



AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Armbrust & Brown, L.L.P.
100 Congress Ave., Suite 1300
Austin, Texas 78701

**FIRST AMENDMENT TO SUBORDINATE
DECLARATION OF CONDOMINIUM REGIME
FOR LAS PALMAS
PHASE A CONDOMINIUMS
(A Residential Condominium in El Paso County, Texas)**

ADDING:

UNIT 1, BLOCK 17
UNIT 2, BLOCK 17
UNIT 7, BLOCK 17
UNIT 8, BLOCK 17
UNIT 56, BLOCK 17
UNIT 57, BLOCK 17
UNIT 1, BLOCK 18
UNIT 2, BLOCK 18
UNIT 1, BLOCK 19
UNIT 2, BLOCK 19
UNIT 13, BLOCK 19
UNIT 14, BLOCK 19
UNIT 15, BLOCK 19
UNIT 16, BLOCK 19
UNIT 1, BLOCK 20
UNIT 2, BLOCK 20
UNIT 3, BLOCK 20
UNIT 4, BLOCK 20

Cross reference to that certain Subordinate Declaration of Condominium Regime for Las Palmas Phase A Condominiums recorded under Document No. 20080023858, Official Public Records of El Paso County, Texas.

**FIRST AMENDMENT TO SUBORDINATE DECLARATION OF CONDOMINIUM
REGIME FOR LAS PALMAS PHASE A CONDOMINIUMS**

This First Amendment to Subordinate Declaration of Condominium Regime for Las Palmas Phase A Condominiums (the "Amendment") is made by AVENIDA DE PALMAS, LTD., a Texas limited partnership (the "Declarant"), and is as follows:

RECITALS:

A. The Las Palmas Phase A Condominiums, a residential condominium project (the "Regime"), located in El Paso County, Texas, was established pursuant to that certain Subordinate Declaration of Condominium Regime for Las Palmas Phase A Condominiums recorded under Document No. 20080023858, Official Public Records of El Paso County, Texas (the "Declaration").

B. Pursuant to *Section 12.4(c) and 12.4(d)* of the Declaration, Declarant may amend the Declaration to add real property to the Regime and to create Units, General Common Elements and Limited Common Elements.

C. Declarant desires to amend the Declaration for the purpose of adding to the Regime "Master Units" 17-1/2, 17-7/8, 17-56/57, 18-1/2, 19-1/2, 19-13/14, 19-15/16, 20-1/2 and 20-3/4 (the "Additional Master Units") created pursuant to that certain Declaration of Condominium Regime for Las Palmas Master Condominiums, recorded under Document No. 20080023857, Official Public Records of El Paso County, Texas (the "Master Declaration"), and subdividing the Additional Master Units into individual "Sub-Units" (as defined in the Master Declaration) as shown on the Supplemental Plats and Plans (as defined below) and as provided herein. By this Amendment, Declarant is creating eighteen (18) additional Units within the Regime. The total number of Units within the Regime after giving effect to this Amendment is equal to thirty-two (32), and the total number of Units which Declarant has reserved the right to create by amendment is equal to sixty-eight (68).

NOW THEREFORE, the Declaration is hereby amended as follows:

1. **Creation of New Units.** In accordance with the rights reserved by the Declarant pursuant to *Section 12.4 (d)* of the Declaration, Declarant hereby creates eighteen (18) Units out of the Additional Master Units, which are designated as Unit 1, Block 17, Unit 2, Block 17, Unit 7, Block 17, Unit 8, Block 17, Unit 56, Block 17, Unit 57, Block 17, Unit 1, Block 18, Unit 2, Block 18, Unit 1, Block 19, Unit 2, Block 19, Unit 13, Block 19, Unit 14, Block 19, Unit 15, Block 19, Unit 16, Block 19, Unit 1, Block 20, Unit 2, Block 20, Unit 3, Block 20, Unit 4, Block 20 (collectively, the "New Units").

2. **Supplement to Attachment 1.** Attachment 1 to the Declaration is hereby supplemented by the Plats and Plans attached hereto as Exhibit "A" (the "**Supplemental Plats and Plans**"). The Supplemental Plats and Plans: (i) assign an identifying number to the New Units; (ii) describe the portion of the limited common elements created or assigned to the New Units; and (iii) include the information required by Section 82.059 of the Texas Uniform Condominium Act.

3. **Replacement of Attachment 2.** The percentage interests allocated to all Units within the Regime, after the addition of the New Units, is set forth on Exhibit "B", attached hereto and incorporated herein by reference. Exhibit "B", attached hereto, will supercede and replace Attachment 2 attached to the Declaration in its entirety.

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 FOLLOWS]

EXECUTED on this 14th day of May, 2008.

