

402905**AFTER RECORDING RETURN TO:**

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

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

A Condominium Project located in El Paso County, Texas

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, and any amendments thereto.

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

This Seventh 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, 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, as amended by that certain Second Amendment to Declaration of Condominium Regime for Piazza Escondida Condominiums, recorded as Document No. 20150055049 in the Official Public Records of El Paso County, Texas, as amended by that certain Third Amendment to Declaration of Condominium Regime for Piazza Escondida Condominiums, recorded as Document No. 20170022026 in the Official Public Records of El Paso County, Texas, as amended by that certain Fourth Amendment to Declaration of Condominium Regime for Piazza Escondida Condominiums, recorded as Document No. 20170082509 in the Official Public Records of El Paso County, Texas, as amended by that certain Fifth Amendment to Declaration of Condominium Regime for Piazza Escondida Condominiums, recorded as Document No. 20190008770 in the Official Public Records of El Paso County, Texas, as amended by that certain Sixth Amendment to Declaration of Condominium Regime for Piazza Escondida Condominiums, recorded as Document No. 20100033274, in the Official Public Records of El Paso County, Texas (collectively, the "**Declaration**").

B. Pursuant to *Provision A.3.3* of Appendix "A" to the Declaration, Declarant may modify the initial development plan to respond to perceived or actual changes and opportunities in the marketplace. Modifications may include, without limitation, the subdivision, or combination of Units, changes in the sizes, styles, configurations, materials and appearances of Units, and Common Elements.

C. Pursuant to *Provision A.3.7 and A.3.8* of Appendix "A" to the Declaration, Declarant may amend the Declaration unilaterally and without the consent of other Owners or any mortgagee to subdivide, combine, or reconfigure Units or convert Units into Common Elements, in the exercise of statutory Development Rights.

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D. 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.

E. The total number of Units within the Regime after giving effect to this Amendment is equal to thirty-one (31).

NOW THEREFORE, the Declaration is hereby amended as follows:

1. **Subdivision of Unit A11 and Creation of Units.** In accordance with the rights reserved by the Declarant pursuant to *Section 5.1* of the Declaration and *Provisions A.3.3, A.3.7(ii) and A.3.8(iv) and (v)* of Appendix "A" to the Declaration, Declarant hereby subdivides Unit A11 and creates one (1) Unit, which is designated as A21 (collectively, the "New Unit") The New Unit is hereby classified as a Residential Unit. The Owner of Unit A11 consents to subdivision by its signature below.

2. **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.

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

4. **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.

[SIGNATURE PAGE TO FOLLOW]

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EXECUTED to be effective as of the 11th day of February 2021.

DECLARANT:

STONE VENTURES, L.L.C., a Texas limited liability company

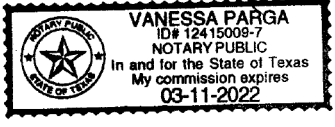
By: [Signature]
Printed Name: Herschel Stringfield
Title: Manager

THE STATE OF TEXAS §
COUNTY OF El Paso §

This instrument was acknowledged before me this 11th day of February 2021 by Herschel Stringfield Manager of Stone Ventures, L.L.C., a Texas limited liability company, on behalf of said limited liability company.

(SEAL)

[Signature]
Notary Public Signature



APPROVAL AND ACKNOWLEDGEMENT:

OWNER OF UNIT A11:

VAN 1, LLC, a Texas limited liability

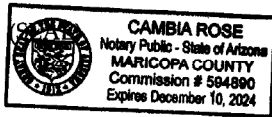
Victor A. Nacin

Victor A. Nacin

THE STATE OF Arizona
COUNTY OF Maricopa §

§

This instrument was acknowledged before me this 11th day of February, 2021 by Van 1, LLC, a Texas limited liability company, as the Owner of Unit A11.



Cambia Rose
Notary Public Signature

PIAZZA ESCONDIDA CONDOMINIUMS
SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME

EXHIBIT "A"

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

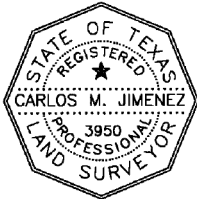
SEE SHEET 2 FOR ORIGINAL CERTIFICATION

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.



A stylized, handwritten signature in black ink, appearing to read "Carlos M. Jimenez".

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

DATED 01-05-2021

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JOB # 12-2968 DATE: 01-05-2021 FIELD: JM OFFICE: JR

LOCATED IN ZONE C PANEL # 480214-0038-B DATED 10-15-82

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

PAGE: 2 OF 9

 **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
SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME

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GENERAL NOTES

Also, for your information, we will request certain notes be included on the plat. An example of typical notes requested are as follows:

- 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 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 in 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 (the "Act") and the Declaration, including the addition of real property to the regime, which property may be added as units, general common elements and/or 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 Act. For purposes of promoting, identifying, and marketing the property, Declarant has 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 items listed in the foregoing sentence from time to time. 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 Act and the Declaration.

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Surveyor's Certificate

To: Tene Ventures LLC

I hereby certify to the above persons, their successors and assigns, that on February 25, 2018:

A. Items Depicted: The Survey depicts among other matters the following:

1. **Survey:** This survey was made on the ground and correctly shows the matters listed in paragraphs A 2-10 below; and is an accurate on-the-ground instrument survey with Job No. 81275 (the "Survey") of the premises (the "Property") was conducted under my direction according to local professional practices. The Survey shows all perimeter land boundaries of the condominium as required by 82.059 of the Texas Uniform Condominium Act Chapter 82 of the Texas Property Code.
 2. **Correct:** The Survey, the information, and the metes and bounds description, including courses and distances shown thereon, are correct. The survey correctly shows (i) the boundaries and areas of the Property and Location and type of improvements thereon (if any); (ii) the location of all rights-of-way, easement and other matters of record (or of which I have knowledge or have been advised, whether or not of record) affecting the Property; (iii) all abutting dedicated public streets providing access to the Property together with the width and name thereof.
 3. **Monuments:** All monuments shown on the Survey actually exist, and the location, size and type of materials thereof are correctly shown.
 4. **Boundary and Possession lines:** The title lines and lines of actual possession of the Property are the same, except as shown.
 5. **Easements:** There are no easements, rights-of-ways, old highways or abandoned roads, lanes, driveways or uses affecting the Property appearing from a careful physical inspection of the same, other than those shown and depicted on the survey. The survey shows the location of all easements serving or burdening any portion of the condominium, and the location of any underground utility line that is actually known by the Surveyor at the time of the declaration to have been constructed outside a recorded easement.
 6. **Encroachments:** Except as shown on the Survey, there are no visible above-ground encroachments upon the Property by improvements on adjacent property, visible above-ground encroachments on adjacent property, or roads by any improvements on the Property.
 7. **Conflicts:** Except as shown and specifically identified as such on the Survey, there are no visible discrepancies, conflicts, shortages in area or boundary line conflicts.
 8. **Easements:** All recorded easements and other exceptions, as noted in Commitment No. 801036 provided by Stewart Title Guaranty Company have been correctly platted on the survey.
 9. **Utility Improvements:** The Survey shows the location of any visible telephone, telegraph, electric or other power lines, wires and poles on the Property.
 10. **Improvements:** The location and dimensions of any vertical unit boundaries not shown or projected on recorded plans and the Unit's identifying number. The location, with reference to established data, of any horizontal Unit boundaries not shown or projected on recorded plans and the Unit's identifying number. The location and dimensions of Limited Common Elements, other than those described by 82.062(2) and (4) of the Texas Uniform Condominium Act. The distance and bearings locating each building from all other buildings and from at least one boundary line of the real property constituting the condominium.
- B. **Survey Criteria:** This Survey conforms to the (1) current standards promulgated by the Texas Board of Professional Land Surveying and (2) conforms to the current Texas Society of Professional Standards and Specifications for a Category 1A, Condition 1 Land Title Survey. This Survey contains all information required to be on a condominium plat under 82.059 of the Texas Uniform Condominium Act, Chapter 82 of the Texas Property Code.

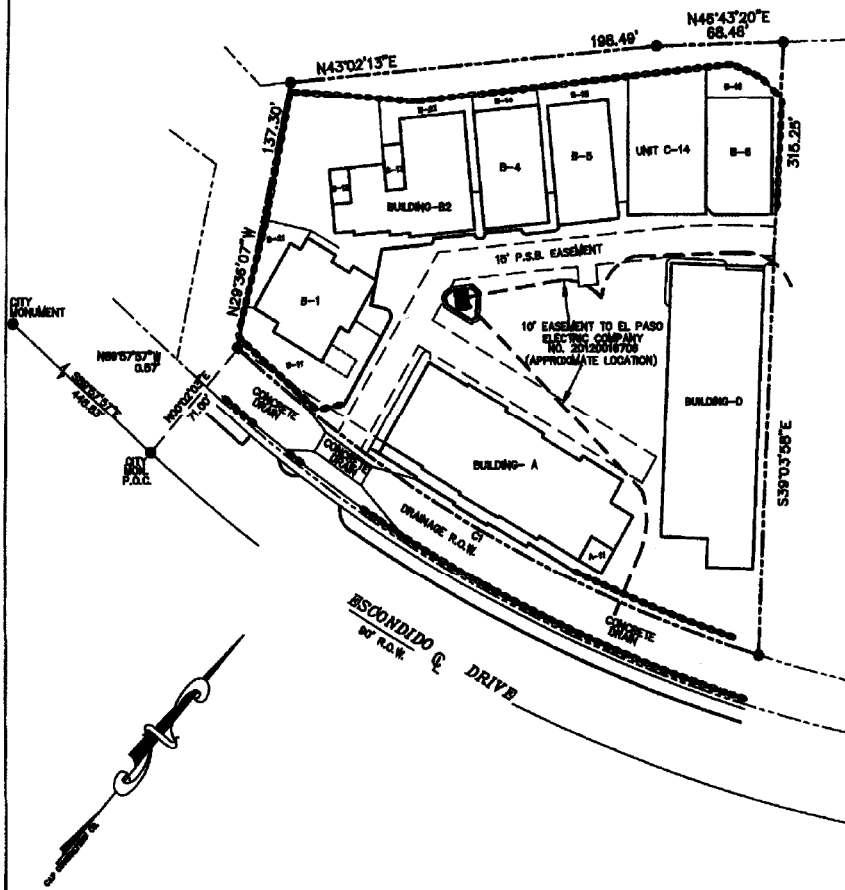

CARLOS M. JIMENEZ
R.P.L.S. No. 3950



PIAZZA ESCONDIDA CONDOMINIUMS
SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME

