

GREAT WESTERN ABSTRACT & TITLE CO.

#

Accomm.

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead, PC
401 Congress Ave., Suite 2100
Austin, Texas 78701

**SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM REGIME
FOR
PIAZZA ESCONDIDA CONDOMINIUMS**

A Condominium Project located in El Paso County, Texas

ADDING UNITS

B11, B12, B13, B14, B21, B22, B23, B24, C13, C14, AND C15

**Cross Reference to Declaration of Condominium Regime for Piazza Escondida Condominiums
recorded as Document No. 20130084291 in the Official Public Records of El Paso County, Texas.**

**SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR
PIAZZA ESCONDIDA CONDOMINIUMS**

This Second Amendment to Declaration of Condominium Regime for Piazza Escondida Condominiums (the "**Amendment**") is made by **TONE VENTURES, L.L.C.**, a Texas limited liability company ("**Declarant**"), and is as follows:

RECITALS:

A. Piazza Escondida Condominiums, a condominium regime (the "**Regime**"), located in El Paso County, Texas, was established pursuant to that certain Declaration of Condominium Regime for Piazza Escondida Condominiums, recorded as Document No. 20130084291 in the Official Public Records of El Paso County, Texas, and as amended by that certain First Amendment to Declaration of Condominium Regime for Piazza Escondida Condominiums, recorded as Document No. 20140026989 in the Official Public Records of El Paso County, Texas (collectively, the "**Declaration**").

B. Pursuant to Provision A.3.7(vii) of Appendix "A" to the Declaration, Declarant may amend the Declaration unilaterally and without the consent of other Owners or any mortgagee to resolve conflicts, clarify ambiguities, and to correct misstatements, errors, or omissions in the Documents.

C. Pursuant to *Provision A.3.7(iv)* of Appendix "A" to the Declaration, Declarant may amend the Declaration unilaterally and without the consent of other Owners or any mortgagee to create Units, General Common Elements and Limited Common Elements within the Property.

D. In accordance with *Provision A.3.7* of Appendix "A" to the Declaration, Declarant has reserved the right, during the Development Period, to create Units, General Common Elements, and Limited Common Elements within the Property. The Development Period is for a term of ten (10) years from the date the Declaration was recorded in the Official Public Records of El Paso County, Texas. The Declaration was recorded on November 13, 2013, and the Development Period is still in effect.

D. Declarant desires to amend the Declaration for the purpose of correcting an error for the boundary descriptions of Detached Units in *Section 5.2* of the Declaration and creating three (3) Detached Units and eight (8) Attached Units for a total number of eleven (11) additional Units. The total number of Units within the Regime after giving effect to this Amendment is equal to thirty-one (31). Declarant has reserved the right in the Declaration to create a maximum of thirty-seven (37) Units.

NOW THEREFORE, the Declaration is hereby amended as follows:

1. **Detached Units.** Due to an error in the Declaration, the boundary descriptions for Detached Units were inadvertently omitted from *Section 5.2*. The boundaries descriptions for Detached Units should read as follows:

5.2.2 **Detached Units.**

- (i) **Lower Boundary of the Unit:** The horizontal plane corresponding to the finished grade of the land within the Unit as described and defined on Attachment 1.
- (ii) **Upper Boundary of the Unit:** The horizontal plane parallel to and fifty feet (50') above the lower boundary of the Unit.
- (iii) **Lateral Boundaries of the Unit:** A plane located on each side of a Unit perpendicular to the lower and upper horizontal planes, from the lower boundary of the Unit to the upper boundary of the Unit.

2. **Creation of Units.** In accordance with the rights reserved by the Declarant pursuant to *Section 5.1* of the Declaration and Appendix "A" attached thereto, Declarant hereby three (3) Detached Units and eight (8) Attached Units for a total number of eleven (11) additional Units, which are designated as Unit Nos. B-11 and B-22 in Building B-1, Units B12, and B-22 in Building B-2, Units B-13 and B-23 in Building B-3, and Units B-14 and B-24 in Building B-4, and Units C13, C14, and C15 (collectively, the "New Units"). The New Units are hereby classified as Residential Units.

3. **Replacement of Attachment 1.** Attachment 1 to the Declaration is hereby deleted in its entirety and the Plats and Plans attached hereto as Exhibit "A" (the "New Plats and Plans") are substituted in their place. The New Plats and Plans: (i) assign an identifying number to all Units; (ii) describe the portion of the limited common elements created or assigned to all Units; and (iii) include the information required by Section 82.059 of the Texas Uniform Condominium Act.

4. **Replacement of Attachment 3.** The Schedule of Allocated Interests, Common Interest Allocation and Common Expense Liability assigned to each Unit within the Regime, after the addition of the New Units, is set forth on Exhibit "B", attached hereto. Exhibit "B", attached hereto, supersedes and replaces Attachment 3 attached to the Declaration.

5. **Miscellaneous.** Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Declaration. Unless expressly amended by this Amendment, all other terms and provisions of the Declaration remain in full force and effect as written, and are hereby ratified and confirmed.

CONSENT OF MORTGAGEE

The undersigned, being the lien holder of the deed of trust lien (the "Lien") recorded as Document No. 20120094551 of the Official Public Records of El Paso County, Texas, securing a note of even date therewith, executes this Second Amendment to the Declaration solely for the purposes of (i) evidencing its consent to the Second Amendment and the Declaration, and (ii) subordinating the Lien to the Declaration, both on the condition that the Lien shall remain superior to the Assessment Lien in all events. The undersigned makes no representation or warranty, express or implied, of any nature whatsoever, to any Owner with respect to any Unit or the effect of the terms and provisions of this Regime.

Andy J. Winton

BY: *Jack Winton*

PRINTED NAME: Andy J. Winton

TITLE: Lender

STATE OF Texas

§

COUNTY OF El Paso

§

§

This instrument was acknowledged before me on this 6th day of August, 2015 by
Jack Winton
(seal)



Brianna Concha
Notary Public State of Texas

PIAZZA ESCONDIDA CONDOMINIUMS
SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME

CONSENT OF MORTGAGEE

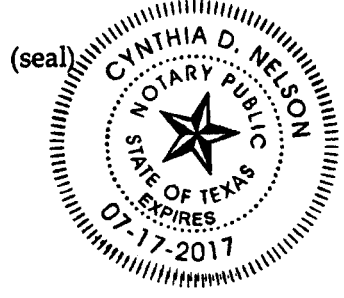
The undersigned, being the lien holder of the deed of trust lien (the "Lien") recorded as Document No. 20080081960 of the Official Public Records of El Paso County, Texas, securing a note of even date therewith, executes this Second Amendment to the Declaration solely for the purposes of (i) evidencing its consent to the Second Amendment and the Declaration, and (ii) subordinating the Lien to the Declaration, both on the condition that the Lien shall remain superior to the Assessment Lien in all events. The undersigned makes no representation or warranty, express or implied, of any nature whatsoever, to any Owner with respect to any Unit or the effect of the terms and provisions of this Regime.

CITY BANK, a _____

BY: [Signature]
PRINTED NAME: ROBERT D. KOTARSKI
TITLE: BRANCH PRESIDENT

STATE OF TEXAS §
COUNTY OF EL PASO §
§

This instrument was acknowledged before me on this 3 day of August, 2015 by ROBERT D. KOTARSKI as Branch President of City Bank, a TEXAS, on behalf of said bank.



[Signature]
Notary Public State of Texas

CONSENT OF MORTGAGEE

The undersigned, being the lien holder of the deed of trust lien (the "Lien") recorded as Document No. 20130090905 of the Official Public Records of El Paso County, Texas, securing a note of even date therewith, executes this Second Amendment to the Declaration solely for the purposes of (i) evidencing its consent to the Second Amendment and the Declaration, and (ii) subordinating the Lien to the Declaration, both on the condition that the Lien shall remain superior to the Assessment Lien in all events. The undersigned makes no representation or warranty, express or implied, of any nature whatsoever, to any Owner with respect to any Unit or the effect of the terms and provisions of this Regime.

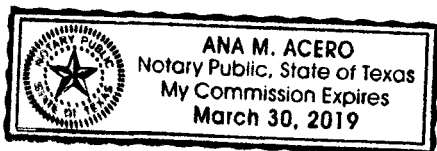
FIRST NATIONAL BANK

BY: *Patricia Martinez*
PRINTED NAME: PATRICIA MARTINEZ
TITLE: SR. VICE PRESIDENT

STATE OF TEXAS §
COUNTY OF El Paso §
§

This instrument was acknowledged before me on this 4th day of August, 2015 by Patricia Martinez as Sr. Vice President of First National Bank, a _____, on behalf of said bank.

(seal)



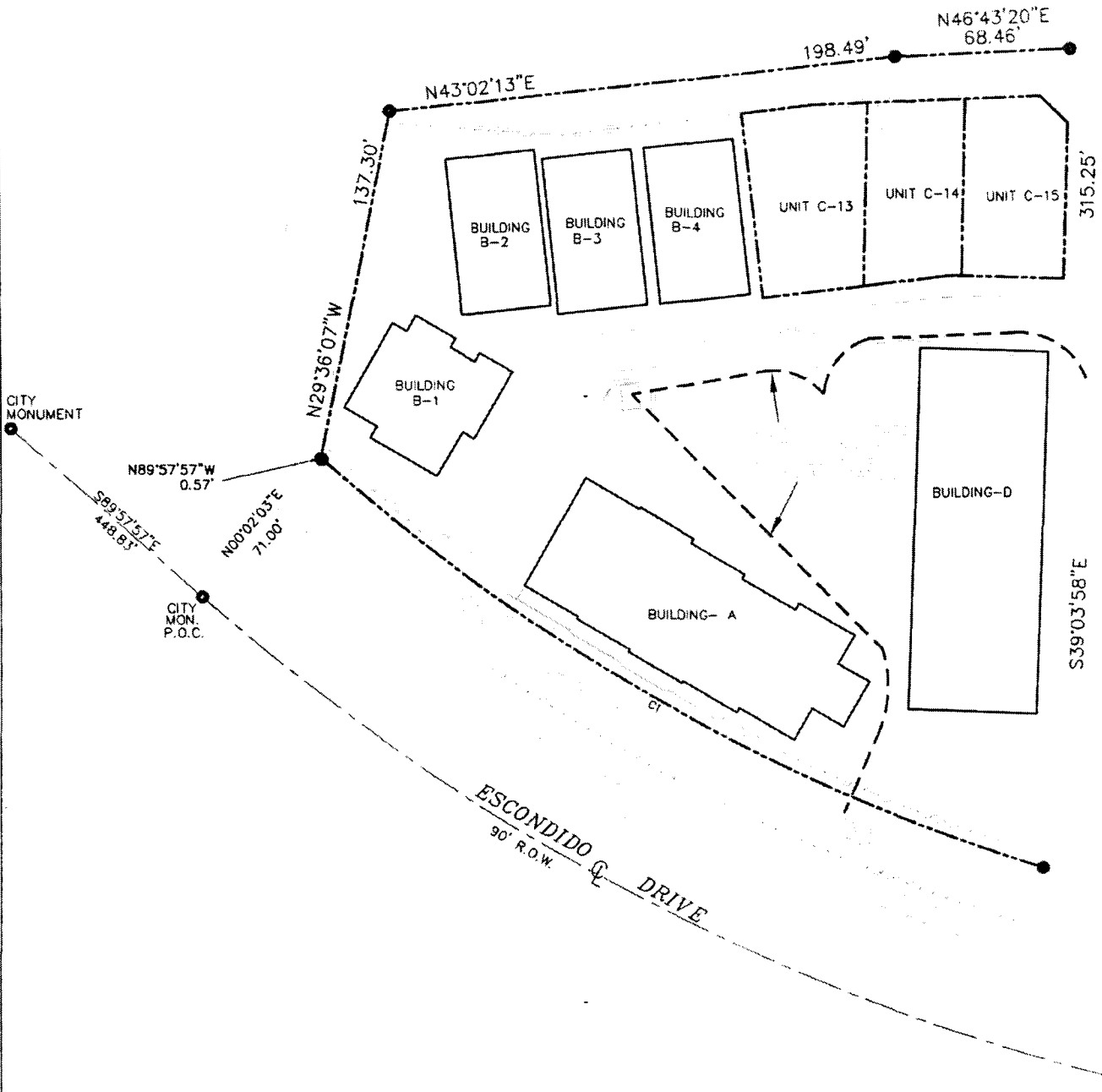
Ana Acero
Notary Public State of Texas

EXHIBIT "A"

**ATTACHMENT 1 TO THE DECLARATION OF CONDOMINIUM REGIME FOR
PIAZZA ESCONDIDA CONDOMINIUMS**

SEE SHEET 2 OF 14 FOR ORIGINAL CERTIFICATION

PIAZZA ESCONDIDA CONDOMINIUMS



SCALE 1"=60'

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JOB # PIAZZA DATE: 06-08-15 FIELD: JM OFFICE: SM
 LOCATED IN ZONE C PANEL # 480214-0039-B DATED 10-15-82
 RECORDED IN VOL: 1 PAGE 36, PLAT RECORDS, EL PASO COUNTY, TX

CD CONSULTING COMPANY
 1790 LEE TREVINO DRIVE SUITE 503
 EL PASO, TEXAS 79936
 (915) 633-6422

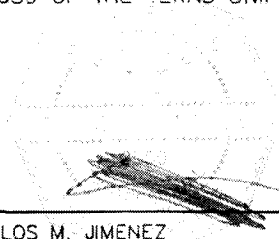
6350 ESCONDIDO DRIVE
 A PORTION OF LOT 2, BLOCK 15A
 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS

EXHIBIT "A" PIAZZA ESCONDIDA CONDOMINIUMS

[PLATS AND PLAN]
[CERTIFICATION OF SURVEYOR]

THE ATTACHED PLATS AND PLANS, ATTACHED HERETO AS "ATTACHMENT 1" CONTAIN THE INFORMATION REQUIRED BY SECTION 82.059 OF THE TEXAS UNIFORM CONDOMINIUM ACT, AS APPLICABLE.