DECLARANT:

AVENIDA DE PALMAS, LTD., a Texas limited partnership

By: Montana/Palmas, LLC, a Texas limited liability company its General Partner

By: [Signature]

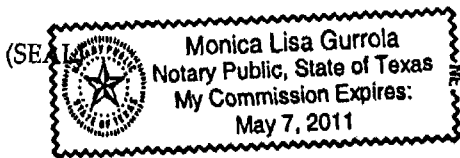
Printed Name: Mike Gardini

Title: Mgr

THE STATE OF TEXAS §

COUNTY OF EL PASO §

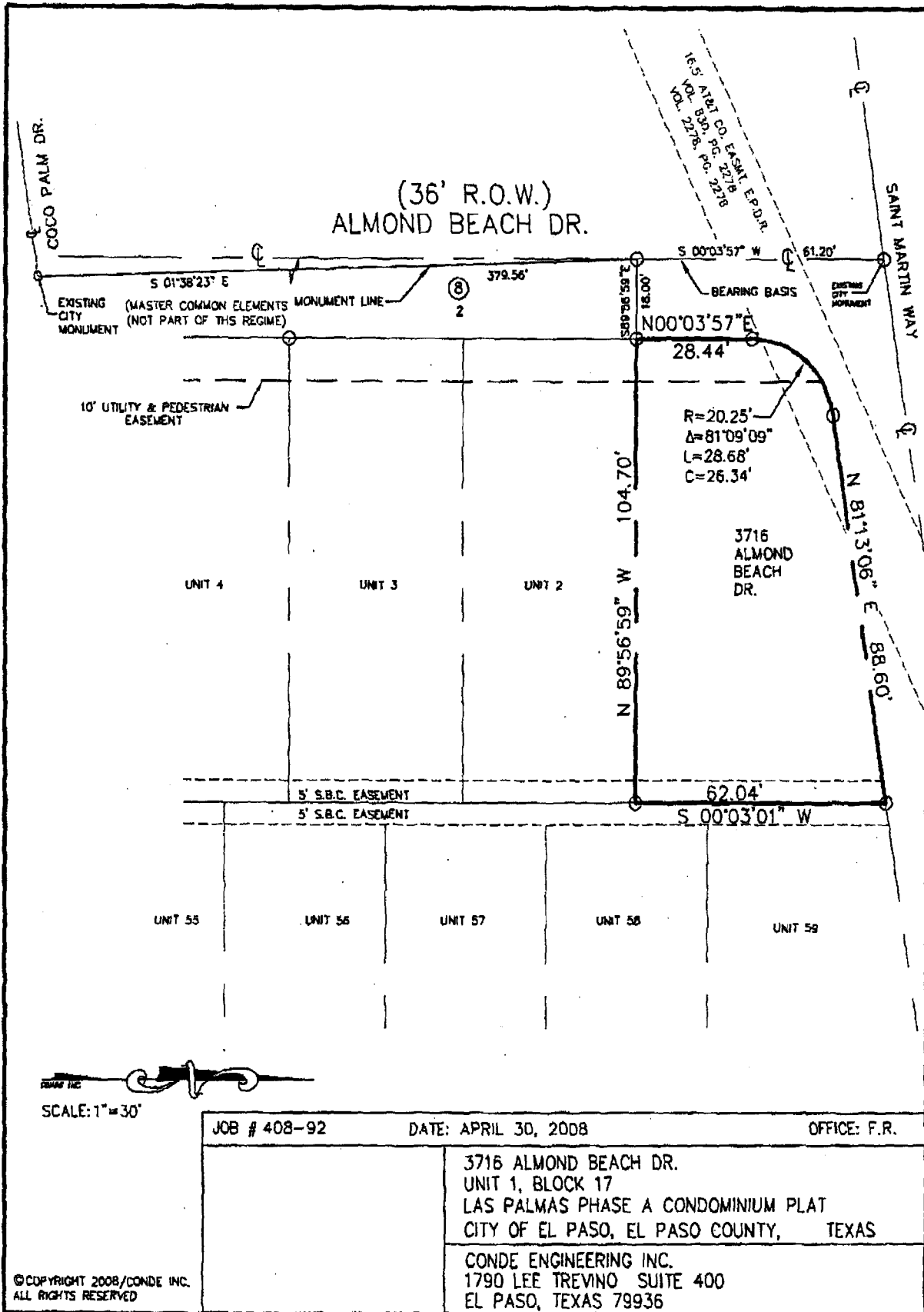
This instrument was acknowledged before me this 14th day of May, 2008 by Mike Gardini, General Partner of Montana/Palmas, LLC, a Texas limited liability company, General Partner of Avenida de Palmas, Ltd., a Texas limited partnership, on behalf of such limited liability company and limited partnership.



[Signature]
Notary Public Signature

EXHIBIT "A"