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PIAZZA ESCONDIDA CONDOMINIUMS



SCALE 1"=60'

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JOB # 18- DATE: 02-28-18 FIELD: JM OFFICE: JR
 LOCATED IN ZONE C PANEL # 480214-0038-B DATED 10-15-82
 RECORDED IN VOL: 1 PAGE 36, PLAT RECORDS, EL PASO COUNTY, TX

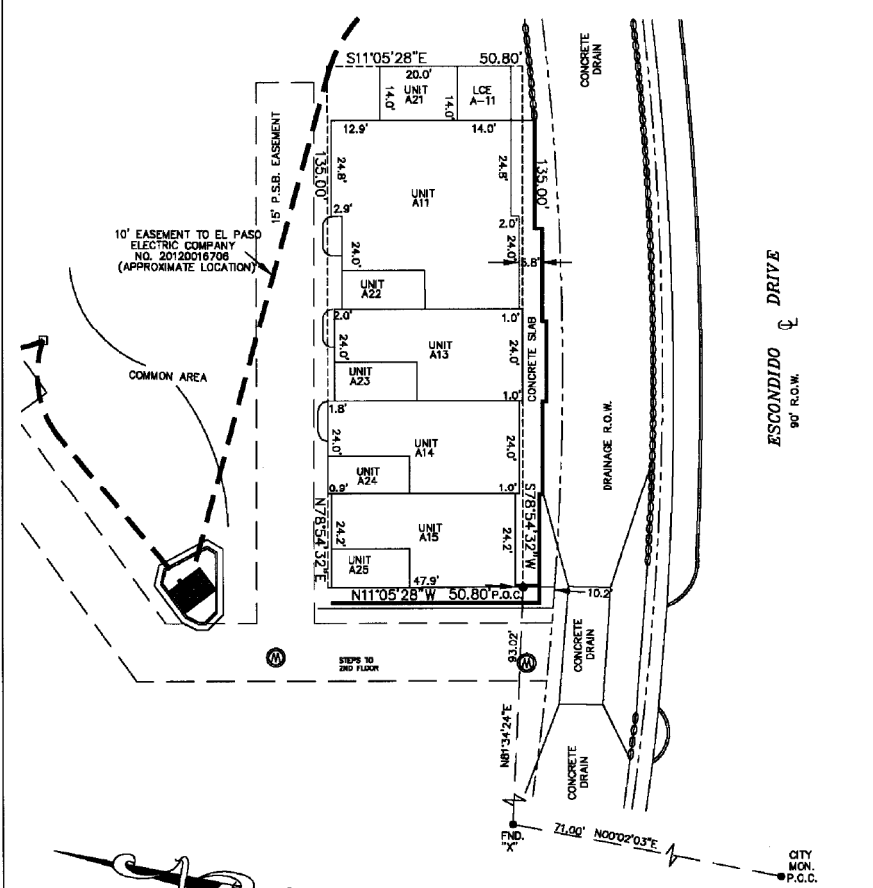
CAD CONSULTING COMPANY
 1790 LEE TREYING DRIVE SUITE 503
 EL PASO, TEXAS 79936
 (915) 633-6422

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 SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME

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PIAZZA ESCONDIDA CONDOMINIUMS 1ST FLOOR



SCALE 1"=30'

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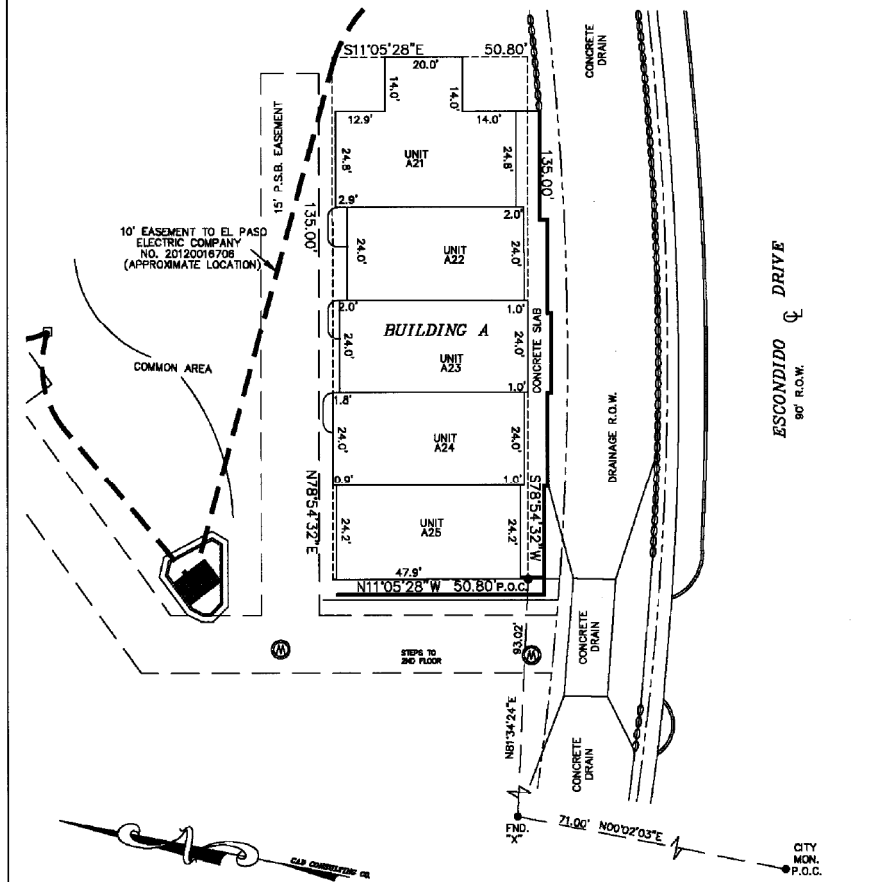
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RECORDED IN VOL: 1 PAGE 36, PLAT RECORDS, EL PASO COUNTY, TX			
6350 ESCONDIDO DRIVE- BUILDING A A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A") CHAPARRAL PARK UNIT SEVEN CITY OF EL PASO, EL PASO COUNTY, TEXAS			

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PIAZZA ESCONDIDA CONDOMINIUMS 2ND FLOOR



SCALE 1"=30'

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JOB # 12-2968 DATE: 04-18-19 FIELD: JM OFFICE: JR
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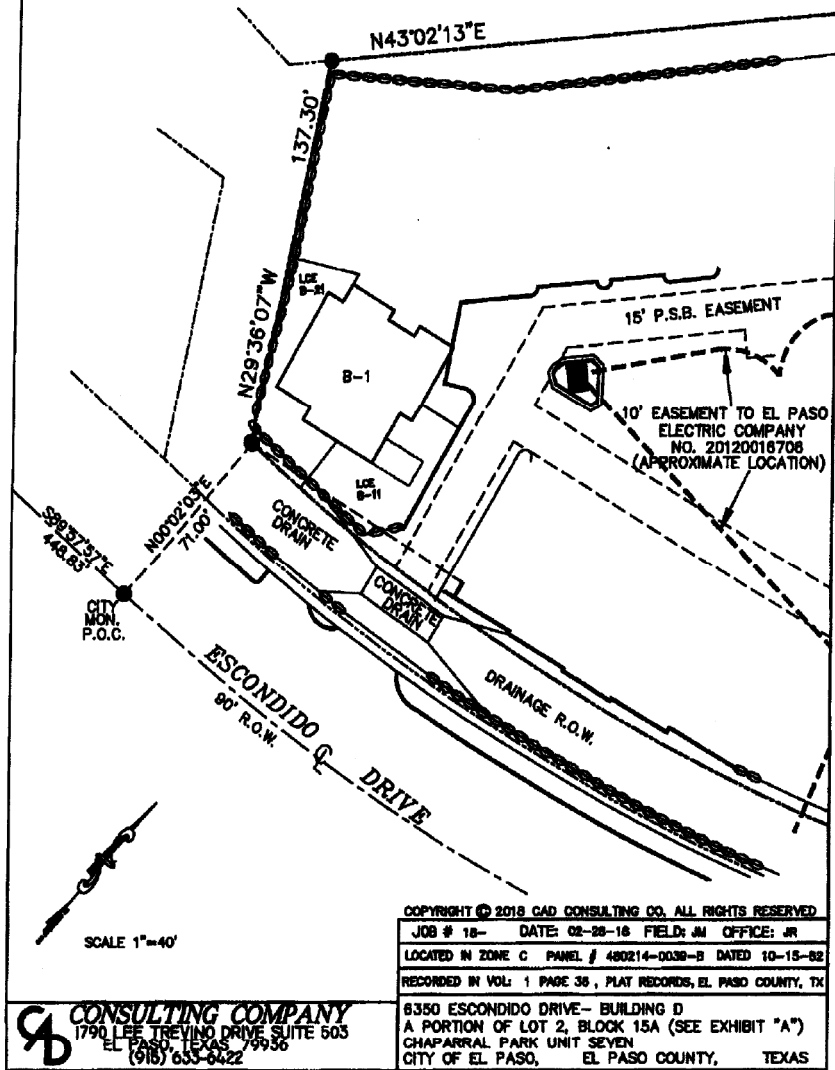
PAGE: 5 OF 9
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 1790 LEE TREVIÑO DRIVE SUITE 503
 EL PASO, TEXAS 79936
 (915) 633-6422

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 SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME

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PIAZZA ESCONDIDA CONDOMINIUMS



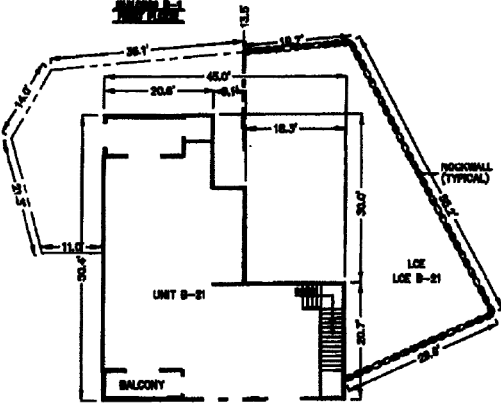
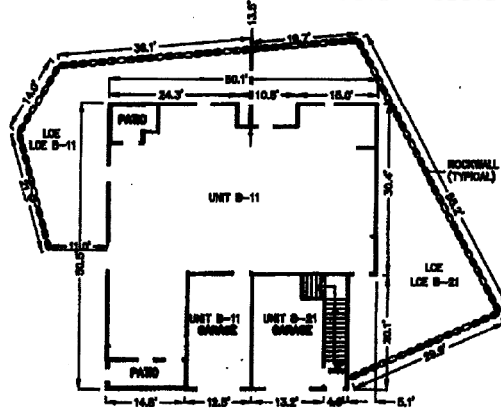
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 A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

