

**SUPPLEMENTAL DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
SUN RIDGE SUBDIVISION, UNIT TWO  
A Residential Subdivision**

STATE OF TEXAS )  
 )  
COUNTY OF EL PASO )

This Supplemental Declaration, made on the date hereinafter set forth by El Paso/Sunridge Limited Partnership, a Texas limited partnership, hereinafter referred to as "Declarant," joined by Sun Ridge Property Owners' Association, hereinafter referred to as the "Association."

WITNESSETH:

WHEREAS, Declarant has previously caused to be filed that certain Declaration of Covenants, Conditions and Restrictions for Sun Ridge Subdivision, Unit One (a Residential Subdivision), according to the map and plat thereof on file in Book 69, Page 4, Plat Records of El Paso County, Texas, hereinafter referred to as the "Declaration," being recorded in Book 2674, Page 798, Real Property Records of El Paso County, Texas; and

WHEREAS, Declarant, joined by the Association, desires to add Sun Ridge Unit Two to the property covered by the Declaration, all as permitted by Section 2.02(a) of the Declaration;

NOW, THEREFORE, the Declarant, joined by the Association; declares that the real property described in Article I below is and shall be held, transferred, sold, conveyed, occupied, and enjoyed, subject to the covenants, conditions, restrictions, easements, charges, and liens set forth in the Declaration, all as supplemented by this Supplemental Declaration of Covenants, Conditions and Restrictions, hereinafter referred to as the "Supplemental Declaration."

ARTICLE I.

PROPERTY SUBJECT TO THIS SUPPLEMENTAL DECLARATION

Section 1.01. Description. The real property which is, and shall be held, transferred, sold, conveyed, and occupied subject to the Declaration and this Supplemental Declaration consists of the following:

All of Sun Ridge Unit Two, being a portion of Tract 2, Section 4, Block 79, Township 3, Texas and Pacific Railway Co. Surveys, City of El Paso, El Paso County, Texas, according to the plat thereof recorded in the Plat Records of El Paso County, Texas;

all of which real property is now included within The Properties as defined in the original Declaration.

Section 1.02. Declaration. The terms and conditions of the original Declaration, except to the extent supplemented by the terms and conditions of this Supplemental Declaration, shall be applicable to the real property described in Section 1.01 above, as if the same had been originally included within the original Declaration, including without limitation, the provisions with regard to assessments and liens contained in Article V of the Declaration.

ARTICLE II.  
SUPPLEMENTAL DECLARATION TERMS AND CONDITIONS

Section 2.01 Terms and Conditions. The supplemental terms and conditions are as follows:

a. The term "Association" shall mean and refer to the nonprofit corporation which Declarant has caused to be incorporated under the name Sun Ridge Property Owners' Association, its successors and assigns.

b. The term "Subdivision Plat" shall now also include and refer to the map or plat of Sun Ridge Unit Two, recorded in the Plat Records of El Paso County, Texas.

c. Section 2.01 of the Declaration is supplemented to reflect that the plat of Sun Ridge Unit One is recorded in Book 69, Page 4, Plat Records of El Paso County, Texas.

Section 2.02. Density Restriction. The proposed use of Sun Ridge Unit Two is limited to a maximum of one hundred twenty-eight (128) residential units on 33.034 acres of land, more or less.

Section 2.03. Voting Rights. From and after the Conversion Date (as defined in Section 3.05 of the Declaration (and at any time with respect to voting on Special Assessments to the extent provided in the Association's Bylaws)), each Class A Member owning one of the following Lots in Sun Ridge Unit Two shall be entitled to one (1) vote for each such Lot in which it holds the interest required for Association membership:

<u>Lots</u>	<u>Block</u>
1	9
16, 41	4
7, 8	10
33	7
1, 40	8

All other remaining Class A Members within Sun Ridge Unit Two shall be entitled to three-quarters (.75) of one vote for each such Lot in which it holds the interest required for Association membership.

Section 2.04. Enforcement. There is a vendor's lien retained by Declarant in each deed to an Owner, which vendor's lien is automatically transferred and assigned to the Association; provided, however, that such vendor's lien need not be specifically reserved in any such deed, but is automatically reserved pursuant to the Declaration and this Supplemental Declarations.