SUPPLEMENT TO PLATS AND PLANS
ATTACHED AS ATTACHMENT 1 TO THE DECLARATION



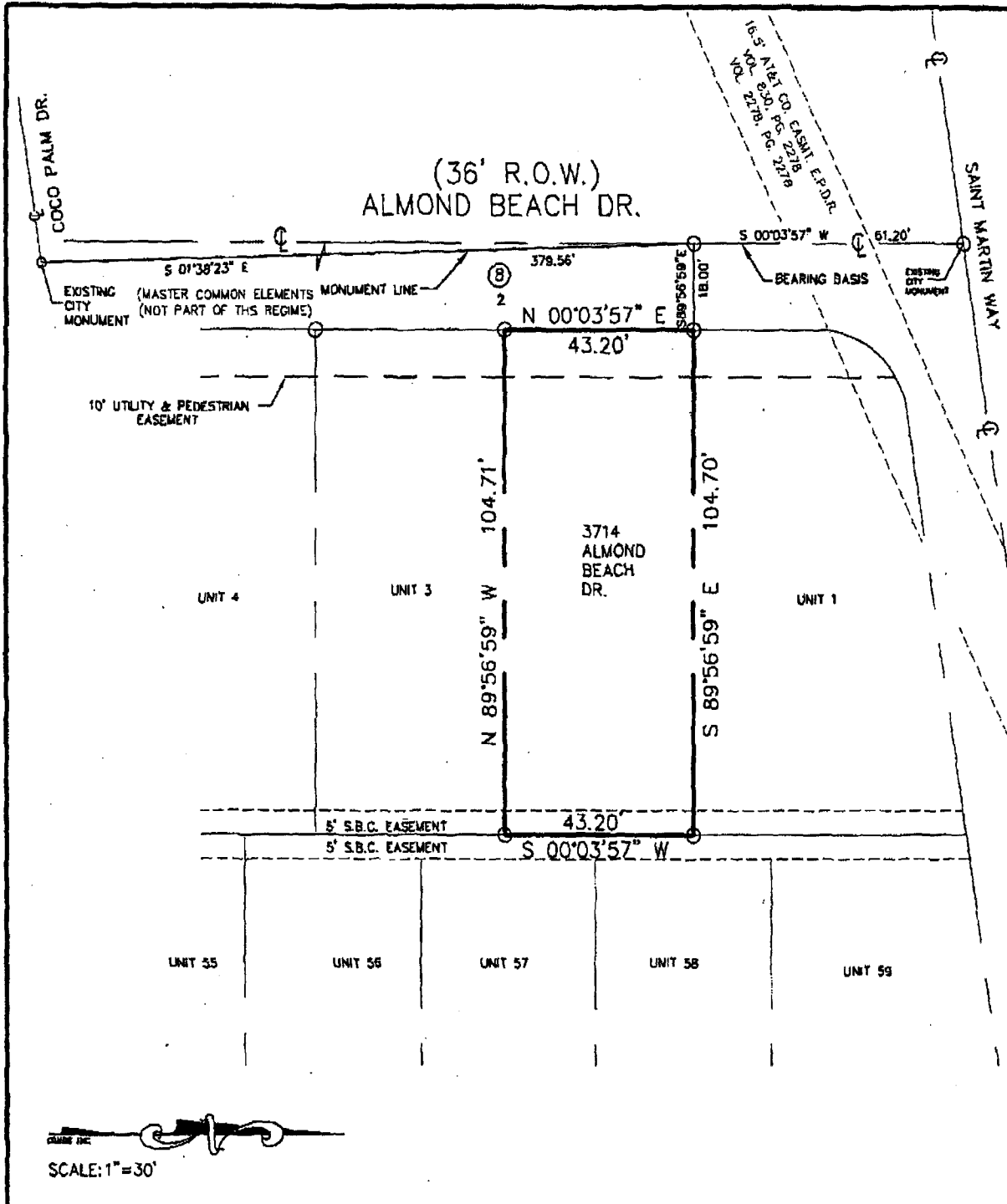
SCALE: 1" = 30'

JOB # 408-92 DATE: APRIL 30, 2008 OFFICE: F.R.

3716 ALMOND BEACH DR.
 UNIT 1, BLOCK 17
 LAS PALMAS PHASE A CONDOMINIUM PLAT
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