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PIAZZA ESCONDIDA CONDOMINIUMS
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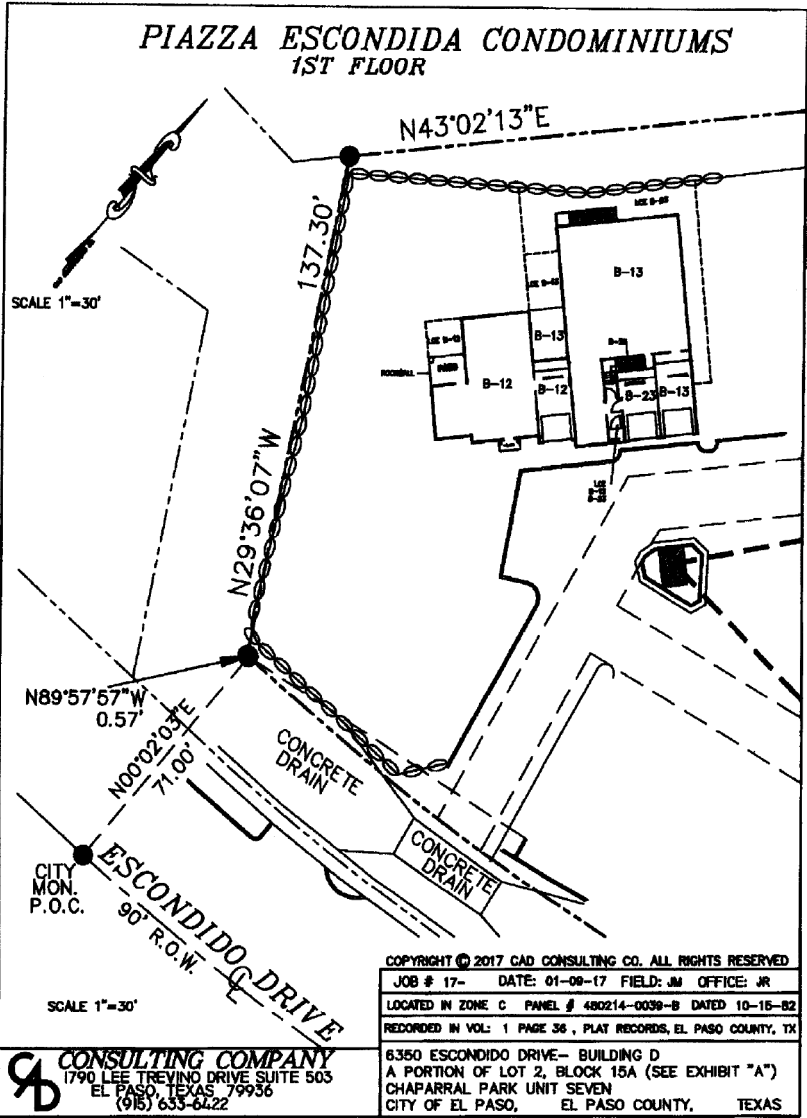


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 A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

CONSULTING COMPANY
 1790 LEE TREVINO DRIVE SUITE 503
 EL PASO, TEXAS 79936
 (916) 633-6422

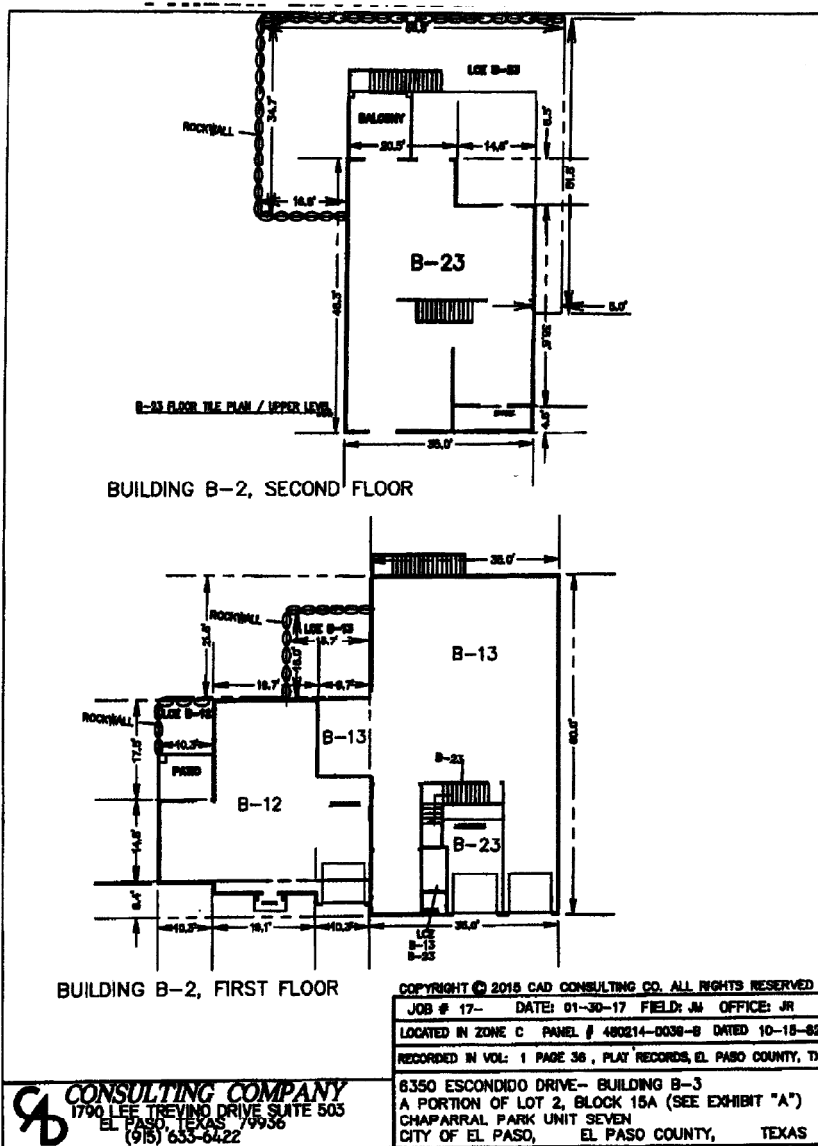
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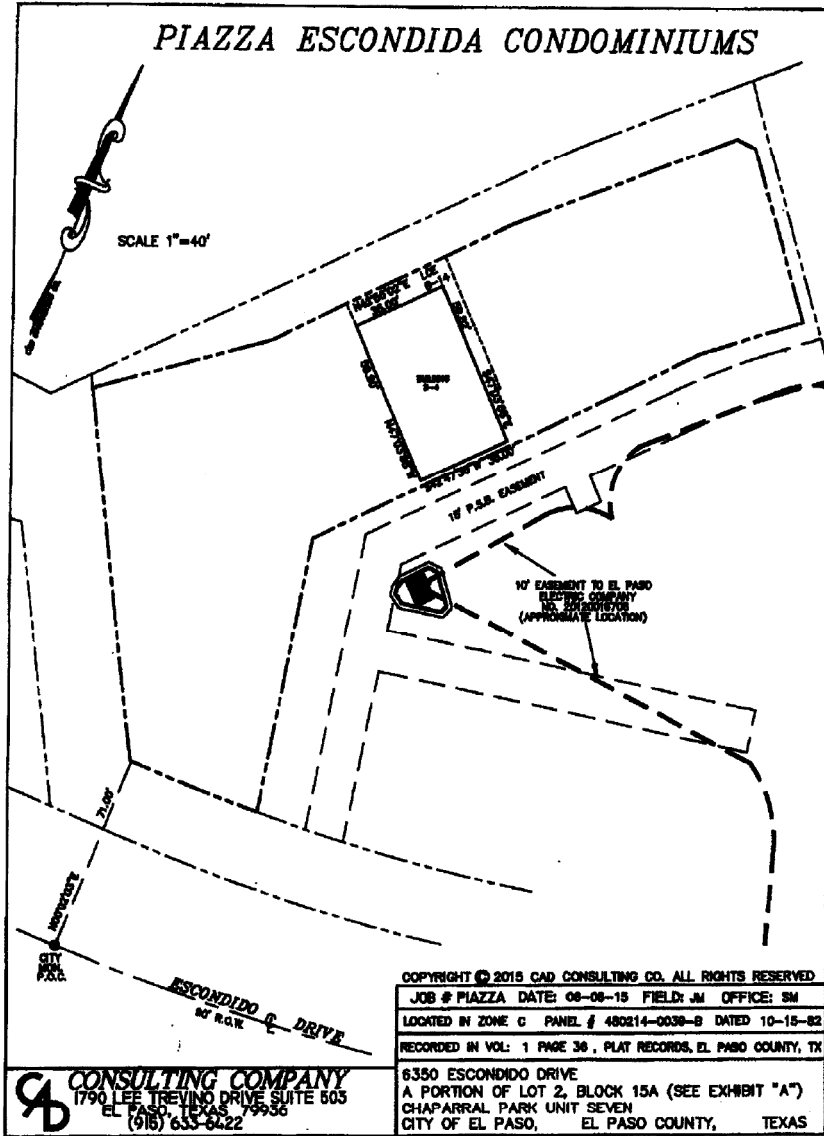


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 1790 LEE TREVINO DRIVE SUITE 505
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PIAZZA ESCONDIDA CONDOMINIUMS



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JOB # PIAZZA DATE: 08-08-15 FIELD: JM OFFICE: SM

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

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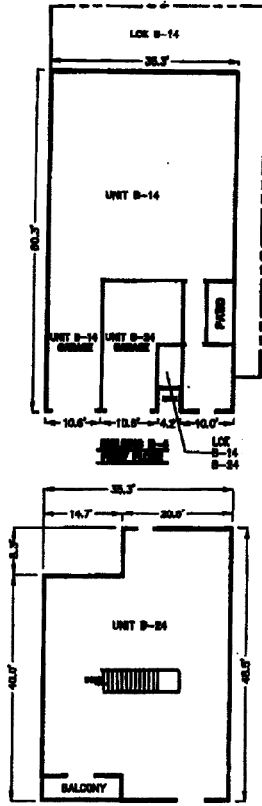
6350 ESCONDIDO DRIVE
 A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