CARLOS M. JIMENEZ
R.P.L.S. No. 3950

DATED 06-08-15

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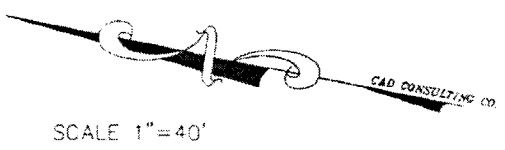
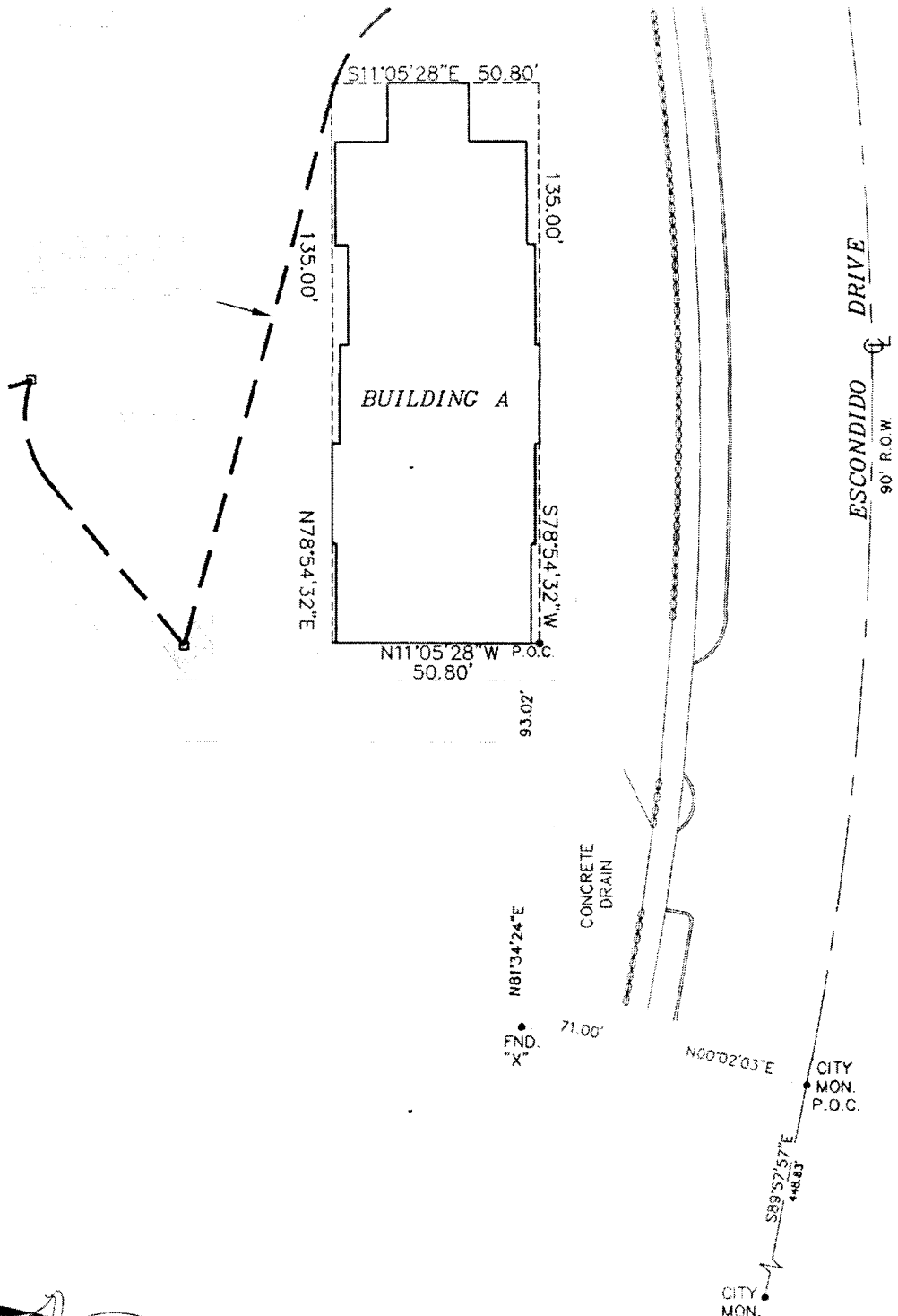
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| LOCATED IN ZONE C | PANEL # 480214-0039-B | DATED 10-15-82 | |
| RECORDED IN VOL: 1 PAGE 36, PLAT RECORDS, EL PASO COUNTY, TX | | | |



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PIAZZA ESCONDIDA CONDOMINIUMS



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JOB # 12-2968 DATE: 05-21-13 FIELD: JM OFFICE: SM

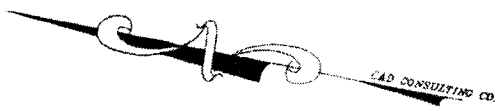
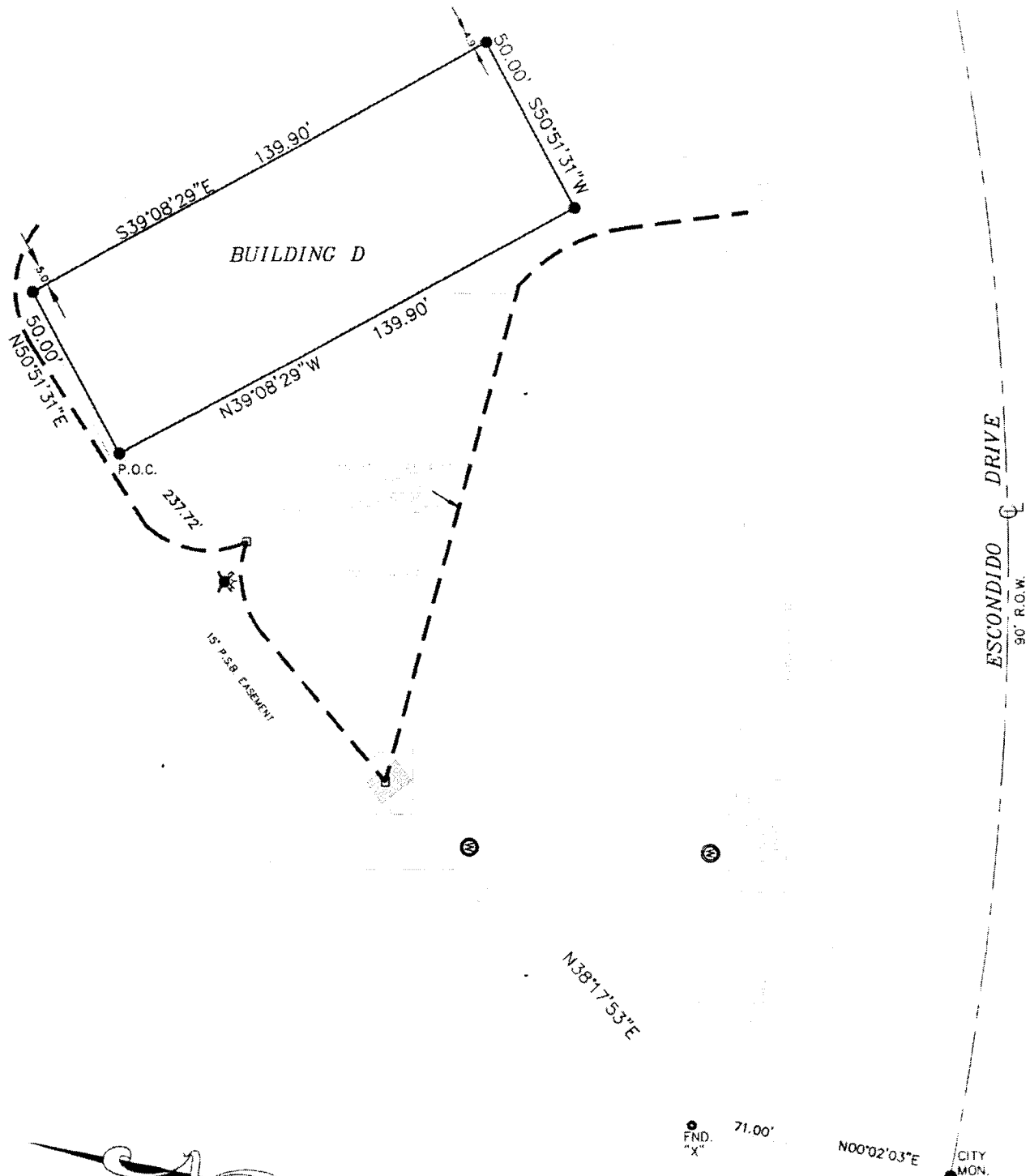
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6350 ESCONDIDO DRIVE- BUILDING A
 A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS



SCALE 1"=40'

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JOB # 12-2968 DATE: 05-21-13 FIELD: JM OFFICE: SM

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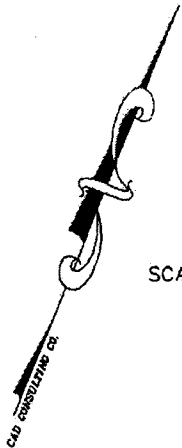
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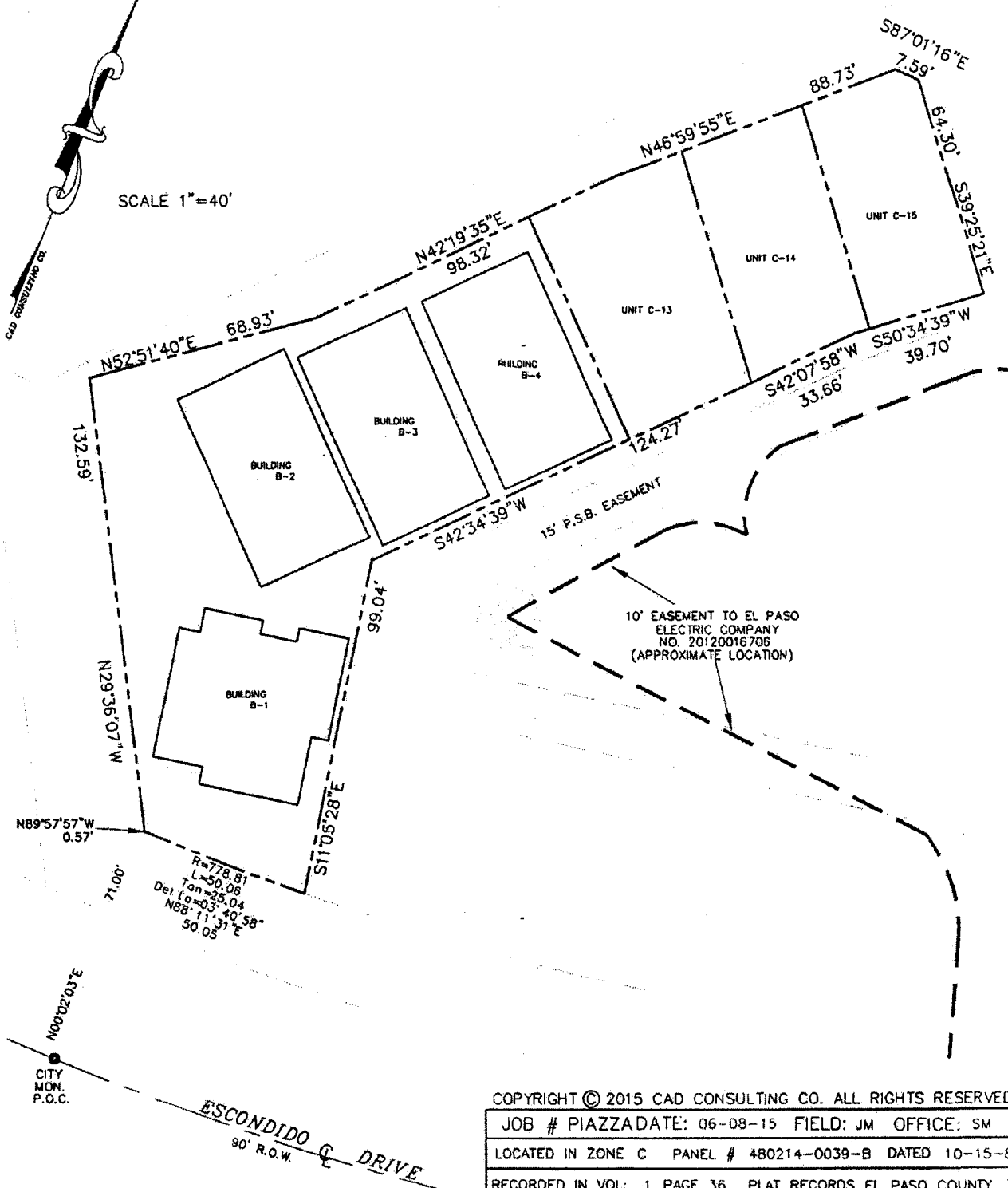
6350 ESCONDIDO DRIVE - BUILDING D
 A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS



SCALE 1"=40'

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CITY MON. P.O.C.