CONDE ENGINEERING INC.
 1790 LEE TREVINO SUITE 400
 EL PASO, TEXAS 79936

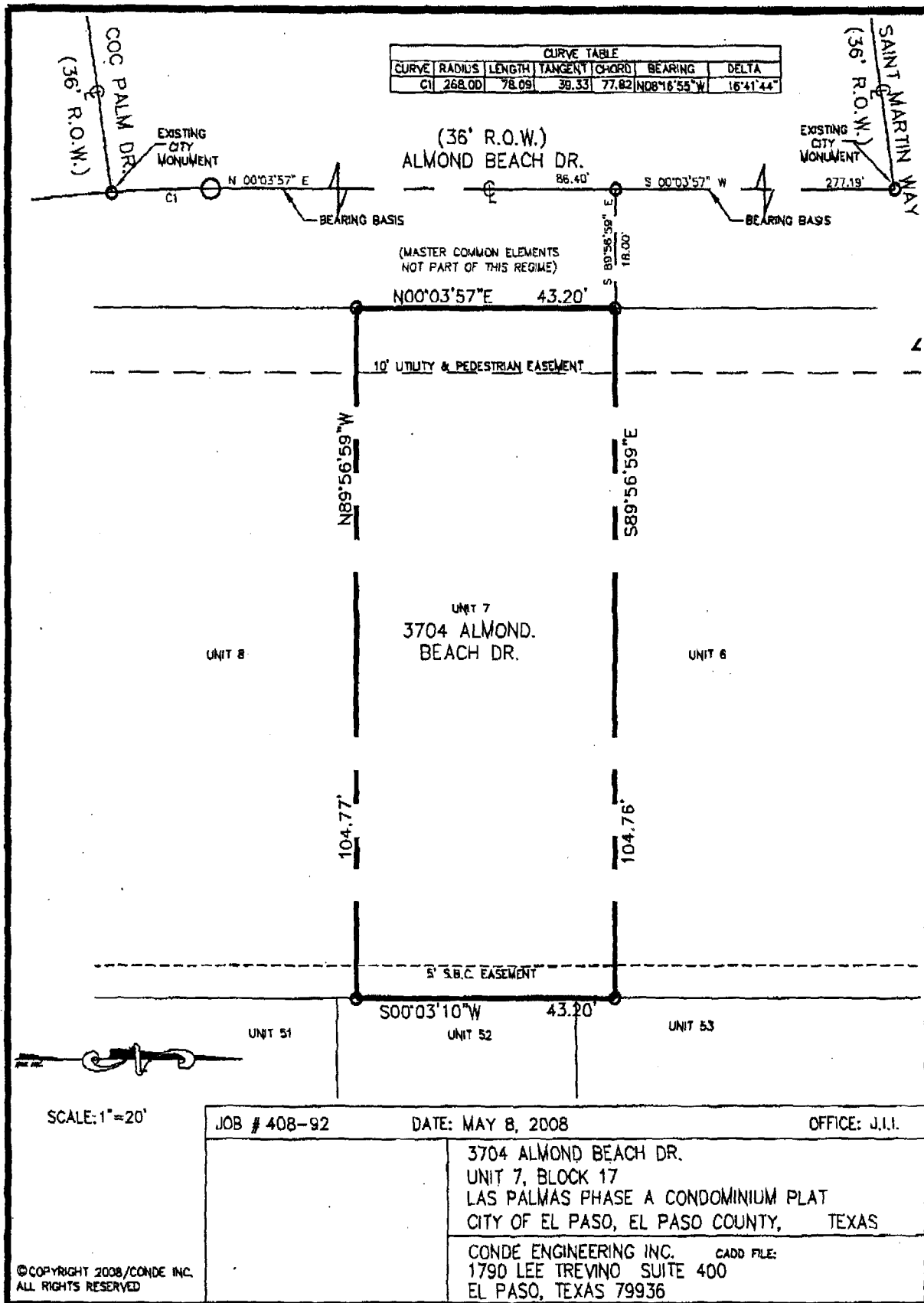
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SCALE: 1" = 30'

JOB # 408-92	DATE: APRIL 30, 2008	OFFICE: F.R.
3714 ALMOND BEACH DR. UNIT 2, BLOCK 17 LAS PALMAS PHASE A CONDOMINIUM PLAT CITY OF EL PASO, EL PASO COUNTY, TEXAS		
CONDE ENGINEERING INC. 1790 LEE TREVINO SUITE 400 EL PASO, TEXAS 79936		

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CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	268.00	78.09	38.33	77.82	N08°16'55\"W	16°41'44\"

(36' R.O.W.)
ALMOND BEACH DR.

(MASTER COMMON ELEMENTS
NOT PART OF THIS REGIME)

N00°03'57\"E 43.20'

10' UTILITY & PEDESTRIAN EASEMENT

UNIT 7
3704 ALMOND BEACH DR.

5' S.B.C. EASEMENT

S00°03'10\"W 43.20'

SCALE: 1"=20'