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JOB # 12-2988 DATE: 08-08-15 FIELD: JM OFFICE: SM

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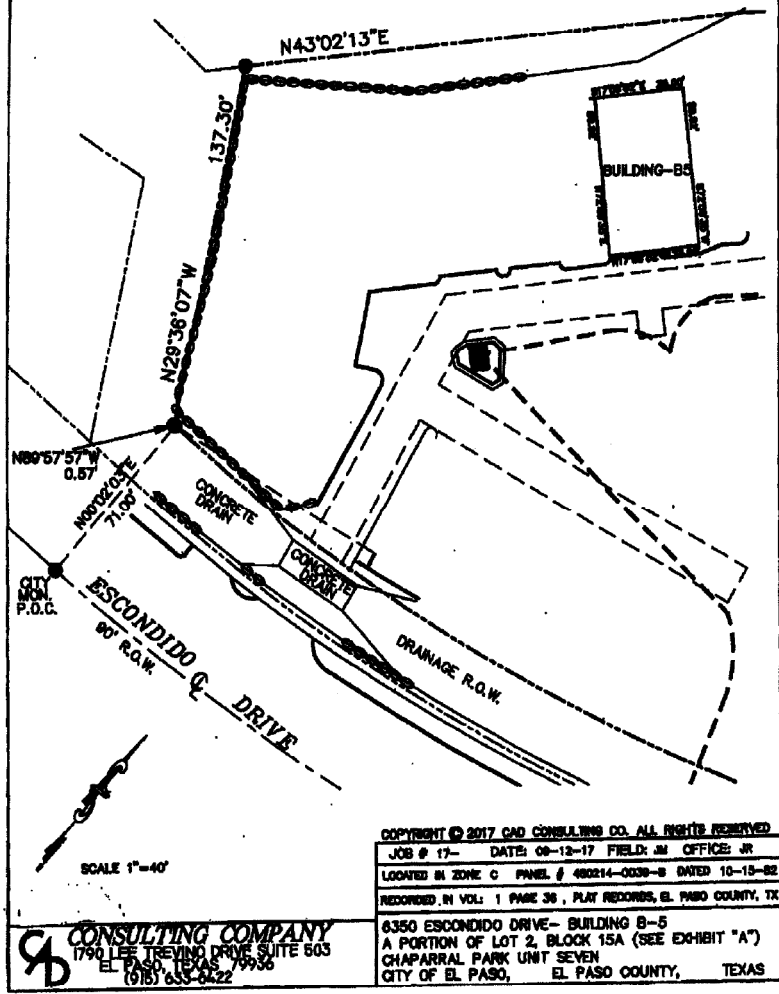
CONSULTING COMPANY
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6350 ESCONDIDO DRIVE- BUILDING B-4
 A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
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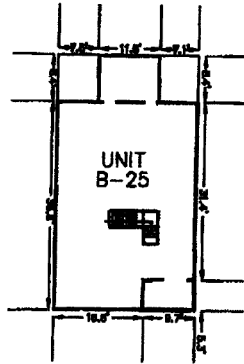
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LOCATED IN ZONE C PANEL # 480214-0039-B DATED 10-15-82
RECORDED IN VOL: 1 PAGE 38, PLAT RECORDS, EL PASO COUNTY, TX
6350 ESCONDIDO DRIVE- BUILDING B-5
A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
CHAPARRAL PARK UNIT SEVEN
CITY OF EL PASO, EL PASO COUNTY, TEXAS

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 EL PASO, TEXAS 79936
 (915) 633-0422

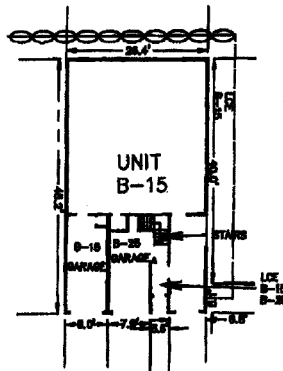
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PIAZZA ESCONDIDA CONDOMINIUMS



BUILDING B-5, SECOND FLOOR



BUILDING B-5, FIRST FLOOR

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JOB # 17- DATE: 10-30-17 FIELD: JM OFFICE: JR

LOCATED IN ZONE C PANEL # 480214-0038-B DATED 10-15-82

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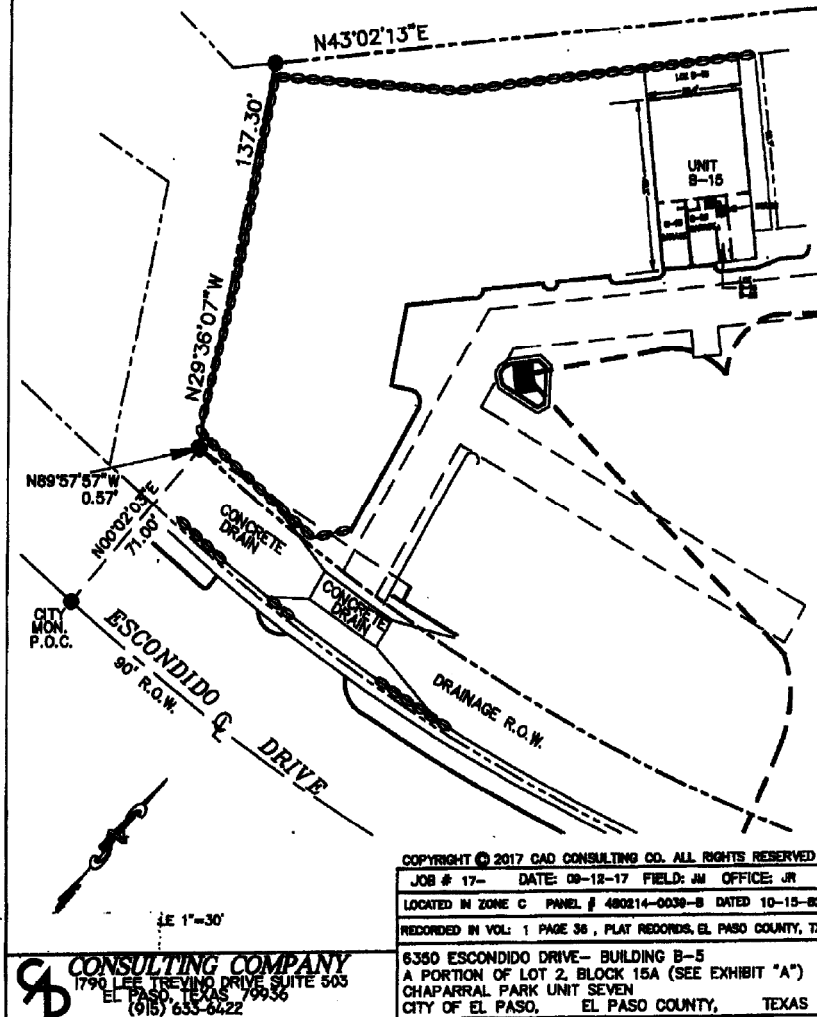
CONSULTING COMPANY
 1790 LEE TREVIÑO DRIVE SUITE 503
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 (915) 633-6422

6350 ESCONDIDO DRIVE- BUILDING B-5
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**PIAZZA ESCONDIDA CONDOMINIUMS
1ST FLOOR**



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JOB # 17- DATE: 08-12-17 FIELD: JM OFFICE: JR

LOCATED IN ZONE C PANEL # 480214-0030-B DATED 10-15-82

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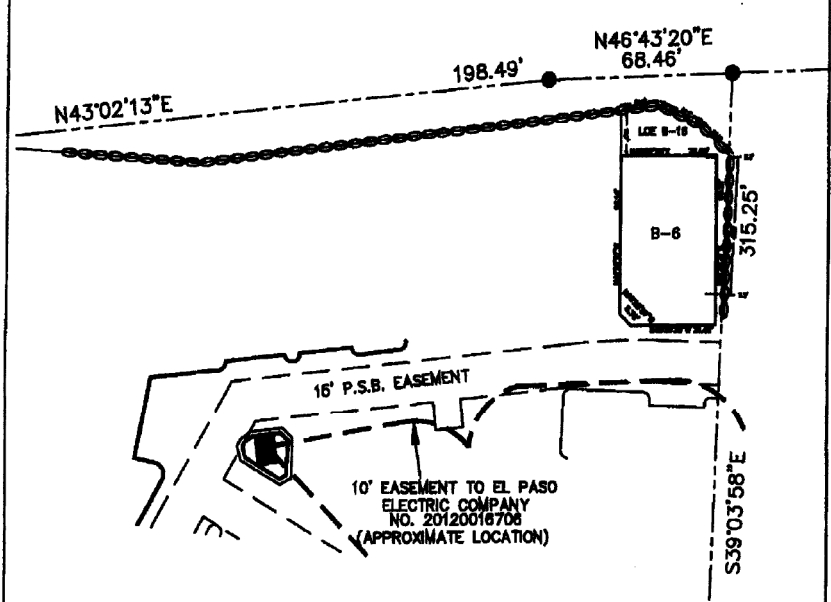
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JOB # 18- DATE: 02-28-18 FIELD: JM OFFICE: JR

LOCATED IN ZONE C PANEL # 490214-0038-B DATED 10-18-82

RECORDED IN VOL: 1 PAGE 38, PLAT RECORDS, EL PASO COUNTY, TX

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

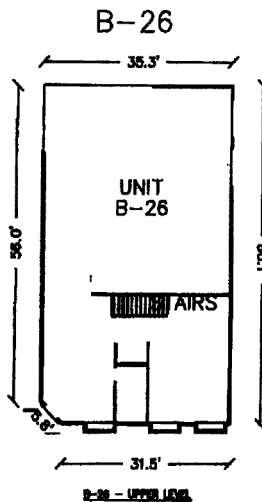
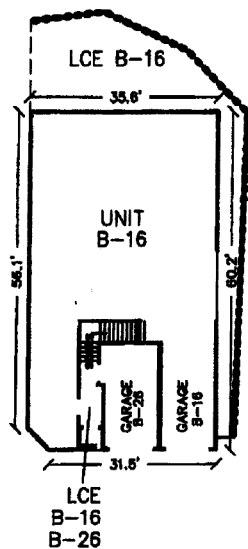
6350 ESCONDIDO DRIVE-- BUILDING D
 A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS
 SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME

4842-5427-2404v.1
 55378-1 4/23/2019

PIAZZA ESCONDIDA CONDOMINIUMS

BUILDING B-6



SCALE 1"=20'

