

**SUPPLEMENTAL DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
SUN RIDGE SUBDIVISION, UNIT ONE and  
SUN RIDGE SUBDIVISION, UNIT TWO  
Residential Subdivisions**

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."

**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), being recorded in Book 2674, Page 798, Real Property Records of El Paso County, Texas, as supplemented and amended pursuant to a Supplemental Declaration of Covenants, Conditions and Restrictions for Sun Ridge Subdivision, Unit Two (a Residential Subdivision), being recorded in Book 2941, Page 1196, Real Property Records of El Paso County, Texas (collectively, the "Declaration,"); and

**WHEREAS**, Declarant, joined by the Association, desires to give notice of the Conversion Date as provided in Section 3.05(b) of the Declaration and to convey to the Association all of the rights and privileges of the Declarant in and to the Common Facilities (as defined in the Declaration);

**NOW, THEREFORE**, the Declarant, joined by the Association, hereby gives notice that November 18, 1998, is the Conversion Date, and from and after that date all Class A Members have the full right to vote. Declarant has conveyed the Common Facilities to the Association in accordance with a Deed Without Warranties of even date herewith to be recorded in the Real Property Records of El Paso County, Texas.

Notwithstanding any other provision in the Declaration to the contrary, the initial Architectural Control Committee appointed by the Declarant, pursuant to Section 6.02 of the Declaration, shall have exclusive jurisdiction over every Lot in Sunridge Ridge Unit One and Sun Ridge Unit Two until a residential dwelling and initial landscaping have been constructed and finally completed on the Lot. Section 6.02 contemplates that there could be a time when two Architectural Control Committees will be formed and operating - one as described in the preceding sentence and another with jurisdiction over all completed dwellings and other improvements. If there is a dispute as to whether a dwelling and/or improvements have been completed, the decision of the initial Architectural Control Committee identified in the Declaration shall be final and determinative. The initial Architectural Control Committee as of the date of this Supplemental Declaration consists of Russell Hanson and Joe Hanson.

The Association agrees to enter into a contract with the City of El Paso wherein the Association shall be obligated to maintain the Common Facilities, including without limitation, the landscaping in the medians and parkways, and to maintain insurance covering the Common Facilities, all as required by the City of El Paso.

Capitalized terms used in this Supplemental Declaration shall have the meanings ascribed to them in the Declaration, unless otherwise defined herein. Except as supplemented by this Supplemental Declaration, the original Declaration is hereby confirmed and ratified in all respects.

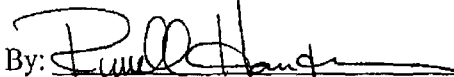
IN WITNESS WHEREOF, the undersigned, being the Declarant herein, joined by the Association, has executed this Supplemental Declaration to be effective as of the 18 day of November, 1998

EL PASO/SUN RIDGE LIMITED PARTNERSHIP  
a Texas Limited Partnership

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

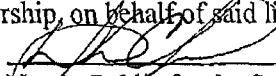
By:   
JOE G. HANSON, General Manager

SUN RIDGE PROPERTY  
OWNERS' ASSOCIATION

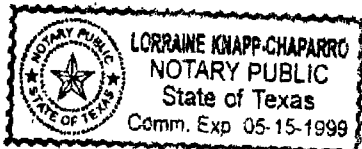
By:   
Russell Hanson  
President

STATE OF TEXAS )  
 )  
COUNTY OF EL PASO )

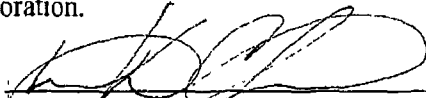
This instrument was acknowledged before me this 18 day of November<sup>1998</sup> by Joe G. Hanson, General Manager of Montridge Developers, L.C., General Partner of El Paso/Sun Ridge Limited Partnership, a Texas Limited Partnership, on behalf of said limited partnership.

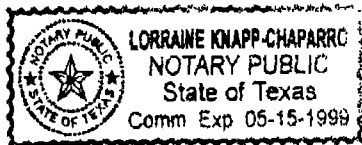
  
Notary Public for the State of Texas

STATE OF TEXAS )  
 )  
COUNTY OF EL PASO )



This instrument was acknowledged before me this 18 day of November<sup>1998</sup>, by Russell Hanson, President of Sun Ridge Property Owners' Association, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

  
Notary Public for the State of Texas



409834

**RETURN TO:**

C/ROBERT COPPEY HERBERT

P.O. BOX 472

EL PASO, TX 75543-0472

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Doc# 99014264  
# Pages: 2  
Date : 02-25-1999  
Time : 10:52:11 A.M.  
Filed & Recorded in  
Official Records  
of El Paso County, TX.  
HONORABLE HECTOR ENRIQUETA, JR.  
COUNTY CLERK  
Rec. \$ 11.00

**END OF INSTRUMENT**

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 (Whereby county that this instrument was filed on the date and time stamped herein) by the end year duly recorded in the volume and page of the Official Public Record of Real Property of El Paso County.

FEB 25 1999



EL PASO COUNTY, TEXAS

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*[Handwritten signature]*