

WHEN RECORDED RETURN TO:

Carpenter, Hazlewood, Delgado & Bolen, PLC
1400 East Southern Avenue, Suite 400
Tempe, Arizona 85282

VENU000119AM-3-1-1--
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**NINETEENTH AMENDMENT TO
CONDOMINIUM DECLARATION FOR VENU AT GRAYHAWK CONDOMINIUM
FOR VENU AT GRAYHAWK CONDOMINIUM**

This Nineteenth Amendment to the Condominium Declaration for Venu at Grayhawk Condominium (this "Nineteenth Amendment") is made as of this 15th day of June, 2022, by the Venu at Grayhawk Condominium Association, Inc., an Arizona nonprofit corporation (the "Association").

RECITALS

A. The Condominium Declaration of Venu at Grayhawk Condominium (the Initial "Declaration") was recorded on March 01, 2004 at No. 2004-0207062 in the records of the County Recorder of Maricopa County, Arizona, submitting certain real property described in the Declaration to a condominium pursuant to the Arizona Condominium. The Initial Declaration, as amended by the First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment, Eighth Amendment, Ninth Amendment, Ninth Amendment, Tenth Amendment, Eleventh Amendment, Twelfth Amendment, Thirteenth Amendment, Fourteenth Amendment, Fifteenth Amendment, Sixteenth Amendment, Seventeenth Amendment, and Eighteenth Amendment shall be referred to in this Nineteenth Amendment as the "Declaration."

B. Unless otherwise defined in this Amendment, each capitalized term used in this Amendment shall have a meaning given to such term in the Declaration.

C. The Seventeenth and Eighteenth Amendment restated the allocated Common Element Garages and Parking Spaces as Limited Common Element to each individual Unit.

E. Currently, Parking Space 511 is allocated to a Unit 2331 under the Declaration, and Garages 5, 6 and 7 are allocated to 2331. The Owner of Unit 2331 would like to reallocate Parking Space 511 and Garages 5, 6 and 7 from Unit 2331 to Unit 1266;

F. Subsection 2.8.3 of the Declaration provides that Unit Owners may reallocate a Limited Common Element allocated to the Unit Owner's Unit to another Unit by an amendment to this Declaration. The amendment shall be executed by the Unit Owners between or among whose Units the allocation is made, shall state the manner in which the Limited Common Element are to be reallocated and, before recording the amendment, shall be submitted to the Board of Directors for approval; and

G. The Unit Owner of Unit 2331, Norm Weitzman, and Unit Owner of Unit 1266, also Norm Weitzman, and the VENU AT GRAYHAWK CONDOMINIUM ASSOCIATION desire to amend the Declaration to reallocate the following:

AMENDMENT

NOW, THEREFORE, the Declaration is amended as follows:

1. **Parking Space #511 on the Plat will be reallocated from Unit 2331 to Unit 1266.**
2. **Garages #5, #6 and #7 on the Plat will be reallocated from Unit 2331 to Unit 1266.**

3. **Except as expressly amended by this Nineteenth Amendment, the Declaration shall remain in full force and effect. In the event of any conflict or inconsistency between this Nineteenth Amendment and the Declaration, this Nineteenth Amendment shall prevail.**

IN WITNESS WHEREOF, the Venu at Grayhawk Condominium Association Inc., an Arizona nonprofit corporation, has executed this Fourteenth Amendment to Declaration as of the day and year first above written.

VENU AT GRAYHAWK CONDOMINIUM ASSOCIATION, INC.,
an Arizona nonprofit corporation

By: Randi J Stewart

Its: Treasurer

State of Arizona)
) ss.
County of Maricopa)

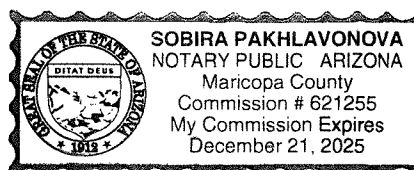
SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me this 15th day of June, 2022, by Randi Stewart, the Treasurer of the Venu at Grayhawk Condominium Association, Inc., an Arizona nonprofit corporation, for and on behalf of the corporation.

December 21, 2025
My Commission Expires:

Notary Public

[Signature]

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NORM WEITZMAN

Owner of Unit 2331 and Unit 1266

By: NORMAN M. WEITZMANSigned: [Signature]

State of Arizona)

) ss.

County of Maricopa)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me this 15th day of June, 2022, by Norman Weitzman.December 21, 2025
My Commission Expires:

Notary Public

[Signature]