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JOB # PIAZZADATE: 06-08-15 FIELD: JM OFFICE: SM

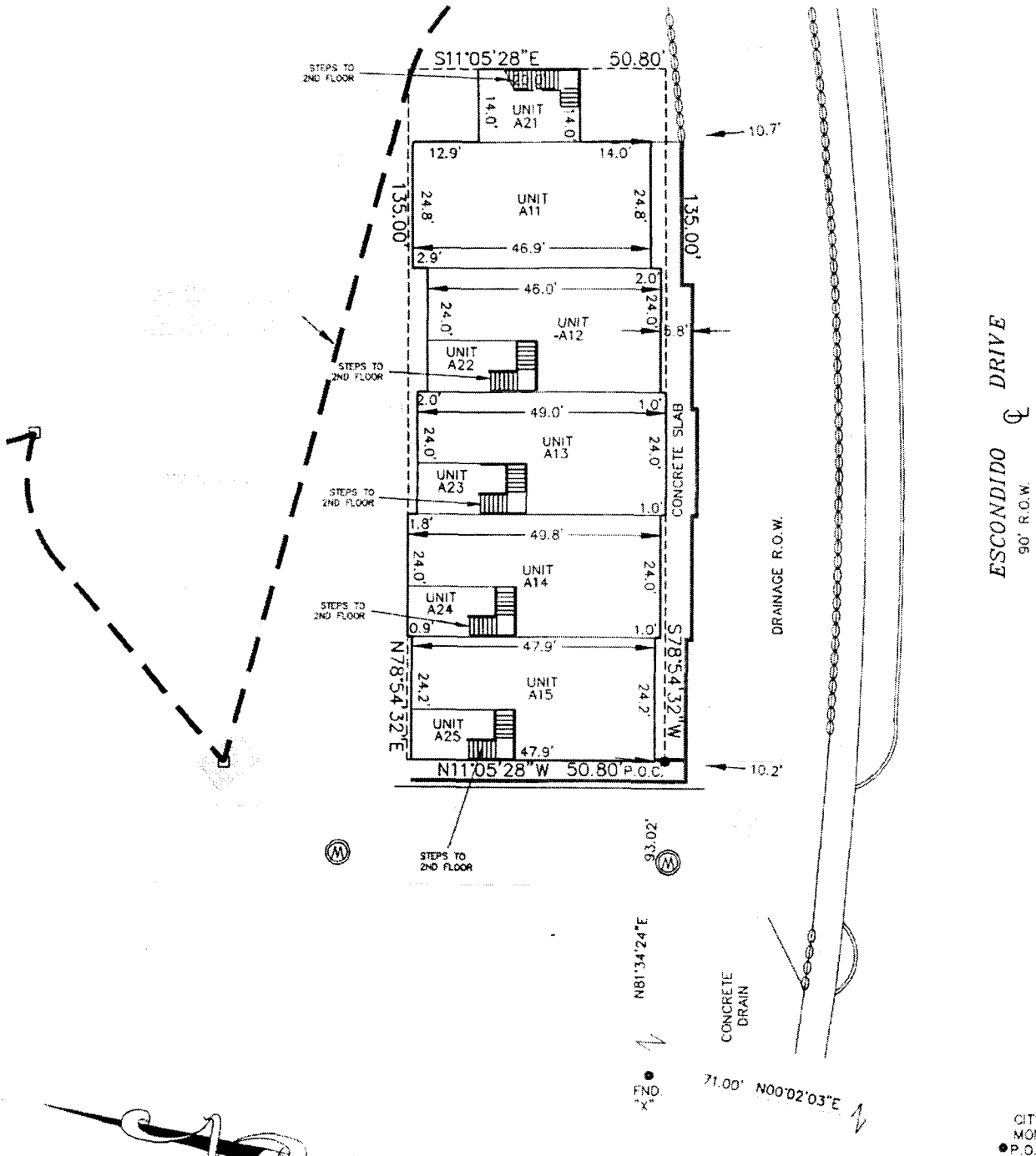
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6350 ESCONDIDO DRIVE
 A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
 CHAPARRAL PARK UNIT SEVEN
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PIAZZA ESCONDIDA CONDOMINIUMS 1ST FLOOR



SCALE 1"=30'

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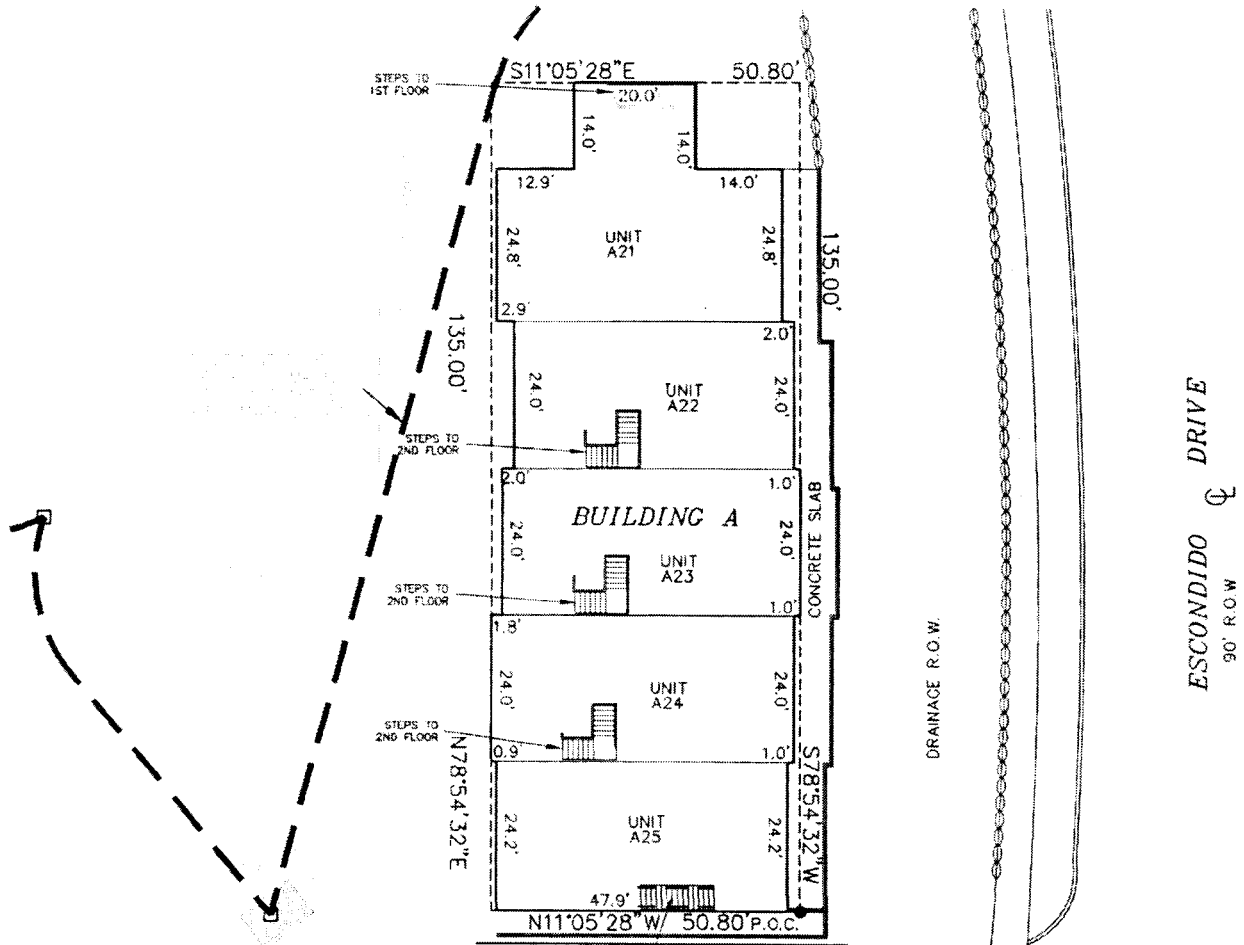
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6350 ESCONDIDO DRIVE - BUILDING A
 A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS 2ND FLOOR



SCALE 1" = 30'

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JOB # 12-2968 DATE: 05-21-13 FIELD: JM OFFICE: SM

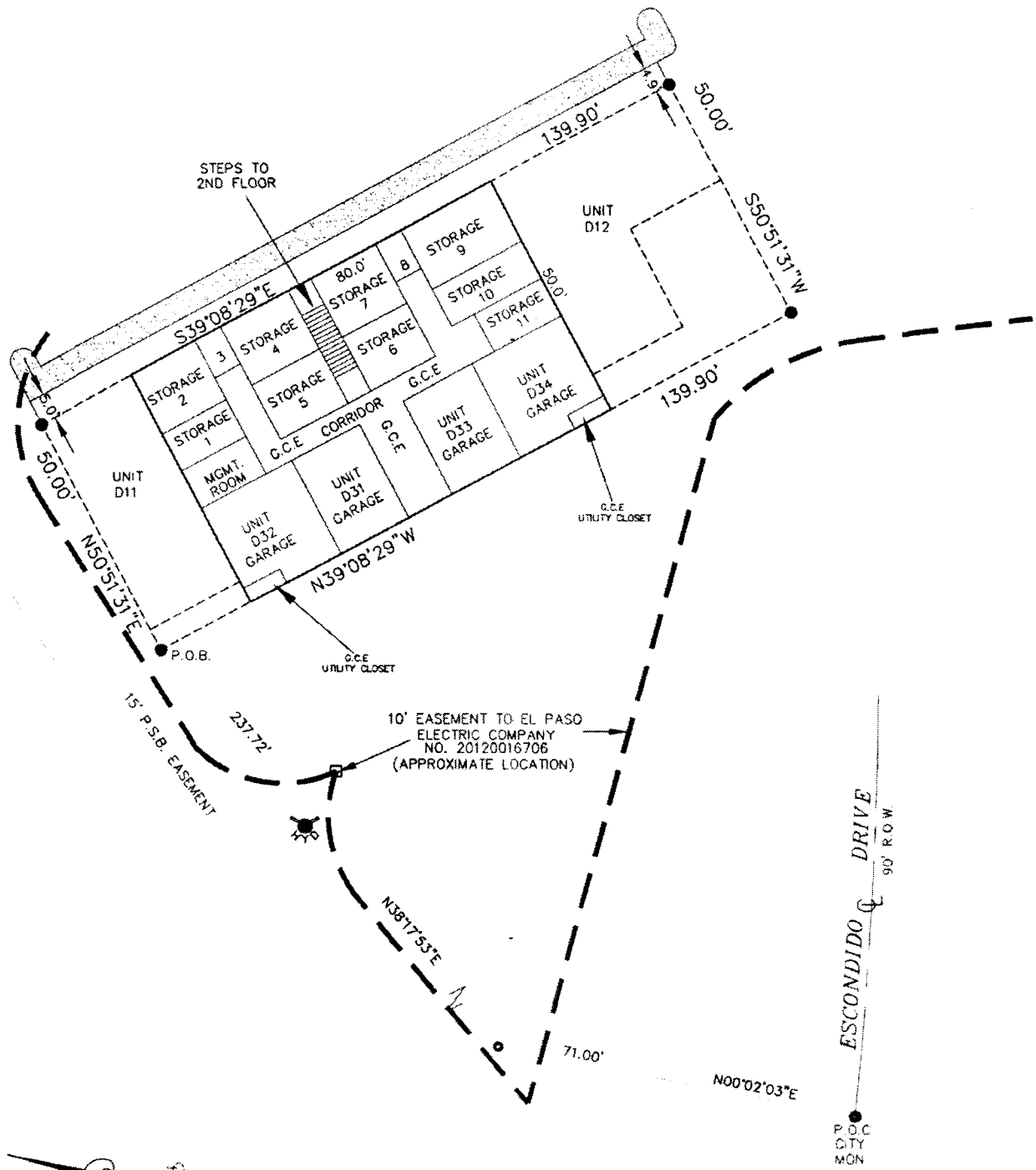
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6350 ESCONDIDO DRIVE - BUILDING A
A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
CHAPARRAL PARK UNIT SEVEN
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS 1ST FLOOR