JOB # 408-92

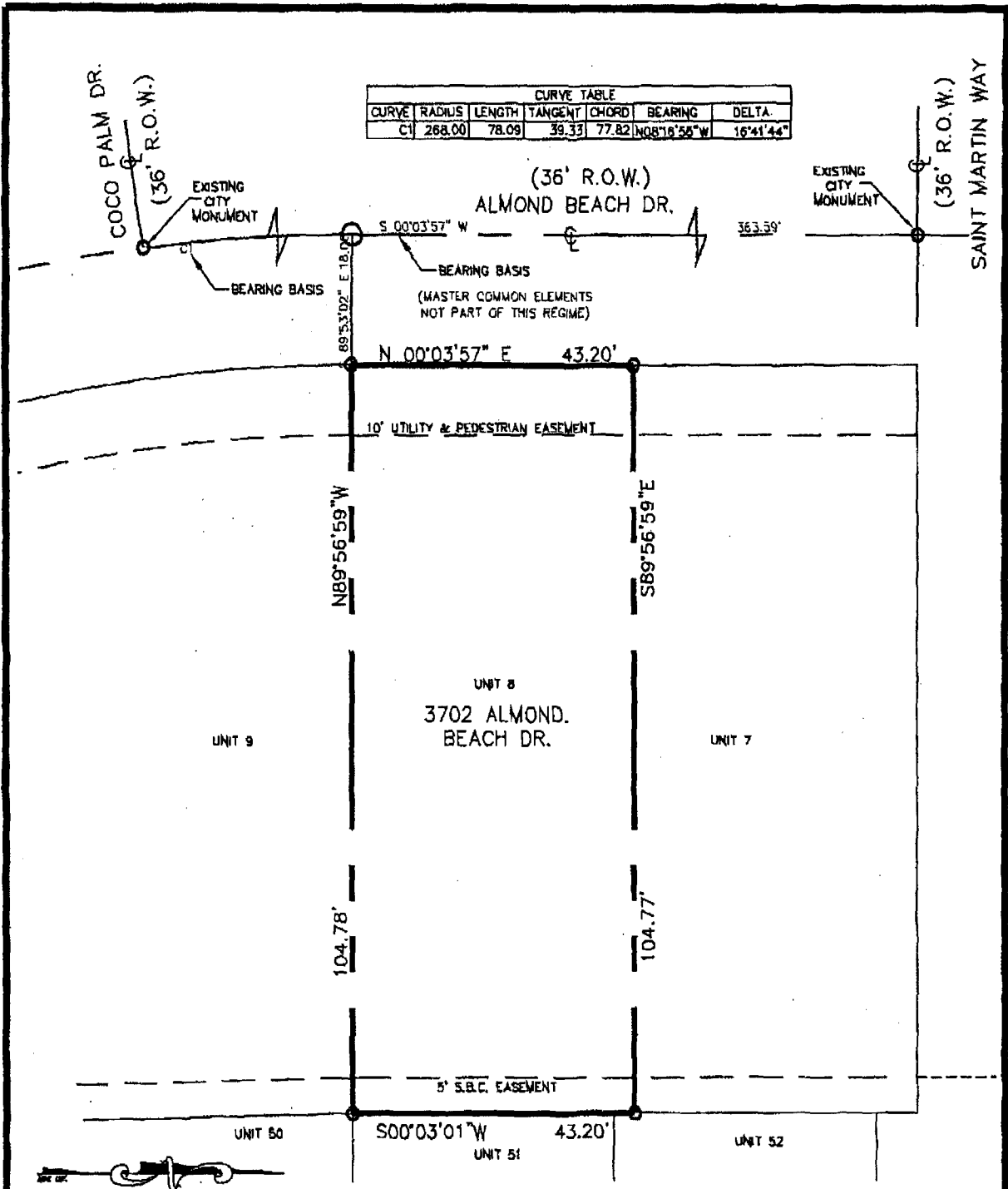
DATE: MAY 8, 2008

OFFICE: J.I.I.

3704 ALMOND BEACH DR.
UNIT 7, BLOCK 17
LAS PALMAS PHASE A CONDOMINIUM PLAT
CITY OF EL PASO, EL PASO COUNTY, TEXAS

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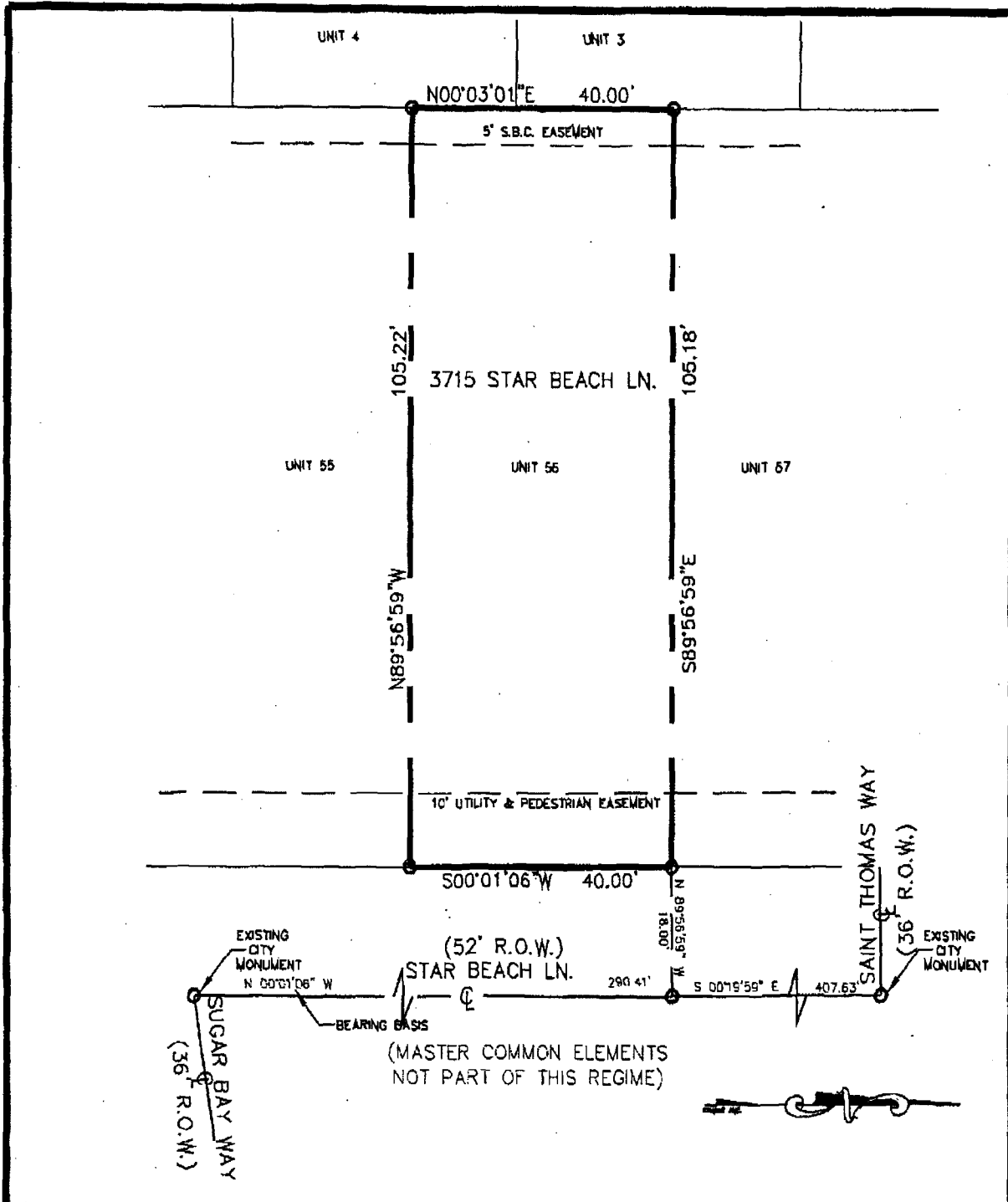
CONDE ENGINEERING INC. CADD FILE:
1790 LEE TREVINO SUITE 400
EL PASO, TEXAS 79936