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 JOB # 18- DATE: 07-6-18 FIELD: JM OFFICE: JR
 LOCATED IN ZONE C PANEL # 480214-0030-B DATED 10-18-82
 RECORDED IN VOL: 1 PAGE 38 , PLAT RECORDS, EL PASO COUNTY, TX

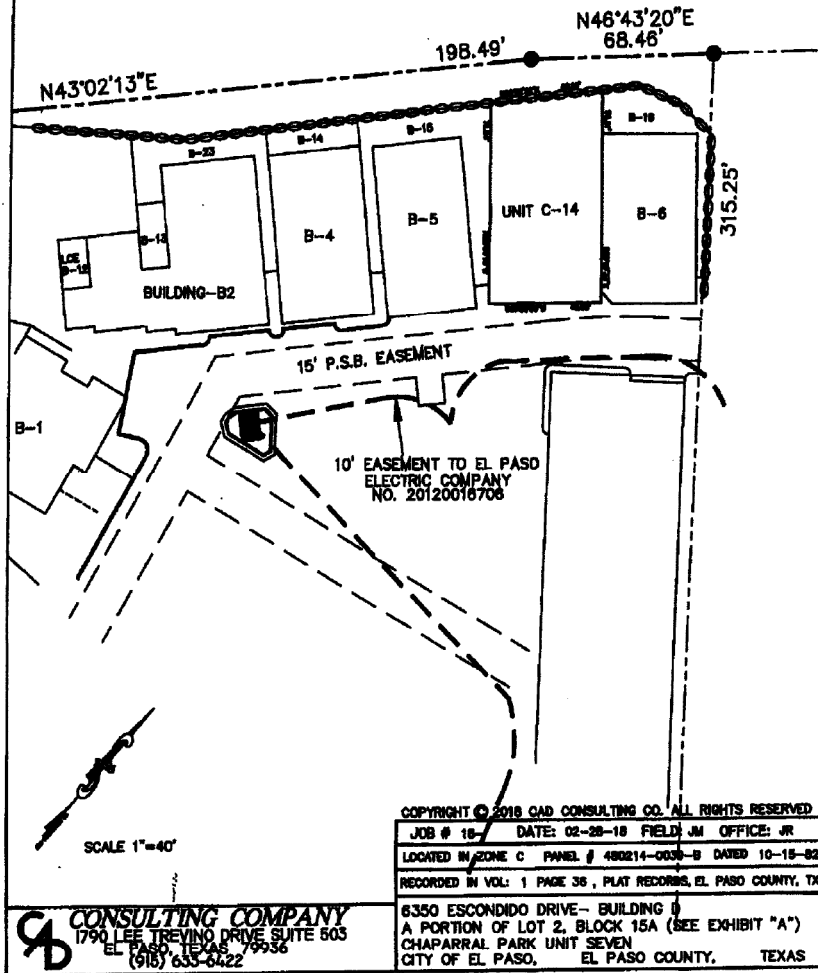
CD CONSULTING COMPANY
 1790 LEE TREVINO DRIVE SUITE 503
 EL PASO, TEXAS 79936
 (915) 833-8422

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
 SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME

4842-5427-2404v.1
 55378-1 4/23/2019

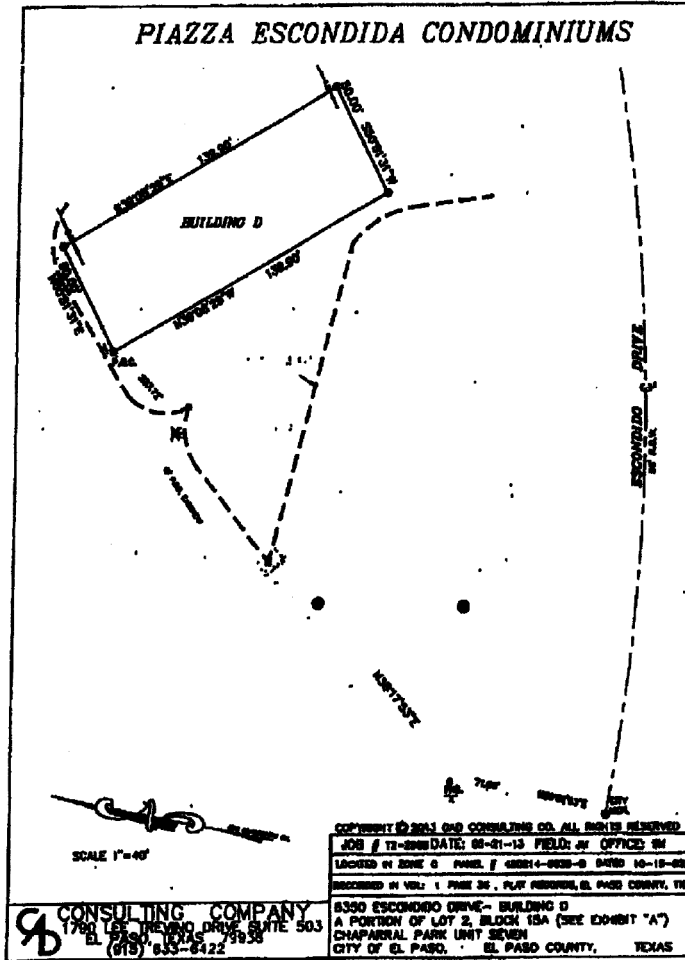
PIAZZA ESCONDIDA CONDOMINIUMS



PIAZZA ESCONDIDA CONDOMINIUMS
SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME

4842-5427-2404v.1
55378-1 4/23/2019

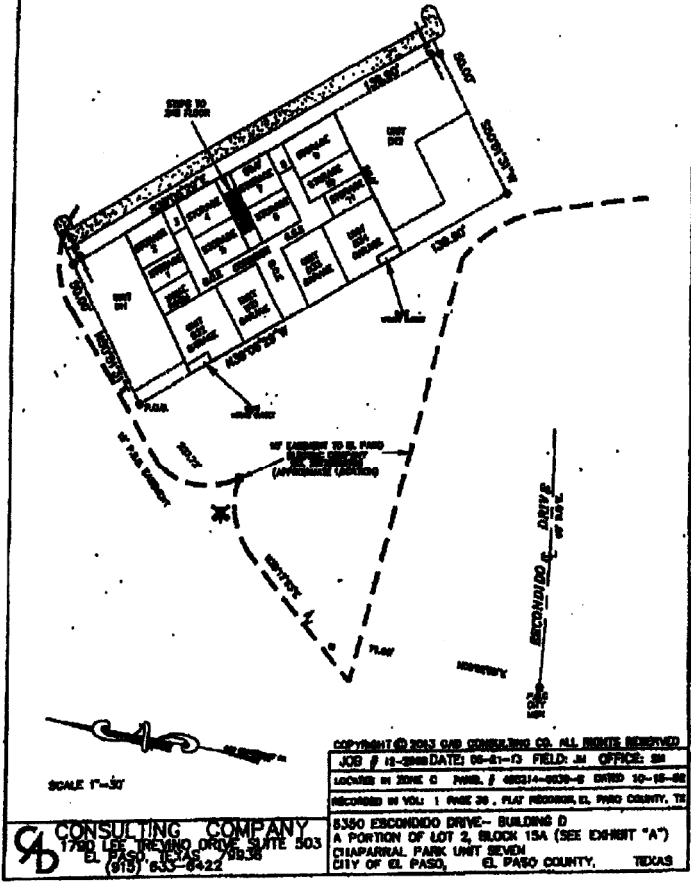
PIAZZA ESCONDIDA CONDOMINIUMS



**PIAZZA ESCONDIDA CONDOMINIUMS
SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME**

4842-5427-2404v.1
55378-1 4/23/2019

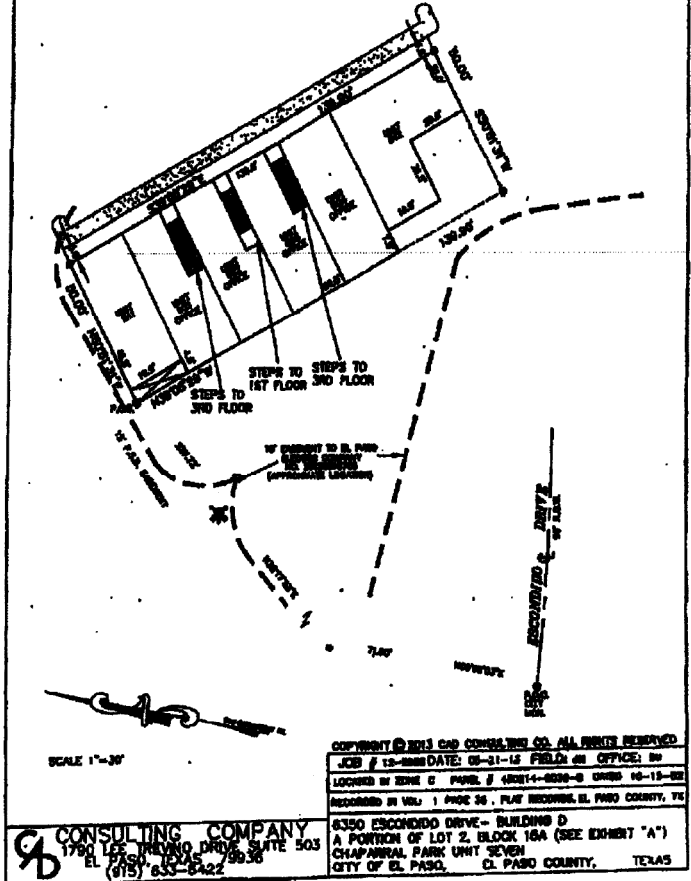
**PIAZZA ESCONDIDA CONDOMINIUMS
1ST FLOOR**



**PIAZZA ESCONDIDA CONDOMINIUMS
SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME**

4842-5427-2404v.1
55378-1 4/23/2019

**PIAZZA ESCONDIDA CONDOMINIUMS
2ND FLOOR**



SCALE 1/4" = 1'-0"