 CAD CONSULTING CO.
 SCALE 1"=30'

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JOB # 12-2968 DATE: 05-21-13 FIELD: JM OFFICE: SM

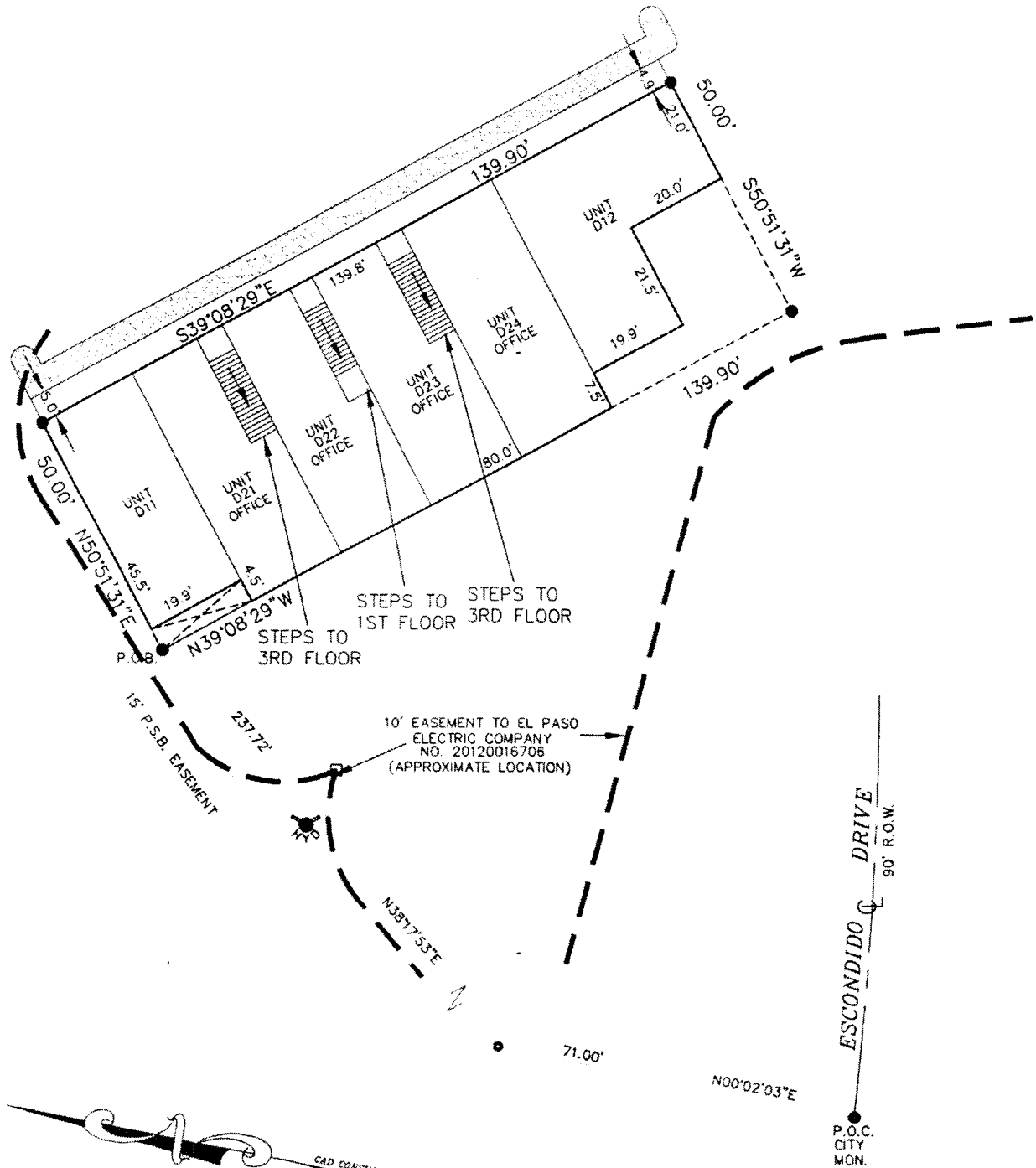
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6350 ESCONDIDO DRIVE-- BUILDING D
 A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS 2ND FLOOR



SCALE 1"=30'

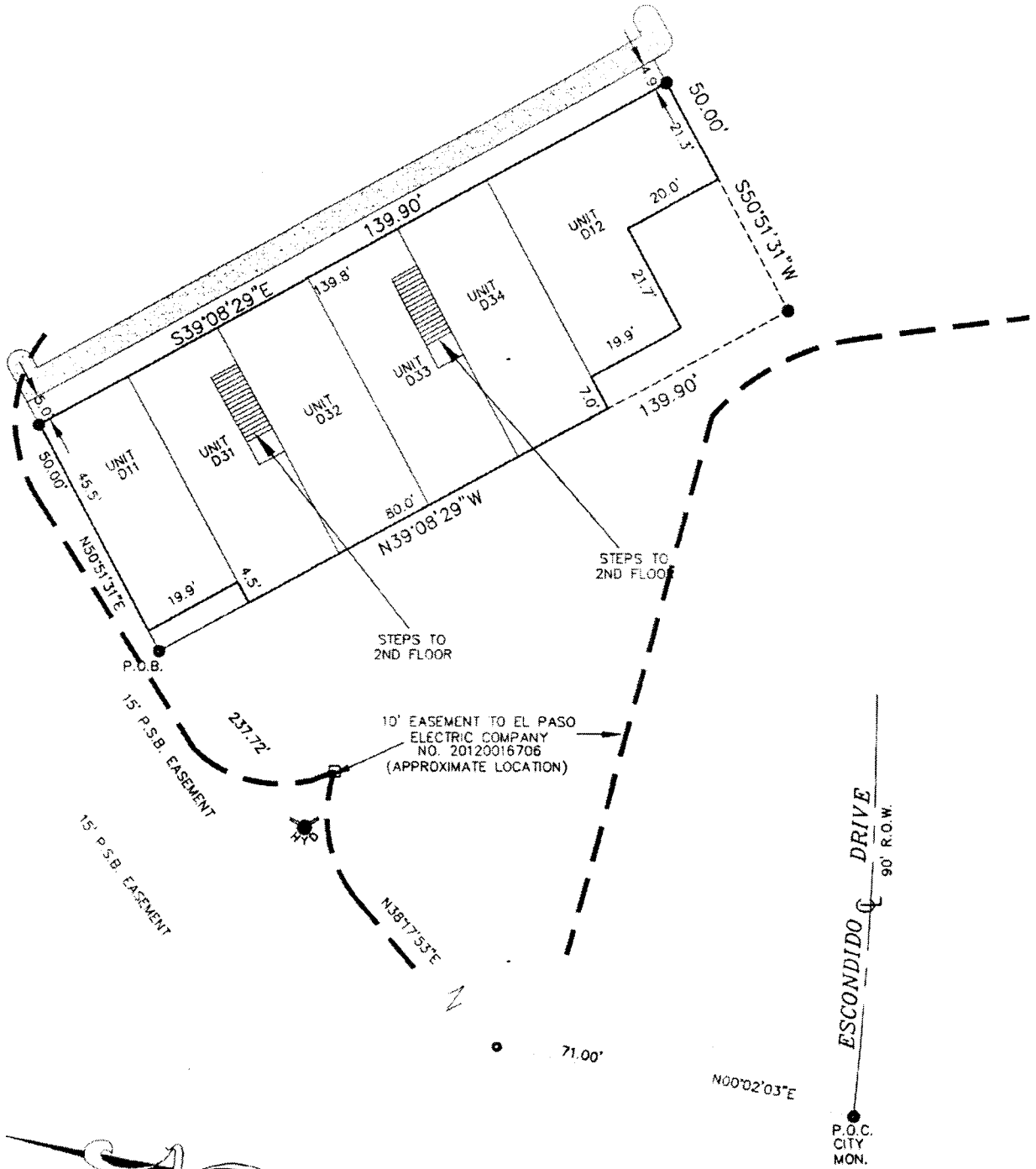
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6350 ESCONDIDO DRIVE - BUILDING D
 A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
 CHAPARRAL PARK UNIT SEVEN
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PIAZZA ESCONDIDA CONDOMINIUMS 3RD FLOOR



SCALE 1"=30'

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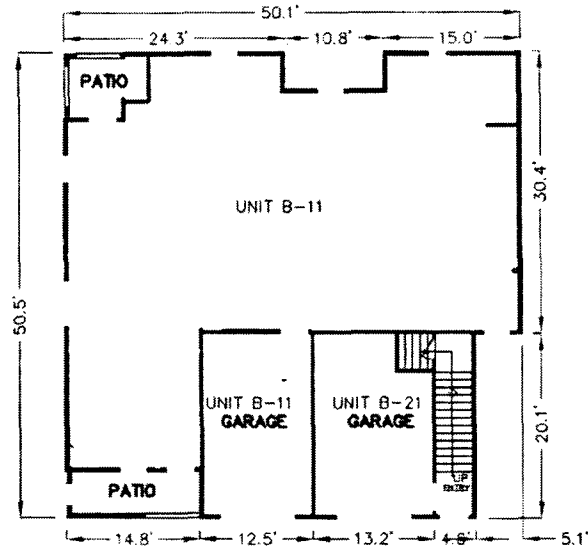
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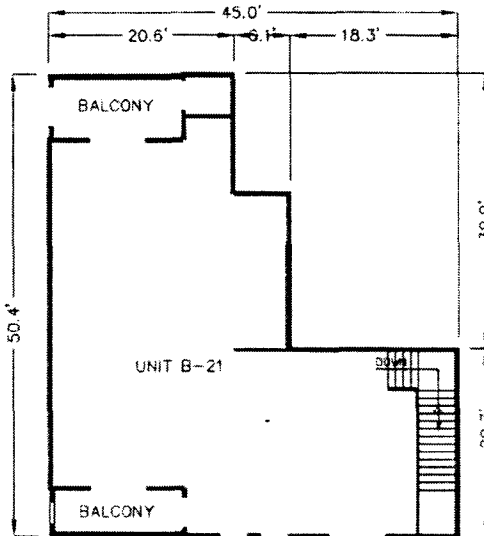
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6350 ESCONDIDO DRIVE- BUILDING D
 A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS



BUILDING B-1
FIRST FLOOR



BUILDING B-1
SECOND FLOOR

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JOB # 12-2968 DATE: 06-08-15 FIELD: JM OFFICE: SM

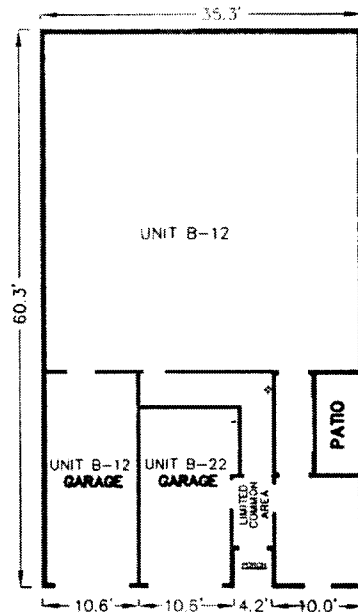
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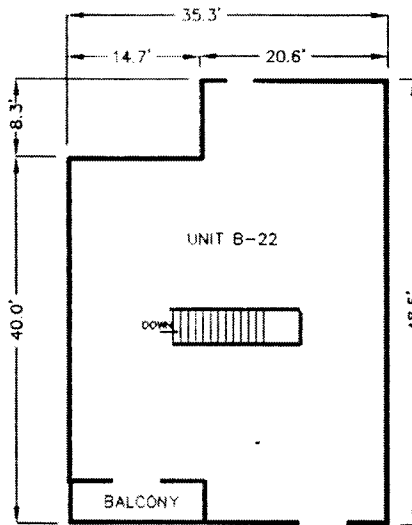
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6350 ESCONDIDO DRIVE - BUILDING B-1
A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
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PIAZZA ESCONDIDA CONDOMINIUMS



