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**AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF THE
McCLEARY LOFTS CONDOMINIUM ASSOCIATION**

WHEREAS, the McCleary Lofts Condominium Association is located in the 10th Ward of the City of Pittsburgh, Allegheny County, Commonwealth of Pennsylvania and was created pursuant to provisions of the Uniform Condominium Act of Pennsylvania, 68 Pa. C.S. 3101, *et seq.* by the public recordation of a Declaration of Condominium for this condominium property in/with the Allegheny County Department of Real Estate (formerly known as the Recorder of Deeds Office) at Deed Book Volume 16605 Page 253; and

WHEREAS at the Annual Meeting of Unit Owners held on February 10, 2020 with 22 of the 25 unit owners represented (88.36% of the total unit owner membership was represented at this meeting) 22 of those 22 unit owners voted to amend and replace in its entirety Section 14.3 of Article XIV of the Declaration of Condominium *for the purpose of re-establishing a Board capital project spending limit that is more appropriate for the size of the association's annual budget and adjusting the conditions for approval.*

NOW, THEREFORE, the Declaration of Condominium Article XIV, Section 14.3 shall be replaced in its entirety with the following governing standards:

Section 14.3 Limitations on Expenditures: For purpose of this Amendment the following terms and understandings are adopted:

All expenses, charges, and costs of the maintenance, repair or replacement of the Common elements, and any other expenses, charges or costs which the Executive Board may incur or expend pursuant hereto, shall be approved by the Executive Board. There shall be no structural alterations, capital additions to, or capital improvements on the Common Elements (**other than**

for the purposes of repairing, replacing, and restoring portions of the Common Elements)


requiring a disbursement of association funds or borrowed funds in excess of Twenty-Five Thousand (\$25,000.00) Dollars without the prior approval of the Unit Owners representing at least a majority (i.e. more than 50%) of the votes of all Unit Owners.

All other aspects of the publicly recorded Declaration of Condominium for this association shall remain unaffected by this Amendment.

IN WITNESS WHEREOF, the undersigned officers of the McCleary Lofts Condominium

Association hereby execute the within Amendment this 8th day of

March, 2021.



President

VACANT

Secretary

CERTIFICATE

We. Alexander T Beck President of the McCleary Lofts
Condominium Association, and VACANT, Secretary of the
McCleary Lofts Condominium Association hereby certify that the foregoing Amendment to
Declaration of Condominium of the McCleary Lofts Condominium Association has been
consented to by at least sixty-seven percent of the Unit Owners of this Association entitled to
cast a vote at the February 10, 2020 annual meeting of the McCleary Lofts Condominium
Association.

Dated this 8th day of March, 2021.

President: Alex T Beck

Secretary: VACANT

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA)

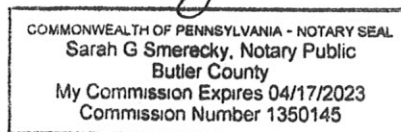
COUNTY OF ALLEGHENY)

On this, the 8 day of MARCH, 2021, a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared Alex Beck, President of the McCleary Lofts Condominium Association, and vacant, Secretary of the McCleary Lofts Condominium Association, who acknowledged that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Sarah Smerecky

Notary Public



My Commission expires: 4-17-23



Mail To:
BRANDT, MILNES & REA, P.C.
310 Grant Street, Suite 1109
Pittsburgh, Pennsylvania 15219