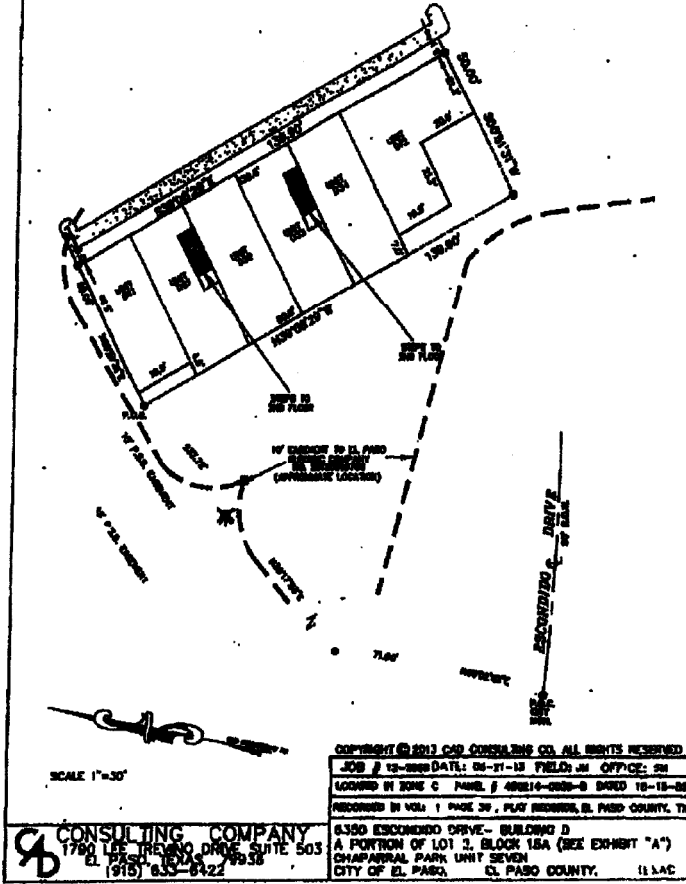
COPYRIGHT © 2013 GND CONSULTING CO. ALL RIGHTS RESERVED.
 JOB # 13-0000 DATE: 05-31-13 FIELD OFFICE: 00
 LOCATED BY: ERIC C. PARRIS # 48014-0000-0 DATED: 05-15-13
 RECORDED IN VOL. 1 PAGE 36, PLAN RECORDS, EL PASO COUNTY, TX
 6350 ESCONDIDO DRIVE - BUILDING D
 A PORTION OF LOT 2, BLOCK 16A (SEE EXHIBIT "A")
 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

GND CONSULTING COMPANY
 1790 LEE DEL PASO DRIVE, SUITE 503
 EL PASO, TEXAS 79936
 (915) 633-8422

**PIAZZA ESCONDIDA CONDOMINIUMS
SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME**

4842-5427-2404v.1
 55378-1 4/23/2019

PIAZZA ESCONDIDA CONDOMINIUMS
3RD FLOOR



SCALE 1"=30'

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 JOB # 13-000 DATE: 06-21-13 FIELD: JM OFFICE: SM
 LOOKED IN ZONE C PANEL # 48614-000-0 DATED 10-10-02
 RECORDED IN VOL 1 PAGE 39, PLAT NUMBER, EL PASO COUNTY, TX

C&D CONSULTING COMPANY
 1790 LEE TREMNO DRIVE SUITE 503
 EL PASO, TEXAS 79938
 (915) 833-6422

6350 ESCONDIDO DRIVE-- BUILDING D
 A PORTION OF LOT 3, BLOCK 18A (SEE EXHIBIT "A")
 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS
SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME

4842-5427-2404v.1
55378-1 4/23/2019

PIAZZA ESCONDIDA CONDOMINIUMS



BUILDING A
NORTH ELEVATION



BUILDING A
SOUTH ELEVATION

SCALE 1"=20'

PAGE: 6 OF 9

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

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JOB # 12-2968 DATE: 04-18-19 FIELD: JM OFFICE: JR

LOCATED IN ZONE C PANEL # 480214-0038-B DATED 10-15-82

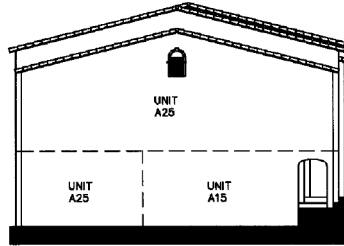
RECORDED IN VOL: 1 PAGE 36, PLAT RECORDS, EL PASO COUNTY, TX

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

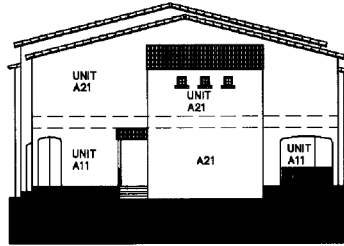
PIAZZA ESCONDIDA CONDOMINIUMS
SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME

4842-5427-2404v.1
55378-1 4/23/2019

PIAZZA ESCONDIDA CONDOMINIUMS



BUILDING A
WEST ELEVATION



BUILDING A
EAST ELEVATION

SCALE 1"=20'

PAGE: 7 OF 9

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

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JOB # 12-2968 DATE: 04-18-19 FIELD: JM OFFICE: JR

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

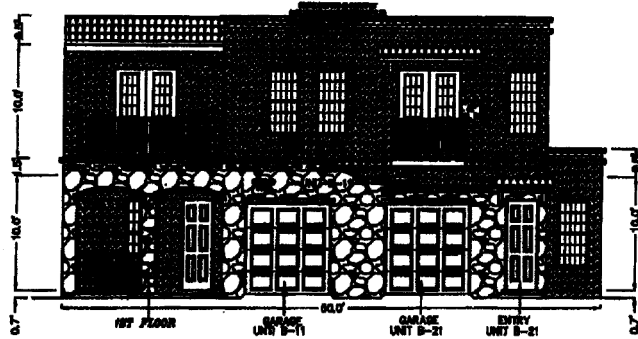
RECORDED IN VOL: 1 PAGE 38, PLAT RECORDS, EL PASO COUNTY, TX

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
SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME

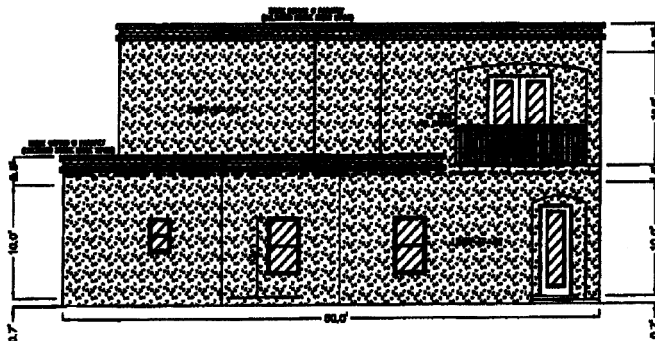
4842-5427-2404v.1
55378-1 4/23/2019

PIAZZA ESCONDIDA CONDOMINIUMS



FRONT ELEVATION

BUILDING B-1



REAR ELEVATION

BUILDING B-1

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JOB # 12-2988 DATE: 08-08-18 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'

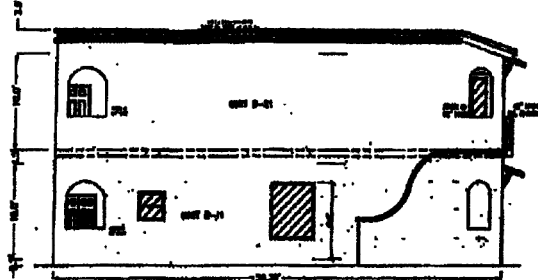
CAD CONSULTING COMPANY
 1700 LEE TRAVINO DRIVE SUITE 503
 EL PASO, TEXAS 79936
 (915) 633-8422

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
 SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME

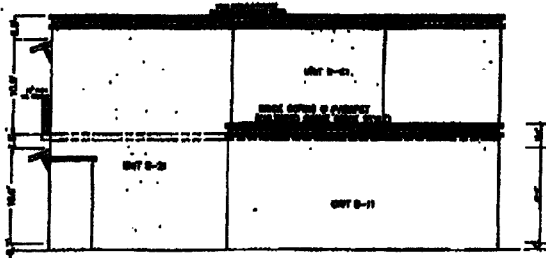
4842-5427-2404v.1
 55378-1 4/23/2019

PIAZZA ESCONDIDA CONDOMINIUMS



LEFT ELEVATION

BUILDING B-1



REAR ELEVATION

BUILDING B-1

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JOB # 13-0008 DATE: 06-08-15 FIELD: IN OFFICE SH

LOCATED BY: SINE C PANEL # 48814-0000-0 ISSUED 10-15-02

RECORDED BY: VOL. 1 PAGE 30, PLAT RECORDS, EL PASO COUNTY, TX

SCALE 1"=10'

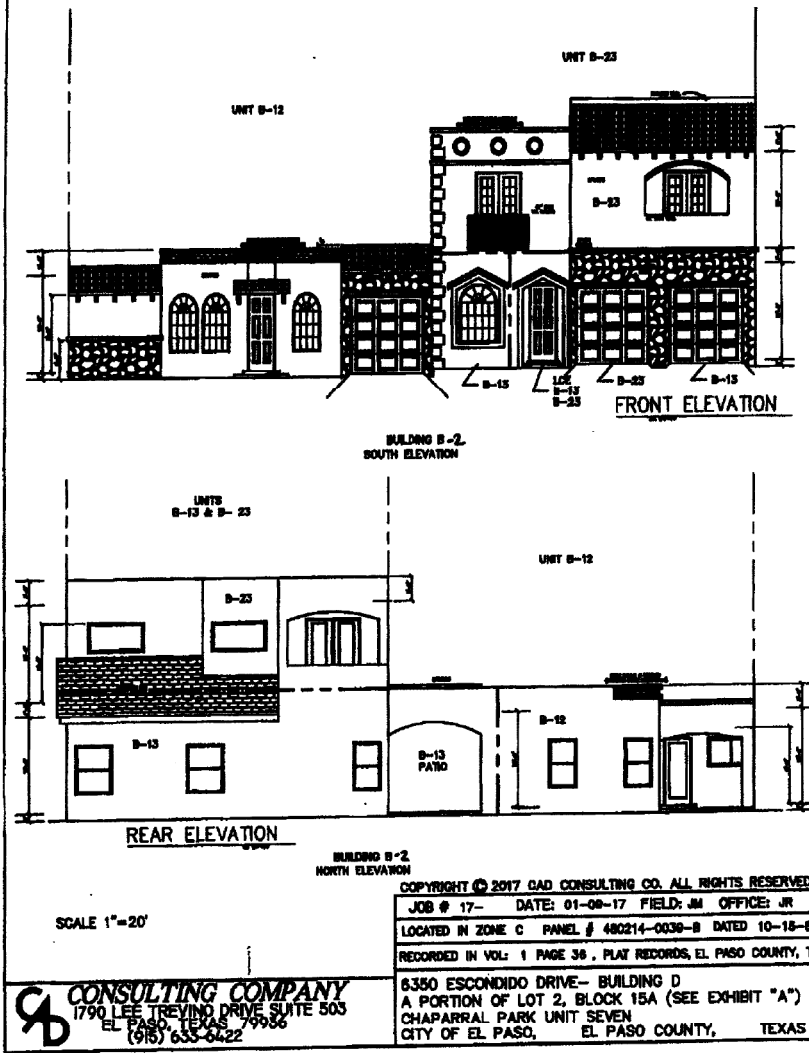
CMB CONSULTING COMPANY
 1700 LEE FRENCH DRIVE SUITE 503
 EL PASO, TEXAS 79938
 (978) 833-8422