**BUILDING B-2
FIRST FLOOR**



**BUILDING B-2
SECOND FLOOR**

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JOB # 12-2968 DATE: 06-08-15 FIELD: JM OFFICE: SM

LOCATED IN ZONE C PANEL # 480214-0039-B DATED 10-15-82

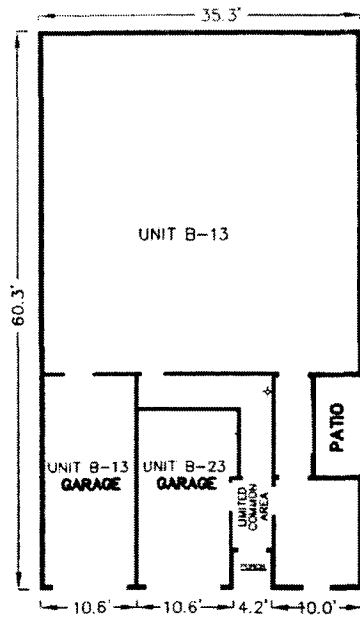
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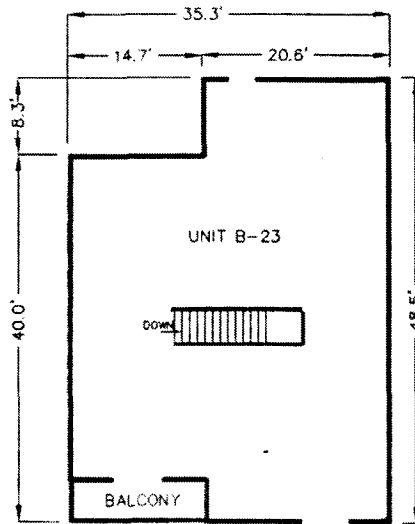
CONSULTING COMPANY
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(915) 633-6422

6350 ESCONDIDO DRIVE - BUILDING B-2
A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
CHAPARRAL PARK UNIT SEVEN
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS



**BUILDING B-3
FIRST FLOOR**



**BUILDING B-3
SECOND FLOOR**

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JOB # 12-2968 DATE: 06-08-15 FIELD: JM OFFICE: SM

LOCATED IN ZONE C PANEL # 480214-0039-B DATED 10-15-82

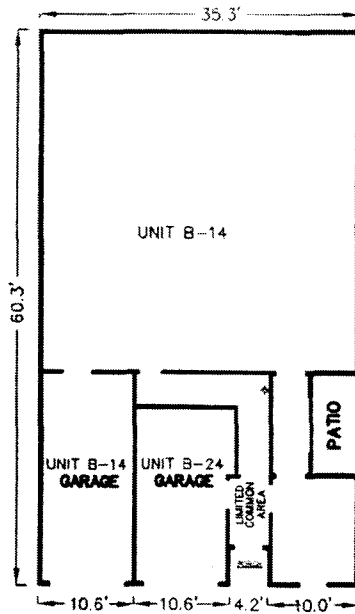
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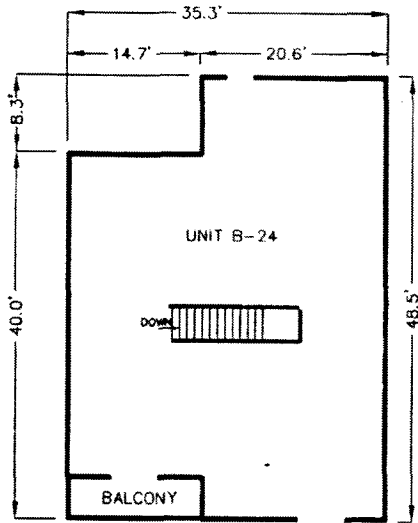
CONSULTING COMPANY
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EL PASO, TEXAS 79936
(915) 633-6422

6350 ESCONDIDO DRIVE- BUILDING B-3
A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
CHAPARRAL PARK UNIT SEVEN
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS



**BUILDING B-4
FIRST FLOOR**



**BUILDING B-4
SECOND FLOOR**

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JOB # 12-2968 DATE: 06-08-15 FIELD: JM OFFICE: SM

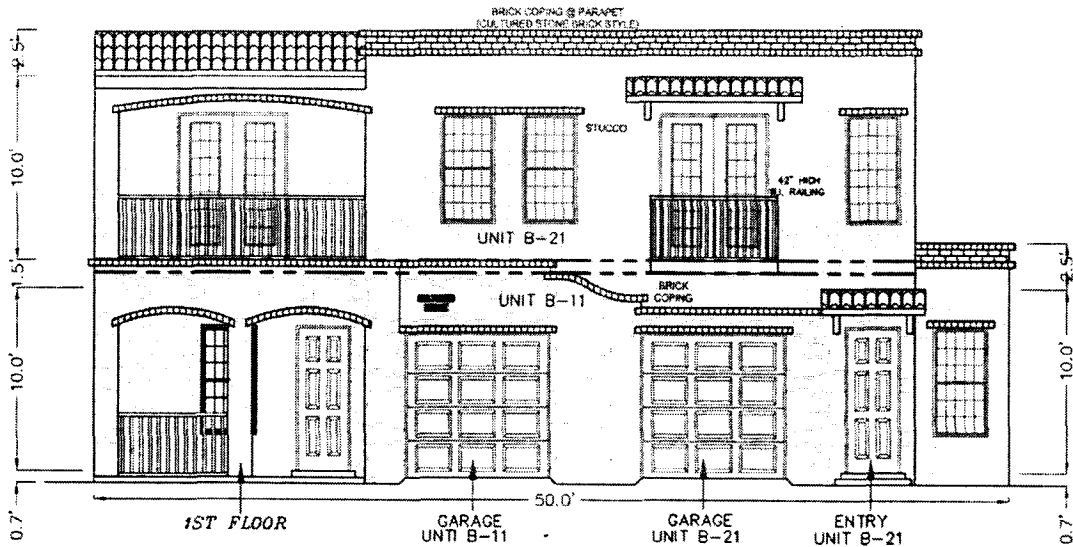
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1790 LEE TREVINO DRIVE SUITE 503
EL PASO, TEXAS 79936
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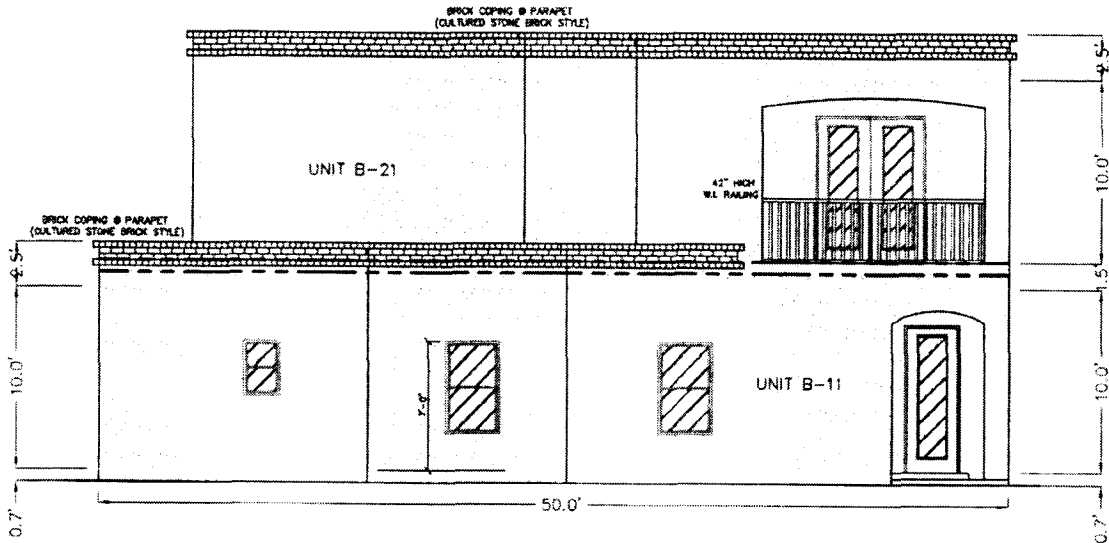
6350 ESCONDIDO DRIVE - BUILDING B-4
A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
CHAPARRAL PARK UNIT SEVEN
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PIAZZA ESCONDIDA CONDOMINIUMS



FRONT ELEVATION

BUILDING B-1



REAR ELEVATION

BUILDING B-1

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LOCATED IN ZONE C PANEL # 480214-0039-B DATED 10-15-82

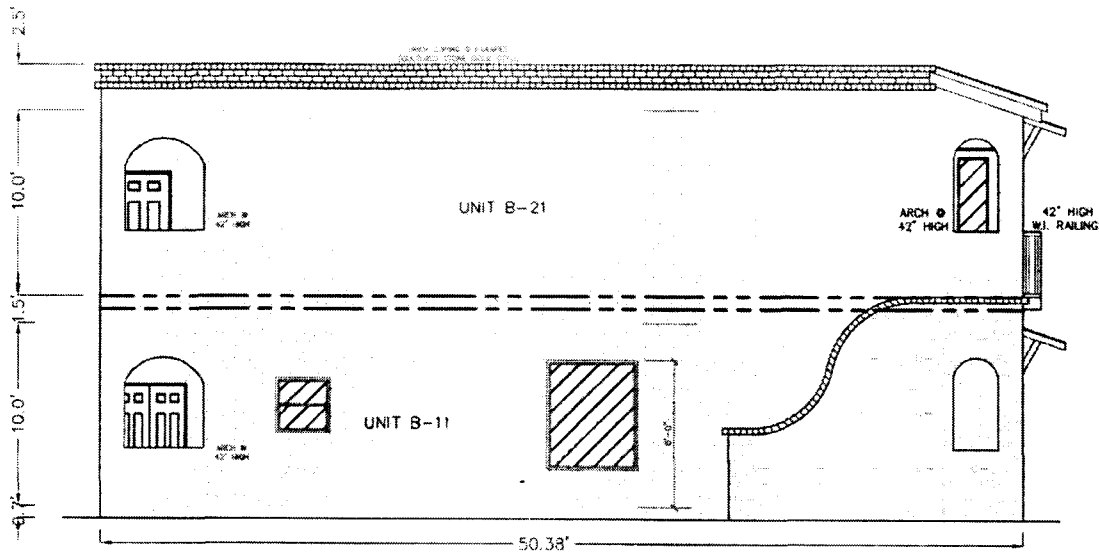
RECORDED IN VOL: 1 PAGE 36, PLAT RECORDS, EL PASO COUNTY, TX

SCALE 1"=10'

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 EL PASO, TEXAS 79936
 (915) 633-6422

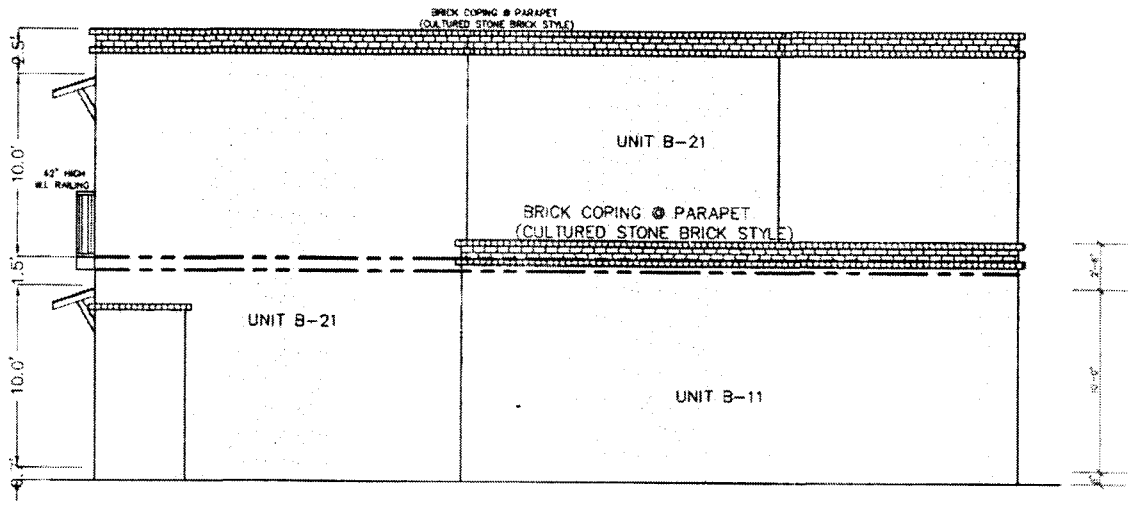
6350 ESCONDIDO DRIVE- BUILDING B-1
 A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS



LEFT ELEVATION

BUILDING B-1



RIGHT ELEVATION

BUILDING B-1

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JOB # 12-2968 DATE: 06-08-15 FIELD: JM OFFICE: SM

