

WHEN RECORDED RETURN TO:

Arthaus Condominium Association
c/o City Property Management Company
4645 E. Cotton Gin Loop
Phoenix, Arizona 85040

SecCCRArth-2-1-1--
amine

**SECOND AMENDMENT
TO
CONDOMINIUM DECLARATION FOR ARTHAUS CONDOMINIUM**

This Second Amendment to the Condominium Declaration for Arthaus Condominium (the "Declaration") is made and effective as of the date of its recording.

RECITALS

WHEREAS, Arthaus Condominium Association (the "Association") is an Arizona non-profit corporation.

WHEREAS, the Association is governed by the Declaration recorded as Document No. 2015-0545214 in the Maricopa County Recorder's Office, including any subsequent amendments thereto.

WHEREAS, pursuant to Section 13.5 of the Declaration, an amendment must be approved by "a vote of the Unit Owners to which at least sixty-seven percent (67%) of the votes in the Association are allocated."

WHEREAS, in accordance with Section 13.5 of the Declaration, the Unit Owners approved the following amendment:

AMENDMENT

NOW, THEREFORE, Section 8.1(c) of the Declaration is hereby deleted in its entirety and amended and restated as follows:

Section 8.1(c) The Board of Directors may select deductibles applicable to the insurance coverage to be maintained by the Association pursuant to this Section 8.1 in order to reduce the premiums payable for such insurance. The deductible on any property insurance policy obtained by the Association shall be paid by (i) the Association with respect to any claims affecting only Common Elements; (ii) a Unit Owner with respect to any claims affecting only that Owner's Unit and/or Limited Common Elements allocated to the Unit; (c) the Association and all affected Unit Owner(s) in proportion to their respective losses, with respect to any claims affecting the Common Elements and one or more Units and/or Limited Common Elements allocated to those Units; and (iv) all affected Unit Owners in proportion to their respective losses, with respect to any claims affecting multiple Units and/or the respective Limited Common Elements allocated to those Units. Any insurance

deductible to be paid by the Unit Owner shall be secured by the lien against the Owner's Unit under Article 7 of the Declaration. Notwithstanding the foregoing sentence, the Association shall assess solely to an Owner any deductible amount related to any damage caused by the negligence, misuse, neglect or intentional act of the Unit Owner or the Occupants of the Owner's Unit or their respective guests or invitees.

IN WITNESS WHEREOF, the President of the Association hereby certifies that the Second Amendment was approved by the requisite number of Unit Owners (at a meeting held on November 15, 2021) in accordance with the Declaration.

ARTHAUS CONDOMINIUM ASSOCIATION



By: Eric Bottolfson
Its: President

STATE OF ARIZONA)

) ss.

County of Maricopa) in

On this 7th day of December 2021, before me personally appeared Eric Bottolfson, who acknowledged himself/herself to be the President of Arthaus Condominium Association, and acknowledged that he/she executed the foregoing instrument on behalf of the entity.


Notary Public Matthew Fay

My Commission expires: May 9, 2025