8350 ESCONDIDO DRIVE - BUILDING B-1
 A PORTION OF LOT 2, BLOCK 15A (SINE CONSENT "A")
 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS
 SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME

4842-5427-2404v.1
 55378-1 4/23/2019

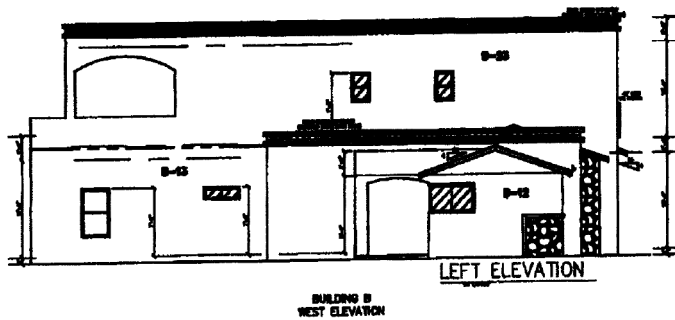
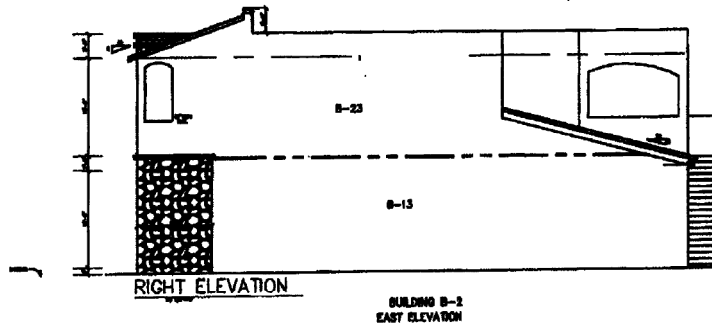
PIAZZA ESCONDIDA CONDOMINIUMS



PIAZZA ESCONDIDA CONDOMINIUMS
SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME

4842-5427-2404v.1
55378-1 4/23/2019

PIAZZA ESCONDIDA CONDOMINIUMS



SCALE 1"=20'

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JOB # 17- DATE: 06-21-13 FIELD: JM OFFICE: JR

LOCATED IN ZONE C PANEL # 480214-0038-B DATED 10-15-82

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

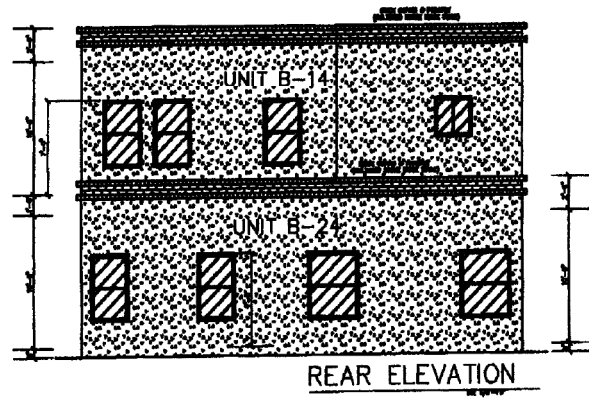
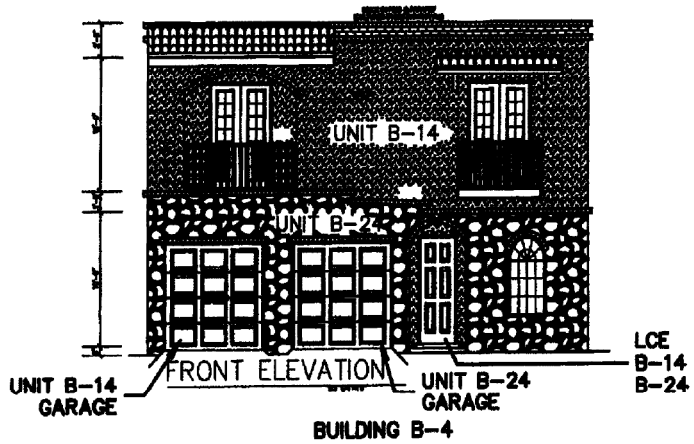
CD CONSULTING COMPANY
 1790 LEE TREVINO DRIVE SUITE 503
 EL PASO, TEXAS 79936
 (915) 633-6422

6350 ESCONDIDO DRIVE- 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
 SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME

4842-5427-2404v.1
 55378-1 4/23/2019

PIAZZA ESCONDIDA CONDOMINIUMS



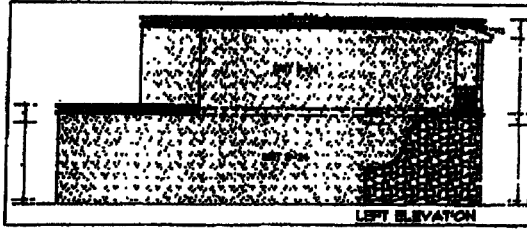
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 JOB # 12-2868 DATE: 06-08-15 FIELD: JM OFFICE: SM
 LOCATED IN ZONE C PANEL # 480214-0036-B DATED 10-18-82
 RECORDED IN VOL. 1 PAGE 36, PLAT RECORDS, EL PASO COUNTY, TX
 6350 ESCONDIDO DRIVE- BUILDING B-2
 A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

CD CONSULTING COMPANY
 1790 LEE TREVINO DRIVE SUITE 603
 EL PASO, TEXAS 79936
 (915) 633-6422

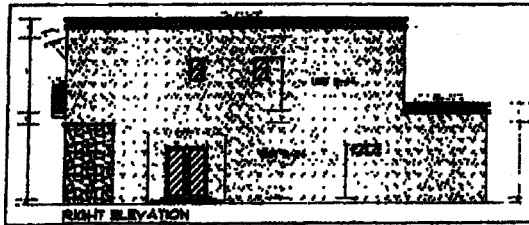
PIAZZA ESCONDIDA CONDOMINIUMS
 SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME

4842-5427-2404v.1
 55378-1 4/23/2019

PIAZZA ESCONDIDA CONDOMINIUMS



BUILDING B-4



BUILDING B-4

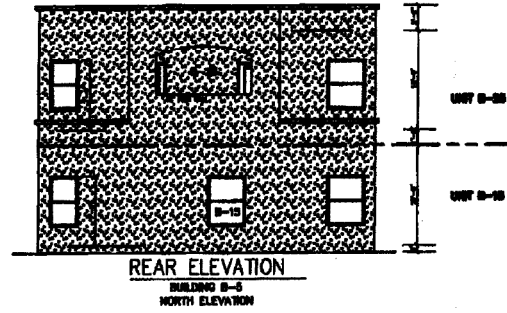
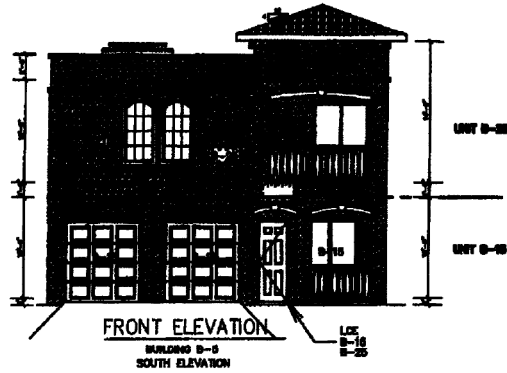
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 JOB # 19-000 DATE: 02-02-19 FILED IN OFFICE BY
 LICENSED IN STATE OF TEXAS # 00021-000-2 DATED 10-15-02
 RECORDED IN VOL: 1 PAGE 26, PLAT RECORDS, EL PASO COUNTY, TX
 8350 ESCONDIDO DRIVE - BUILDING B-4
 A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

GAO CONSULTING COMPANY
 1780 E. TEXAS DRIVE, SUITE 503
 EL PASO, TEXAS 79938
 (915) 833-8422

PIAZZA ESCONDIDA CONDOMINIUMS
 SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME

4842-5427-2404v.1
 55378-1 4/23/2019

PIAZZA ESCONDIDA CONDOMINIUMS



SCALE 1"=20'

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JOB # 17- DATE: 09-12-17 FIELD: JM OFFICE: JR
 LOCATED IN ZONE C PANEL # 480214-0038-B DATED 10-15-82
 RECORDED IN VOL: 1 PAGE 38, 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- BUILDING B-5
 A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

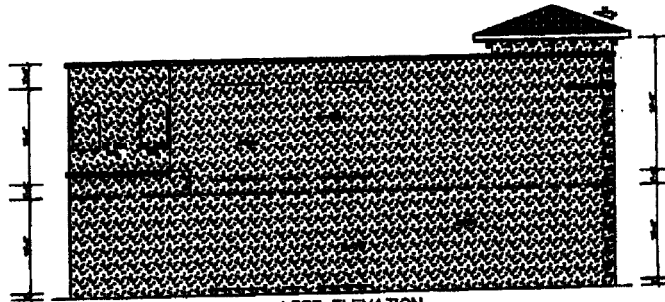
PIAZZA ESCONDIDA CONDOMINIUMS
 SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME

4842-5427-2404v.1
 55378-1 4/23/2019

PIAZZA ESCONDIDA CONDOMINIUMS



RIGHT ELEVATION
BUILDING B-5
EAST ELEVATION



LEFT ELEVATION
BUILDING B-5
WEST ELEVATION

SCALE 1"=20'

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JOB # 17- DATE: 08-12-17 FIELD: JM OFFICE: JK