LOCATED IN ZONE C PANEL # 480214-0039-B DATED 10-15-82

RECORDED IN VOL: 1 PAGE 36 PLAT RECORDS, EL PASO COUNTY, TX

SCALE 1"=10'

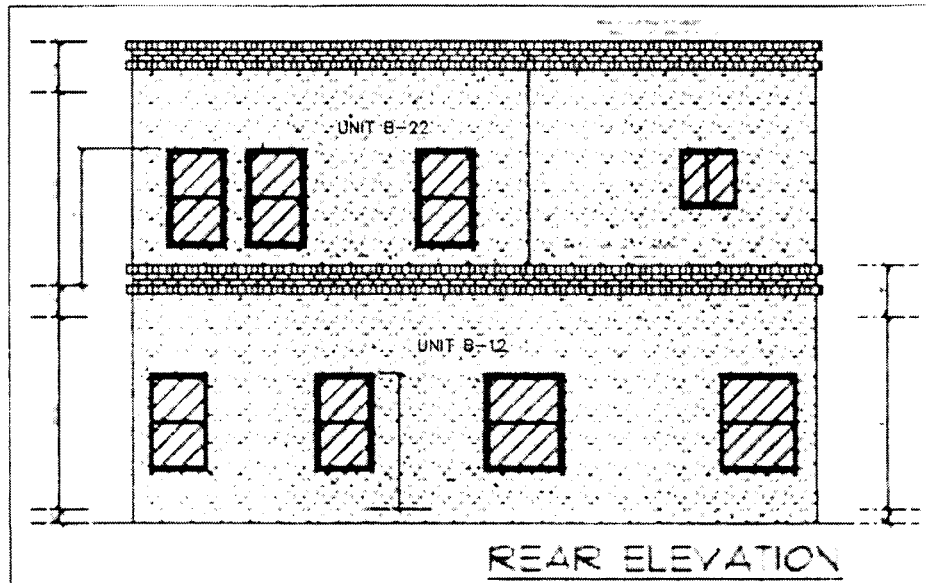
CAD CONSULTING COMPANY
 1790 LEE TREVINO DRIVE SUITE 503
 EL PASO, TEXAS 79936
 (915) 633-6422

6350 ESCONDIDO DRIVE - BUILDING B-1
 A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS



BUILDING B-2
NOT TO SCALE



BUILDING B-2
NOT TO SCALE

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JOB # 12-2968 DATE: 06-08-15 FIELD: JM OFFICE: SM

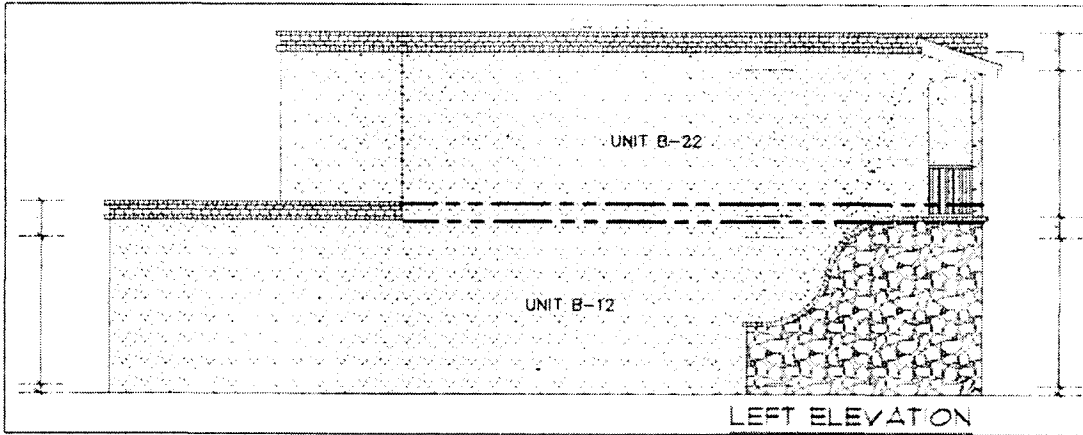
LOCATED IN ZONE C PANEL # 480214-0039-B DATED 10-15-82

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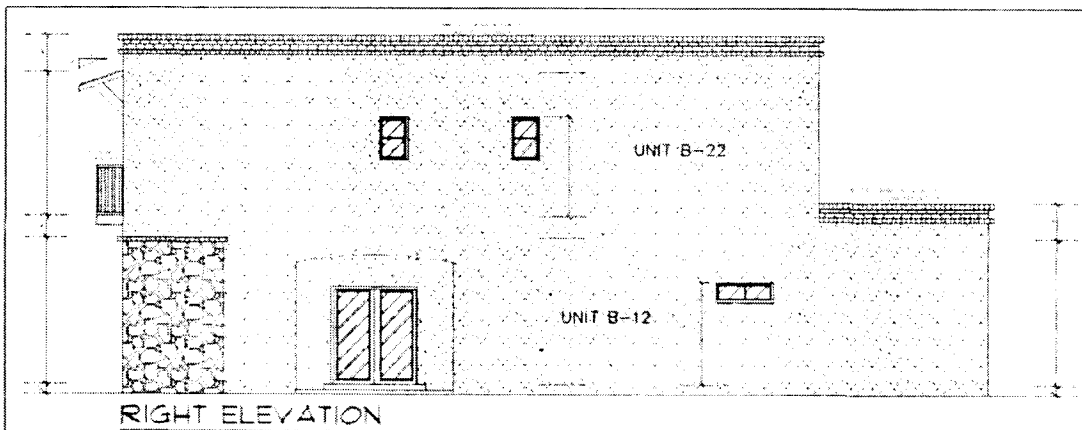
6350 ESCONDIDO DRIVE- BUILDING B-2
A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
CHAPARRAL PARK UNIT SEVEN
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS



BUILDING B-2

NOT TO SCALE



BUILDING B-2

NOT TO SCALE

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JOB # 12-2968 DATE: 06-08-15 FIELD: JM OFFICE: SM

LOCATED IN ZONE C PANEL # 480214-0039-B DATED 10-15-82

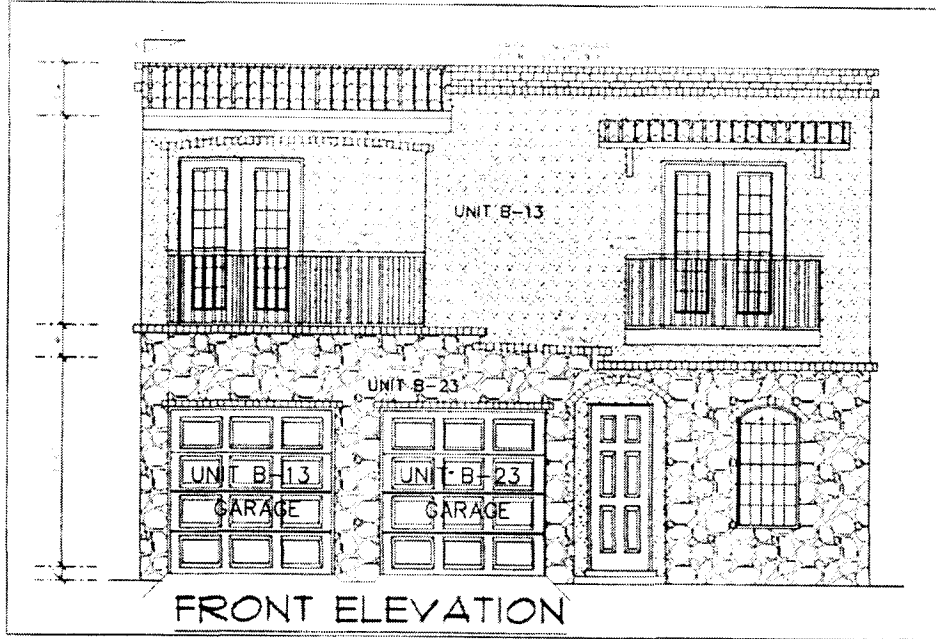
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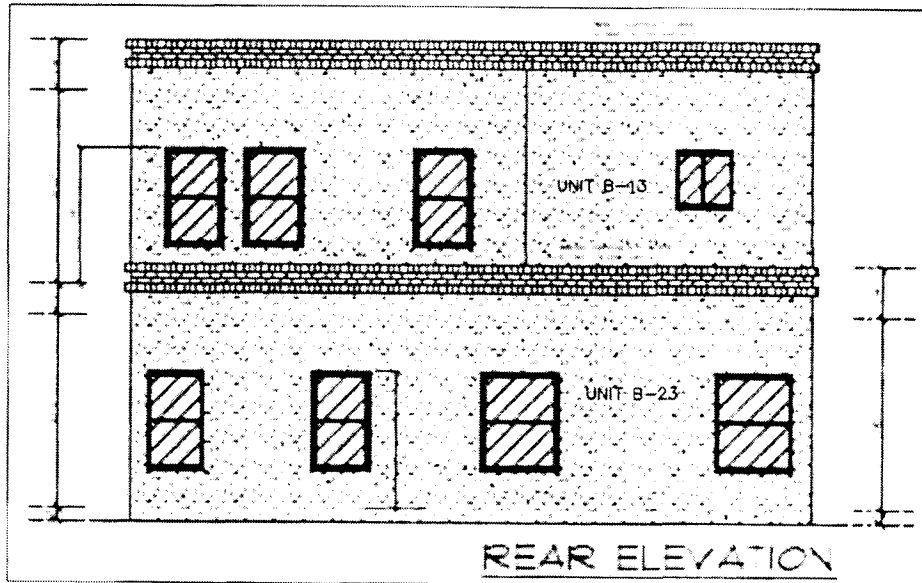
CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 503
EL PASO, TEXAS 79936
(915) 633-6422

6350 ESCONDIDO DRIVE- BUILDING B-2
A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
CHAPARRAL PARK UNIT SEVEN
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS



BUILDING B-3
NOT TO SCALE



BUILDING B-3
NOT TO SCALE

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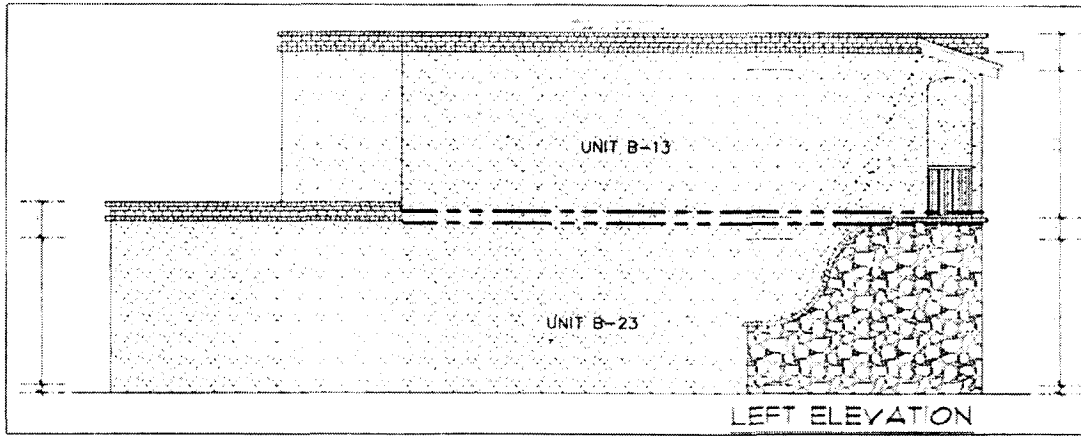
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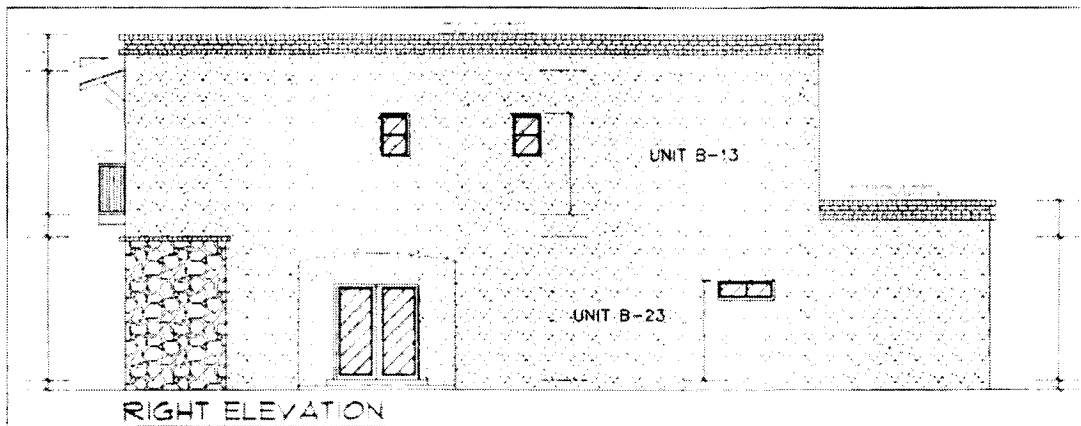
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EL PASO, TEXAS 79936
(915) 633-6422