SCALE: 1"=20'

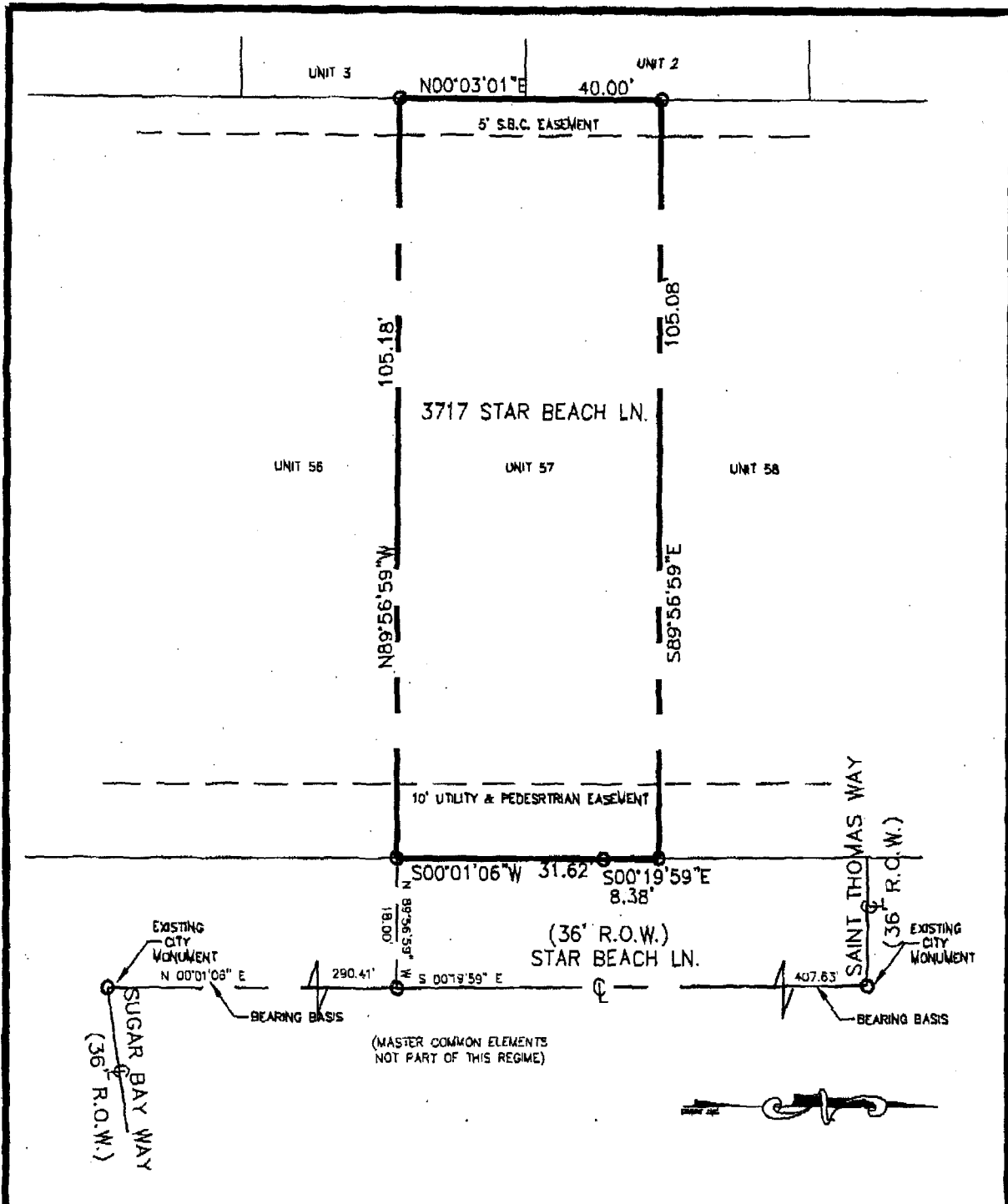
JOB # 408-92	DATE: MAY 08, 2008	OFFICE: J.I.I.
3702 ALMOND BEACH DR. UNIT 8, BLOCK 17 LAS PALMAS PHASE A CONDOMINIUM PLAT CITY OF EL PASO, EL PASO COUNTY, TEXAS		
CONDE ENGINEERING INC. 1790 LEE TREVINO SUITE 400 EL PASO, TEXAS 79936		CADD FILE:

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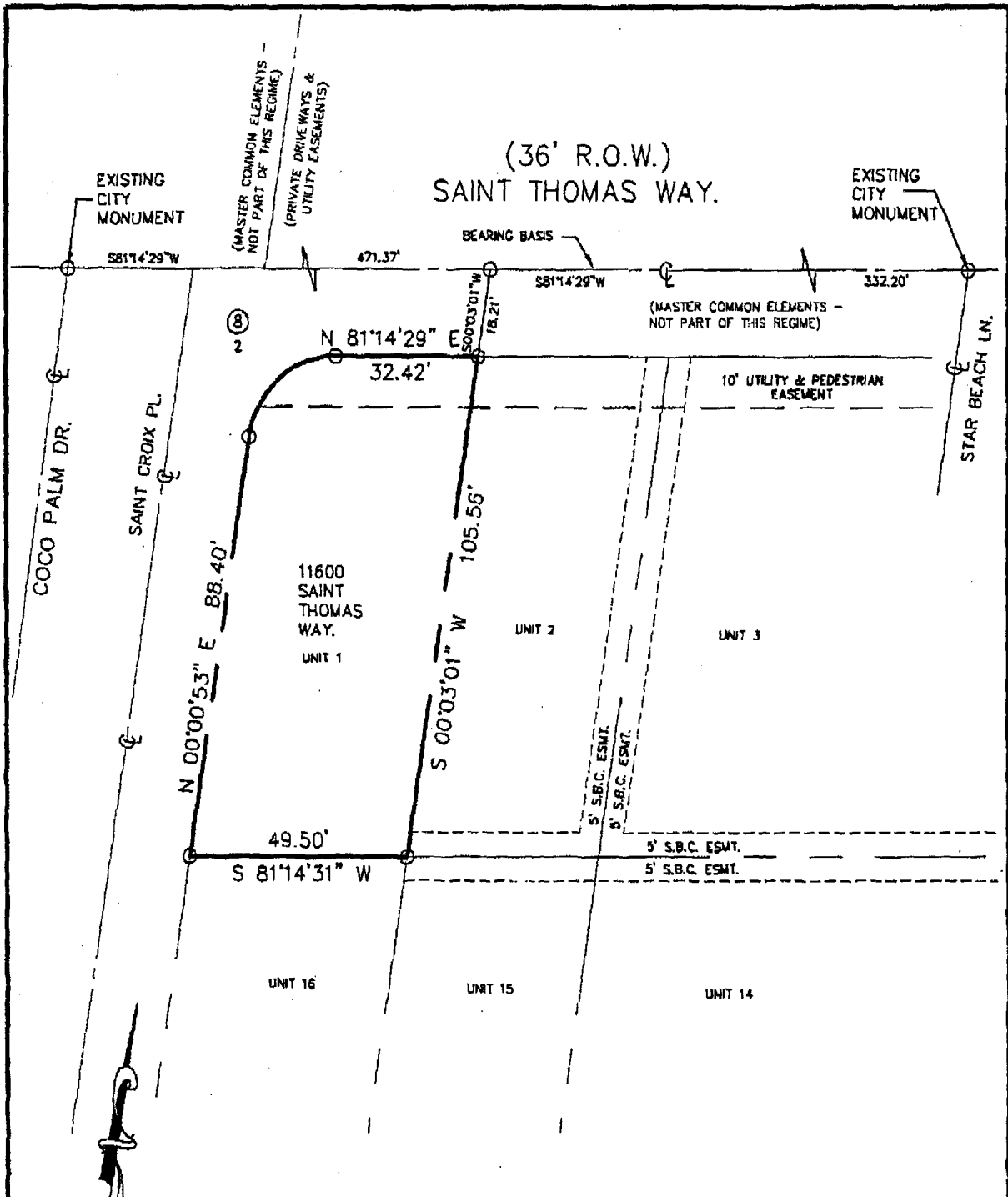
JOB # 408-92	DATE: MAY 8, 2008	OFFICE: J.I.I.
3715 STAR BEACH LN. UNIT 56, BLOCK 17 LAS PALMAS PHASE A CONDOMINIUM PLAT CITY OF EL PASO, EL PASO COUNTY, TEXAS		
CONDE ENGINEERING INC. 1790 LEE TREVINO SUITE 400 EL PASO, TEXAS 79936		CADD FILE:

