

PROTECTIVE COVENANTS
COMMERCIAL

MONTECILLO UNIT ONE REPLAT "A"

TO THE CITY OF EL PASO, TEXAS

PART A. PREAMBLE

EPT The Venue at Montecillo Apartments, LLC, Being the owner of the described property in El Paso County, Texas

Being Lots 1A, Block 1, Montecillo Unit One, Replat A,
City of El Paso, El Paso County, Texas,

does hereby establish amended restrictive covenants of filed date on 8/22/08, Instrument # 2008006841 and 1/30/09, Instrument #2009006676 on the said Property as follows:

PART B. RESTRICTIONS APPLICABLE TO ALL LOTS AND BLOCKS:

Lots 1A, Block 1- No Premises or building on the property shall be used for other than Multi-Family (114 units) and general Commercial purpose. The construction of single-family and two-family units on the Property is prohibited.

PART C. ENFORCEMENT

The City of El Paso shall have the right to enforce, by any proceeding at law or equity, Part B of these restrictions, covenants, conditions and reservations set out in this Declaration. Any amendment to Part B shall require approval of the City of El Paso Development Services Department to determine if additional parkland fees or dedication is required and such residential development shall not be allowed until such fees are paid. Failure or delay to enforce any covenant herein shall in no event be deemed a waiver of the right to do so thereafter. Except as set forth above, these restrictions, covenants, conditions and reservations may be amended without approval of the City of El Paso.,

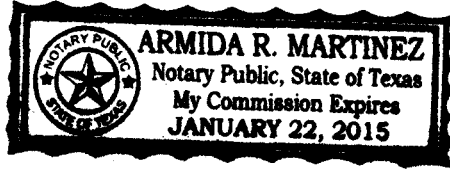
EXECUTED THIS 16th DAY OF March, 2011.

EPT The Venue at Montecillo Apartments, LLC

By: 
David Bogas

The state of Texas }
 }
County of El Paso }

The instrument was acknowledged before me on the 16 day of March, 2011
David Bogas, Manager of EPT The Venue at Montecillo Apartments, LLC, General
Partner of company on behalf of said limited partnership.



Armida R. Martinez
NOTARY PUBLIC IN AND
FOR THE STATE OF TEXAS

Doc# 20110018397
#pages 2 #NFPages 1
3/17/2011 3:28:50 PM
Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$15.00

Handwritten initials/signature

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