6350 ESCONDIDO DRIVE- BUILDING B-3
A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
CHAPARRAL PARK UNIT SEVEN
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS



BUILDING B-3
NOT TO SCALE



BUILDING B-3
NOT TO SCALE

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LOCATED IN ZONE C PANEL # 480214-0039-B DATED 10-15-82

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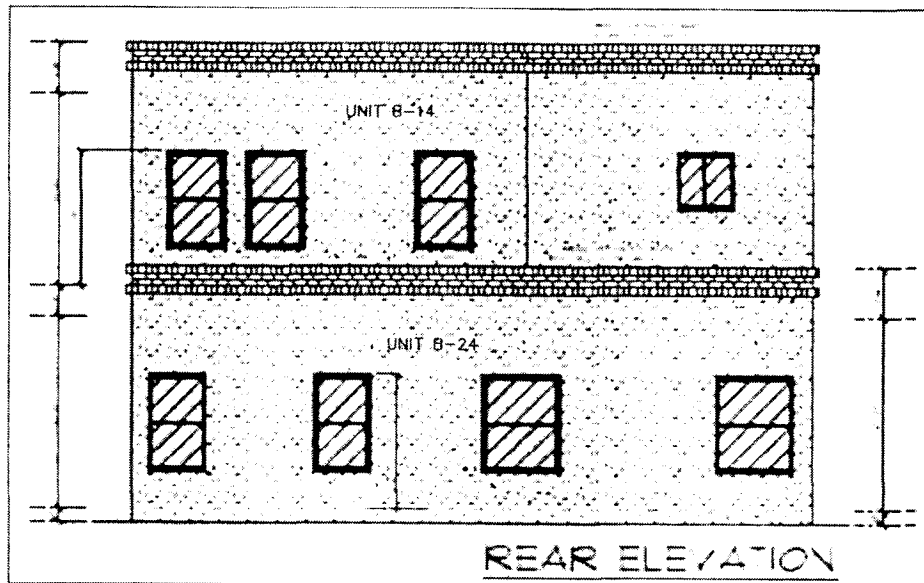
CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 503
EL PASO, TEXAS 79936
(915) 633-6422

6350 ESCONDIDO DRIVE- BUILDING B-3
A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
CHAPARRAL PARK UNIT SEVEN
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS



BUILDING B-4
NOT TO SCALE



BUILDING B-4
NOT TO SCALE

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JOB # 12-2968 DATE: 06-08-15 FIELD: JM OFFICE: SM

LOCATED IN ZONE C PANEL # 480214-0039-B DATED 10-15-82

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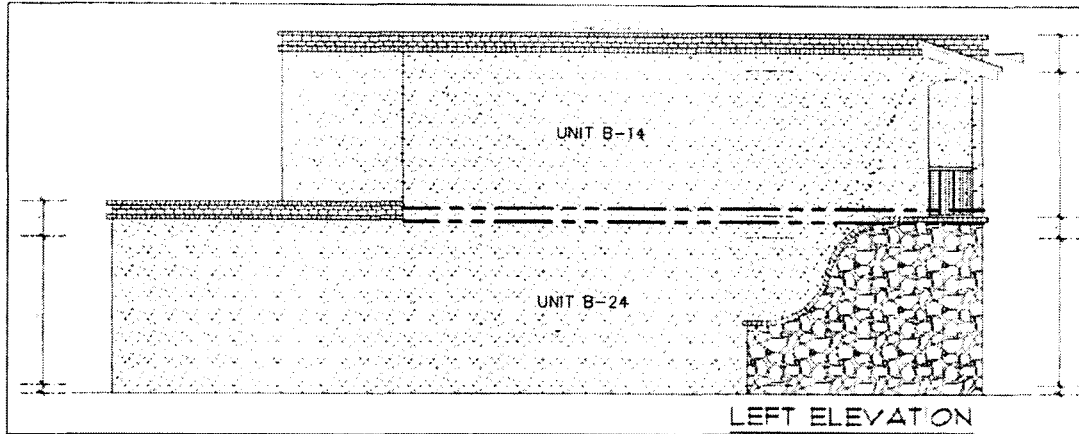
PAGE: 10 OF 16



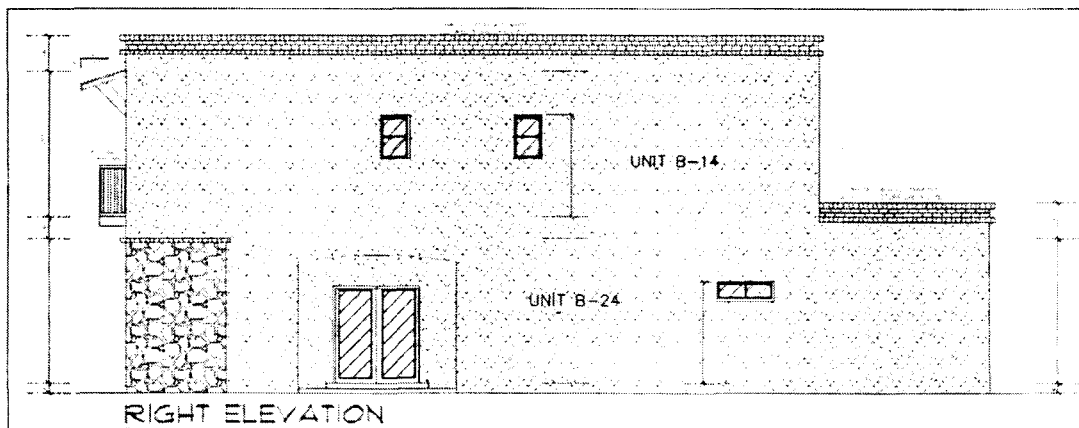
CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 503
EL PASO, TEXAS 79936
(915) 633-6422

6350 ESCONDIDO DRIVE - BUILDING B-4
A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
CHAPARRAL PARK UNIT SEVEN
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS



BUILDING B-4
NOT TO SCALE



BUILDING B-4
NOT TO SCALE

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JOB # 12-2968 DATE: 06-08-15 FIELD: JM OFFICE: SM

LOCATED IN ZONE C PANEL # 480214-0039-B DATED 10-15-82

RECORDED IN VOL: 1 PAGE 36, PLAT RECORDS, EL PASO COUNTY, TX

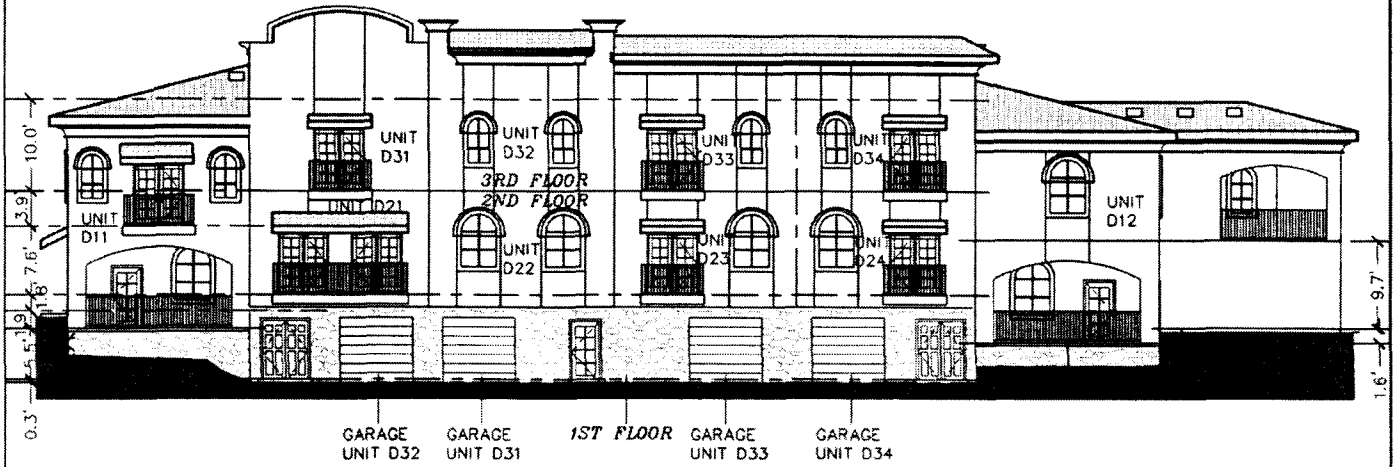
PAGE: 11 OF 16



CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 503
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(915) 633-6422

6350 ESCONDIDO DRIVE- BUILDING B-4
A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
CHAPARRAL PARK UNIT SEVEN
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS



BUILDING D
WEST ELEVATION



BUILDING D
EAST ELEVATION

SCALE 1"=20'

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JOB # 12-2968 DATE: 05-21-13 FIELD: JM OFFICE: SM

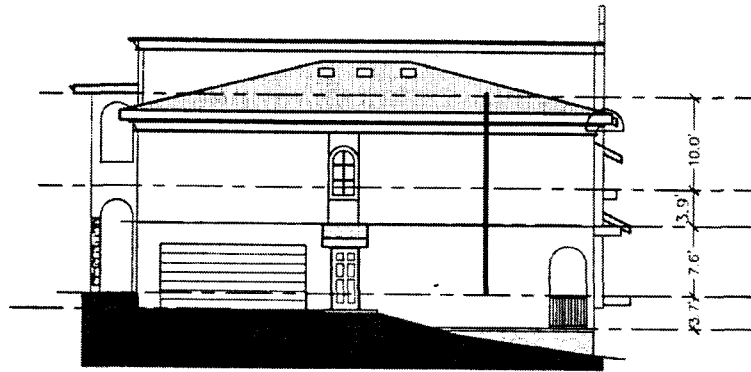
LOCATED IN ZONE C PANEL # 480214-0039-B DATED 10-15-82

RECORDED IN VOL: 1 PAGE 36, PLAT RECORDS, EL PASO COUNTY, TX

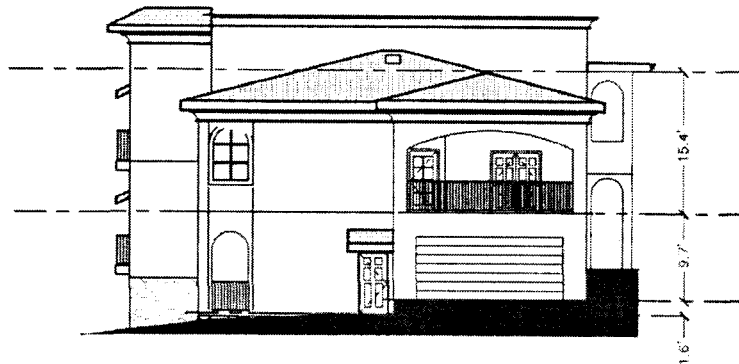
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EL PASO, TEXAS 79936
(915) 633-6422

6350 ESCONDIDO DRIVE- BUILDING D
A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
CHAPARRAL PARK UNIT SEVEN
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS



BUILDING D
NORTH ELEVATION



BUILDING D
SOUTH ELEVATION

SCALE 1"=20'

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JOB # 12-2968 DATE: 05-21-13 FIELD: JM OFFICE: SM