Section 2.05. Architectural Control Committee. The Architectural Control Committee, as further described in the Declaration is currently composed of Russell Hanson and Warren Kirwin.

Section 2.06. Amendment by Declarant. The Declarant shall have and reserves the right at any time and from time to time prior to the Conversion Date, without the joinder or consent of any other party, to amend the Declaration and Supplemental Declaration with respect to Sun Ridge Unit Two by any instrument in writing duly signed, acknowledged and filed for record in the Real Property Records of El Paso County, Texas.

Except as supplemented by this Supplemental Declaration, the original Declaration is hereby confirmed and ratified in all respects.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, joined by the Association, has executed this Supplemental Declaration to be effective as of the 20th day of August, 1995.

ELPASO/SUNRIDGE LIMITED PARTNERSHIP,  
a Texas Limited Partnership

By: MONTRIDGE DEVELOPERS, L.C.,  
a Texas Limited Liability Company

By:   
Joe G. Hanson, General Manager

BOARD OF TRUSTEES OF SUN RIDGE  
PROPERTY OWNERS' ASSOCIATION

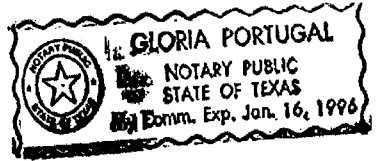
By:   
Joe G. Hanson, Trustee

By: *Russell Hanson*  
Russell Hanson, Trustee

By: *Warren Kirwin*  
Warren Kirwin, Trustee

STATE OF TEXAS )  
                          )  
COUNTY OF EL PASO )

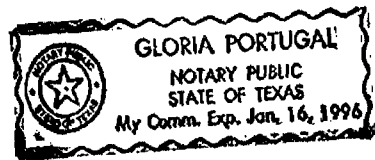
This instrument was acknowledged before me on this 22nd day of August, 1995, by Joe G. Hanson, General Manager of Montridge Developers, L.C., Partner, El Paso/Sunridge Limited Partnership, a Texas limited partnership, on behalf of said limited partnership.



*Gloria Portugal*  
Notary Public

STATE OF TEXAS )  
                          )  
COUNTY OF EL PASO )

This instrument was acknowledged before me on this 22nd day of August, 1995, by Joe G. Hanson, Trustee, Board of Trustees of El Paso/Sun Ridge Property Owners' Association.

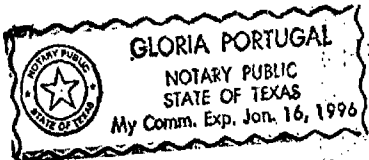


*Gloria Portugal*  
Notary Public

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STATE OF TEXAS )  
 )  
COUNTY OF EL PASO )

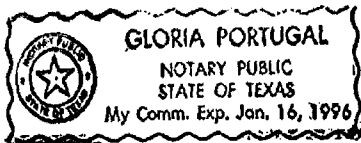
This instrument was acknowledged before me on this 22nd day of August, 1995,  
by Russell Hanson, Trustee, Board of Trustees of El Paso/Sun Ridge Property Owners'  
Association.



Gloria Portugal  
Notary Public

STATE OF TEXAS )  
 )  
COUNTY OF EL PASO )

This instrument was acknowledged before me on this 22nd day of August, 1995,  
by Warren Kirwin, Trustee, Board of Trustees of El Paso/Sun Ridge Property Owners'  
Association.



Gloria Portugal  
Notary Public

95-57895

FILED FOR RECORD  
IN MY OFFICE

95 SEP -8 P 3:41

*H. C.*  
COUNTY CLERK  
EL PASO COUNTY TEXAS

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ANY PROVISIONS HEREIN WHICH RESTRICTS THE SALE, RENTAL  
OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR  
OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

STATE OF TEXAS

COUNTY OF EL PASO

I hereby certify that this instrument was filed on the date and time  
stamped hereon by me and was duly recorded in the volume and page  
of the Official Public Record of Real Property El Paso County, Texas.

SEP 8 1995



*H. C.*

EL PASO COUNTY TEXAS

HANSON DEVELOP. CORP  
1715 B WESTON BENT

EDT 99931