LOOKED IN ZONE C PARCEL # 480214-0030-8 DATED 10-15-88

RECORDED IN VOL: 1 PAGE 38, PLAT RECORDS, EL PASO COUNTY, TX

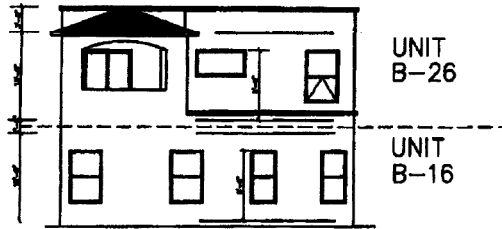
6350 ESCONDIDO DRIVE-- BUILDING B-5
A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
CHAPARRAL PARK UNIT SEVEN
CITY OF EL PASO, EL PASO COUNTY, TEXAS

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

PIAZZA ESCONDIDA CONDOMINIUMS
SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME

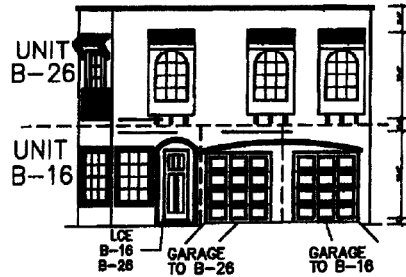
4842-5427-2404v.1
55378-1 4/23/2019

PIAZZA ESCONDIDA CONDOMINIUMS



**BUILDING
NORTH ELEVATION**

BUILDING B-6



**BUILDING
SOUTH ELEVATION**

SCALE 1"=30'

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JOB # 18- DATE: 02-28-18 FIELD: JM OFFICE: JR
 LOCATED IN ZONE C PANEL # 480214-0038-B DATED 10-15-82
 RECORDED IN VOL: 1 PAGE 36 , PLAT RECORDS, EL PASO COUNTY, TX

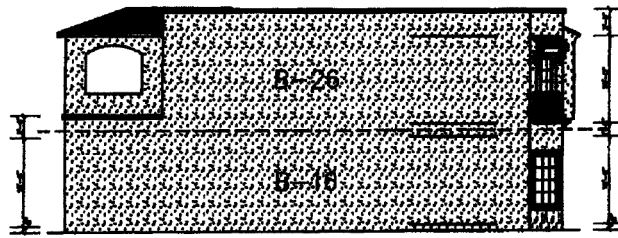
CONSULTING COMPANY
 1790 LEE TREVINO DRIVE SUITE 503
 EL PASO, TEXAS 79935
 (915) 633-6422

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

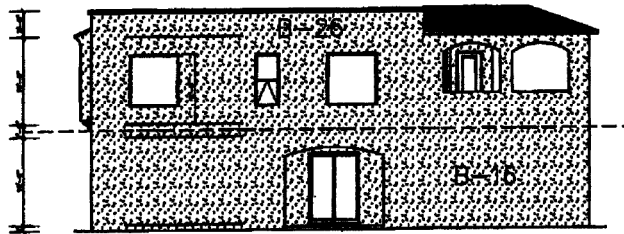
PIAZZA ESCONDIDA CONDOMINIUMS
 SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME

4842-5427-2404v.1
 55378-1 4/23/2019

PIAZZA ESCONDIDA CONDOMINIUMS



**BUILDING
WEST ELEVATION**



**BUILDING
EAST ELEVATION**

SCALE 1"=30'

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JOB # 18-	DATE: 02-29-18 FIELD: JM OFFICE: JR
LOCATED IN ZONE C	PANEL # 480214-0039-B DATED 10-15-82
RECORDED IN VOL: 1	PAGE 36, PLAT RECORDS, EL PASO COUNTY, TX
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

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

PIAZZA ESCONDIDA CONDOMINIUMS
SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME

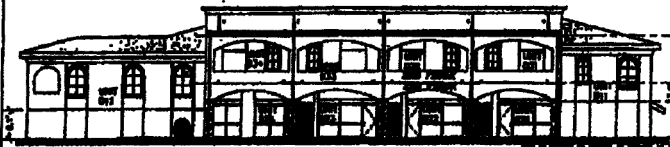
4842-5427-2404v.1
55378-1 4/23/2019

PIAZZA ESCONDIDA CONDOMINIUMS



Garage Unit 177 Garage Unit 178 177 Park Garage Unit 179 Garage Unit 180

**BUILDING D
WEST ELEVATION**



**BUILDING D
EAST ELEVATION**

SCALE 1"=20'

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 JOB # 13-0008 DATE: 03-31-13 FIELD: JM OFFICE: SM
 LOCATED IN ZONE C PAPER # 488714-0000-0 DATED 10-19-09
 RECORDED IN VOL. 1 PAGE 39, PLAT RECORDS, EL PASO COUNTY, TX

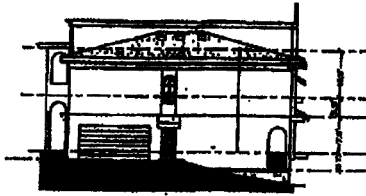
CAD CONSULTING COMPANY
 1790 LEE TREVINO DRIVE SUITE 503
 EL PASO, TEXAS 79938
 (915) 833-8422

6380 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

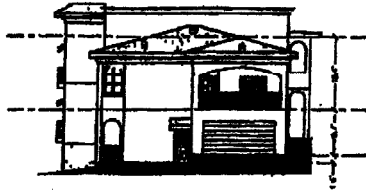
**PIAZZA ESCONDIDA CONDOMINIUMS
SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME**

4842-5427-2404v.1
55378-1 4/23/2019

PIAZZA ESCONDIDA CONDOMINIUMS



**BUILDING D
NORTH ELEVATION**



**BUILDING D
SOUTH ELEVATION**

SCALE 1"=20'

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 JOB # 13-2000 DATE: 08-21-13 FIELD: JM OFFICE: BW
 LOCATED IN ZONE C PANEL # 40214-0000-0 DATED 10-15-83
 RECORDED IN VOL: 1 PAGE 25, PLAT RECORDS, EL PASO COUNTY, TX

CD CONSULTING COMPANY
 1790 LEE JEWELL DRIVE SUITE 503
 EL PASO, TEXAS 79936
 (915) 833-6422

6350 ESCONDIDO DRIVE - BUILDING D
 A PORTION OF LOT 2, BLOCK 18A (SEE EXHIBIT "A")
 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

**PIAZZA ESCONDIDA CONDOMINIUMS
SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME**

4842-5427-2404v.1
55378-1 4/23/2019

PIAZZA ESCONDIDA CONDOMINIUMS

LEGEND

□	= ELECTRIC BOX
G.C.E.	= GENERAL COMMON ELEMENT
XX	= FIRE HYDRANT
[Stippled Pattern]	= CONCRETE
-----	= ROCKWALL

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	324.88	778.81	184.84	322.54	N78°04'37"E	23°54'08"

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JOB # 17- DATE 08-12-17 FIELD: JM OFFICE: JR

LOCATED IN ZONE C PANEL # 480214-0038-B DATED 10-15-82

RECORDED IN VOL: 1 PAGE 38, PLAT RECORDS, EL PASO COUNTY, TX

6350 ESCONDIDO DRIVE -- BUILDING B-5
 A PORTION OF LOT 2, BLOCK 15A
 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

CD CONSULTING COMPANY
 1790 LEE TREVINO DRIVE, SUITE 503
 EL PASO, TEXAS 79936
 (915) 633-0122

PIAZZA ESCONDIDA CONDOMINIUMS
 SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME

4842-5427-2404v.1
 55378-1 4/23/2019

EXHIBIT "B"
ATTACHMENT 3 TO THE DECLARATION OF CONDOMINIUM REGIME FOR
PIAZZA ESCONDIDA CONDOMINIUMS

COMMON INTEREST ALLOCATION AND COMMON EXPENSE LIABILITY

Units	<u>Common Interest Allocation and Common Expense Liability</u>
Unit D11, Building D	3.486%
Unit D12, Building D	4.281%
Unit D21, Building D	2.228%
Unit D22, Building D	2.303%
Unit D23, Building D	2.424%
Unit D24, Building D	2.177%
Unit D31, Building D	2.218%
Unit D32, Building D	2.526%
Unit D33, Building D	2.169%
Unit D34, Building D	2.426%
Unit A11, Building A	4.577%
Unit A13, Building A	2.368%
Unit A14, Building A	2.211%
Unit A15, Building A	2.160%
Unit A21, Building A	4.059%
Unit A22, Building A	3.326%
Unit A23, Building A	3.510%
Unit A24, Building A	3.553%
Unit A25, Building A	3.158%
Unit B-11, Building B-1	4.012%
Unit B-12, Building B-2	2.002%
Unit B-13, Building B-2	4.019%
Unit B-14, Building B-4	3.885%
Unit B-15, Building B-5	3.660%
Unit B-16, Building B-6	3.849%
Unit B-21, Building B-1	3.578%
Unit B-23, Building B-2	3.595%
Unit B-24, Building B-4	3.563%
Unit B-25, Building B-5	3.801%
Unit B-26, Building B-6	3.789%
Unit C14, Building C	5.090%
Total	100%

PIAZZA ESCONDIDA CONDOMINIUMS
SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME

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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	13.285%
Unit D12, Building D	16.316%
Unit D21, Building D	8.490%
Unit D22, Building D	8.777%
Unit D23, Building D	9.239%
Unit D24, Building D	8.296%
Unit D31, Building D	8.453%
Unit D32, Building D	9.627%
Unit D33, Building D	8.269%
Unit D34, Building D	9.248%
Total	100%

BUILDING LCE ALLOCATION – BUILDING A	
<u>Units</u>	<u>Building LCE Allocation</u>
Unit A11, Building A	16.049%
Unit A13, Building A	8.188%
Unit A14, Building A	7.643%
Unit A15, Building A	7.467%
Unit A21, Building A	13.812%
Unit A22, Building A	11.498%
Unit A23, Building A	12.135%
Unit A24, Building A	12.286%
Unit A25, Building A	10.920%
Total	100%

BUILDING LCE ALLOCATION - BUILDING B	
<u>Units</u>	<u>Building LCE Allocation</u>
Unit B11, Building B-1	10.091%
Unit B12, Building B-2	5.037%
Unit B13, Building B-2	10.110%
Unit B14, Building B-4	9.774%
Unit B15, Building B-5	9.207%
Unit B16, Building B-6	9.683%
Unit B21, Building B-1	9.000%
Unit B23, Building B-2	9.043%
Unit B24, Building B-4	8.963%
Unit B25, Building B-5	9.561%
Unit B26, Building B-6	9.530%

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.

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Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$210.00

eRecorded

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



Delia Briones

EL PASO COUNTY, TEXAS