LOCATED IN ZONE C PANEL # 480214-0039-B DATED 10-15-82

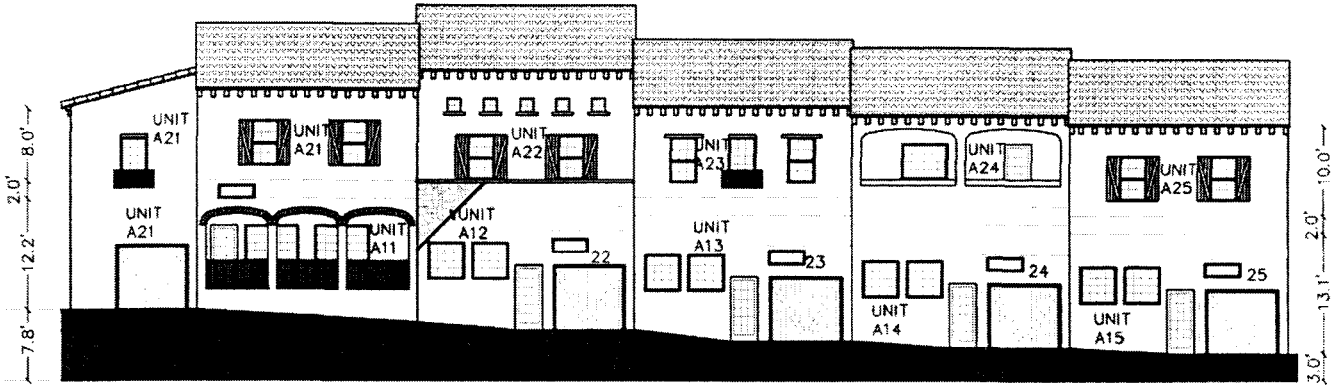
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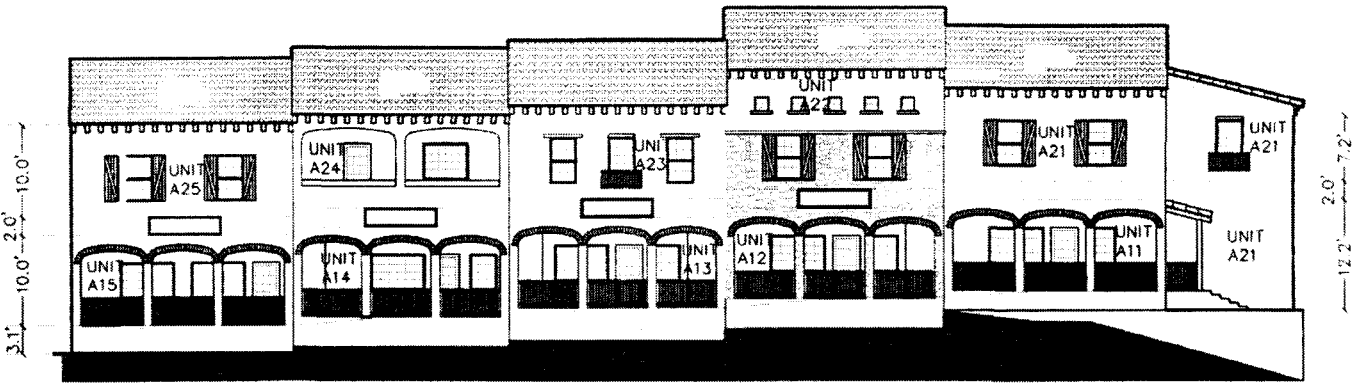
CONSULTING COMPANY
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(915) 633-6422

6350 ESCONDIDO DRIVE- BUILDING D
A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
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CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS



BUILDING A
NORTH ELEVATION



BUILDING A
SOUTH ELEVATION

SCALE 1" = 20'

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JOB # 12-2968 DATE: 05-21-13 FIELD: JM OFFICE: SM

LOCATED IN ZONE C PANEL # 480214-0039-B DATED 10-15-82

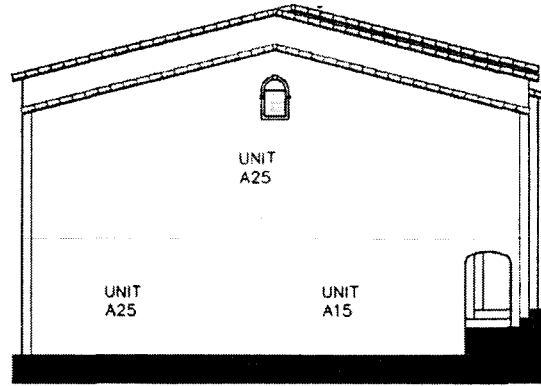
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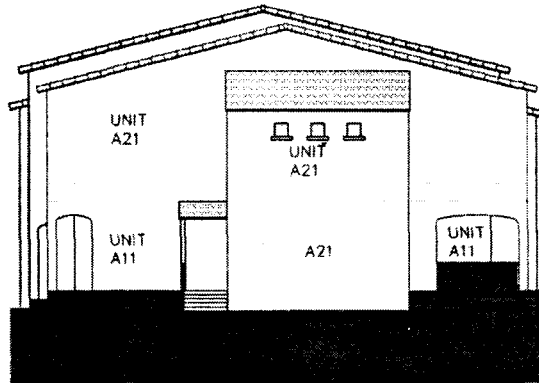
CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 503
EL PASO, TEXAS 79936
(915) 633-6422

6350 ESCONDIDO DRIVE— BUILDING D
A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
CHAPARRAL PARK UNIT SEVEN
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PIAZZA ESCONDIDA CONDOMINIUMS



BUILDING A
WEST ELEVATION



BUILDING A
EAST ELEVATION

SCALE 1"=20'

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JOB # 12-2968 DATE: 05-21-13 FIELD: JM OFFICE: SM

LOCATED IN ZONE C PANEL # 480214-0039-B DATED 10-15-82

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(915) 633-6422

6350 ESCONDIDO DRIVE- BUILDING D
A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
CHAPARRAL PARK UNIT SEVEN
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS

GENERAL NOTES _

1.) ALL IMPROVEMENTS AND LAND REFLECTED ON THE PLAT ARE DESIGNATED AS GENERAL COMMON ELEMENTS, SAVE AND EXCEPT PORTIONS OF THE REGIME DESIGNATED AS LIMITED COMMON ELEMENTS OR "LC.E." OR UNITS: (i) IN THE DECLARATION OF CONDOMINIUM REGIME FOR PIAZZA ESCONDIDA CONDOMINIUMS (THE "DECLARATION") OR (ii) ON THE PLATS AND PLANS OF THE REGIME.

2.) OWNERSHIP AND USE OF CONDOMINIUM UNITS IS SUBJECT TO THE RIGHTS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF CONDOMINIUM REGIME FOR PIAZZA ESCONDIDA.

3.) THE PROPERTY IS SUBJECT TO SPECIAL RIGHTS RESERVED BY THE DECLARANT AS PROVIDED IN APPENDIX "A" OF THE DECLARATION PURSUANT

TO SUCH PROVISIONS, AMONG OTHER THINGS, DECLARANT HAS RESERVED THE RIGHT TO: (i) COMPLETE OR MAKE IMPROVEMENTS INDICATED ON THE PLAT AND PLANS, (ii) EXERCISE ANY DEVELOPMENT RIGHT PERMITTED BY THE TEXAS UNIFORM CONDOMINIUM ACT AND THE DECLARATION, INCLUDING THE ADDITION OF REAL PROPERTY TO THE REGIME WHICH PROPERTY LIMITED COMMON ELEMENTS, (iii) MAKE THE PROPERTY PART OF A LARGER CONDOMINIUM OR PLANNED COMMUNITY, (iv) USE UNITS OWNED OR LEASED BY DECLARANT AS MODELS, STORAGE AREAS, AND OFFICES FOR THE MARKETING, MANAGEMENT, MAINTENANCE, CUSTOMER SERVICE, CONSTRUCTION, AND LEASING OF THE PROPERTY, AND (v) APPOINT OR REMOVE ANY DECLARANT - APPOINTED OFFICER OR DIRECTOR OF THE ASSOCIATION DURING THE DECLARANT CONTROL PERIOD (AS DEFINED IN THE DECLARATION) CONSISTENT WITH THE TEXAS UNIFORM CONDOMINIUM ACT, FOR PURPOSES OF PROMOTING, IDENTIFYING, AND MARKETING THE PROPERTY, DECLARANT RESERVED AN EASEMENT AND RIGHT TO PLACE OR INSTALL SIGNS, BANNERS, FLAGS, DISPLAY LIGHTING, POTTED PLANTS, EXTERIOR DECORATIVE ITEMS, SEASONAL DECORATIONS, TEMPORARY WINDOW TREATMENTS, AND SEASONAL LANDSCAPING ON THE PROPERTY, INCLUDING ITEMS AND LOCATIONS THAT ARE PROHIBITED TO OTHER OWNERS. DECLARANT HAS ALSO RESERVED AN EASEMENT AND RIGHT TO MAINTAIN, RELOCATE, REPLACE, OR REMOVE THE SAME FROM TIME TO TIME WITHIN THE PROPERTY. DECLARANT HAS RESERVED AN EASEMENT AND RIGHT OF INGRESS AND EGRESS IN AND THROUGH THE COMMON ELEMENTS (AS DEFINED IN THE DECLARATION) AND UNITS OWNED OR LEASED BY DECLARANT FOR PURPOSES OF CONSTRUCTING, MAINTAINING, MANAGING, AND MARKETING THE PROPERTY, AND FOR DISCHARGING DECLARANT'S OBLIGATIONS UNDER THE TEXAS UNIFORM CONDOMINIUM ACT AND THE DECLARATION.

EXHIBIT "B"

**ATTACHMENT 3 TO THE DECLARATION OF CONDOMINIUM REGIME FOR
PIAZZA ESCONDIDA CONDOMINIUMS**

COMMON INTEREST ALLOCATION AND COMMON EXPENSE LIABILITY

| <u>Units</u> | <u>Common Interest Allocation and Common Expense Liability</u> |
|-------------------------|---|
| Unit D11, Building D | 4.288% |
| Unit D12, Building D | 5.417% |
| Unit D21, Building D | 2.083% |
| Unit D22, Building D | 2.055% |
| Unit D23, Building D | 1.966% |
| Unit D24, Building D | 2.186% |
| Unit D31, Building D | 3.056% |
| Unit D32, Building D | 3.147% |
| Unit D33, Building D | 2.853% |
| Unit D34, Building D | 3.24% |
| Unit A11, Building A | 2.353% |
| Unit A12, Building A | 1.812% |
| Unit A13, Building A | 1.968% |
| Unit A14, Building A | 2.009% |
| Unit A15, Building A | 1.931% |
| Unit A21, Building A | 3.765% |
| Unit A22, Building A | 2.861% |
| Unit A23, Building A | 3.121% |
| Unit A24, Building A | 2.734% |
| Unit A25, Building A | 2.982% |
| Unit B-11, Building B-1 | 3.579% |
| Unit B-12, Building B-2 | 3.359% |
| Unit B-13, Building B-3 | 3.467% |
| Unit B-14, Building B-4 | 3.467% |
| Unit B-21, Building B-1 | 3.192% |
| Unit B-22, Building B-2 | 3.179% |
| Unit B-23, Building B-3 | 3.179% |
| Unit B-24, Building B-4 | 3.179% |
| Unit C13, Building C | 6.778% |
| Unit C14, Building C | 5.632% |
| Unit C15, Building C | 5.162% |
| Total | 100% |

THE COMMON INTEREST ALLOCATION ASSIGNED TO A PARTICULAR UNIT WILL DECREASE AS ADDITIONAL UNITS ARE CREATED AND ADDED TO THE REGIME BY THE DECLARANT.

BUILDING LCE ALLOCATION

| BUILDING LCE ALLOCATION - BUILDING D | |
|---|--------------------------------|
| <u>Units</u> | <u>Building LCE Allocation</u> |
| Unit D11, Building D | 14.158% |
| Unit D12, Building D | 17.885% |
| Unit D21, Building D | 6.875% |
| Unit D22, Building D | 6.7835% |
| Unit D23, Building D | 6.491% |
| Unit D24, Building D | 7.219% |
| Unit D31, Building D | 10.089% |
| Unit D32, Building D | 10.388% |
| Unit D33, Building D | 9.417% |
| Unit D34, Building D | 10.695% |

Total **100%**

| BUILDING LCE ALLOCATION - BUILDING A | |
|---|--------------------------------|
| <u>Units</u> | <u>Building LCE Allocation</u> |
| Unit A11, Building A | 9.214% |
| Unit A12, Building A | 7.096% |
| Unit A13, Building A | 7.707% |
| Unit A14, Building A | 7.868% |
| Unit A15, Building A | 7.563% |
| Unit A21, Building A | 14.744% |
| Unit A22, Building A | 11.204% |
| Unit A23, Building A | 12.221% |
| Unit A24, Building A | 10.705% |
| Unit A25, Building A | 11.678% |

Total **100%**

| BUILDING LCE ALLOCATION - BUILDING B | |
|---|--------------------------------|
| <u>Units</u> | <u>Building LCE Allocation</u> |
| Unit B11, Building B-1 | 13.455% |
| Unit B12, Building B-2 | 12.626% |
| Unit B13, Building B-3 | 13.032% |
| Unit B14, Building B-4 | 13.032% |
| Unit B21, Building B-1 | 12.002% |
| Unit B22, Building B-2 | 11.951% |
| Unit B23, Building B-3 | 11.951% |
| Unit B24, Building B-4 | 11.951% |

Total

100%

THE BUILDING LCE ALLOCATION ASSIGNED TO A PARTICULAR UNIT WILL NOT CHANGE IF ADDITIONAL UNITS ARE CREATED AND ADDED TO THE REGIME BY THE DECLARANT.

Doc # 20150055049
#Pages 40 #NFPages 1
8/6/2015 11:34 AM
Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$182.00

eRecorded

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded by document number in the Official Public Records of Real Property in El Paso County.



EL PASO COUNTY, TEXAS

Delia Briones