its: PIERRE LANNOU
9/19/19