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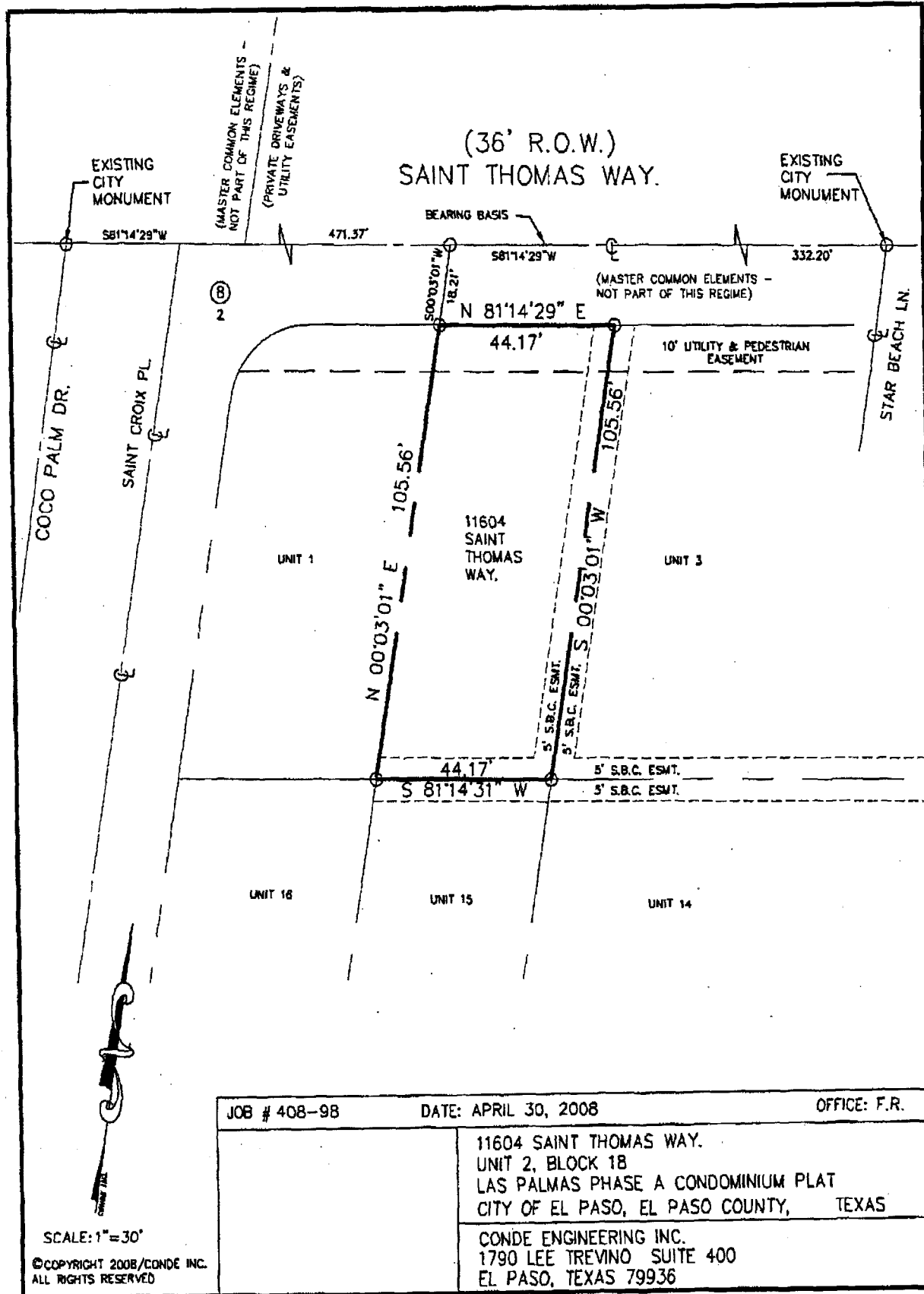


JOB # 408-92	DATE: MAY 8, 2008	OFFICE: J.I.I.
3717 STAR BEACH LN. UNIT 57, BLOCK 17 LAS PALMAS PHASE A CONDOMINIUM PLAT CITY OF EL PASO, EL PASO COUNTY, TEXAS		
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JOB # 408-98	DATE: MAY 5, 2008	OFFICE: F.R.
11600 SAINT THOMAS WAY. UNIT 1, BLOCK 18 LAS PALMAS PHASE A CONDOMINIUM PLAT CITY OF EL PASO, EL PASO COUNTY, TEXAS		
CONDE ENGINEERING INC. 1790 LEE TREVINO SUITE 400 EL PASO, TEXAS 79936		



(36' R.O.W.)
 SAINT THOMAS WAY.

EXISTING CITY MONUMENT

EXISTING CITY MONUMENT

(MASTER COMMON ELEMENTS NOT PART OF THIS REGIME)
 (PRIVATE DRIVEWAYS & UTILITY EASEMENTS)

(MASTER COMMON ELEMENTS - NOT PART OF THIS REGIME)

COCO PALM DR.

SAINT CROIX PL.

STAR BEACH LN.

BEARING BASIS

471.37'

332.20'

S 81°14'29" W

S 81°14'29" W

(B)
 2

S 00°03'01" W
 18.27'

N 81°14'29" E

44.17'

10' UTILITY & PEDESTRIAN EASEMENT

UNIT 1

11604 SAINT THOMAS WAY.

UNIT 3

N 00°03'01" E
 105.56'

S 00°03'01" W
 105.56'

5' S.B.C. ESMT.

5' S.B.C. ESMT.

44.17'

5' S.B.C. ESMT.

5' S.B.C. ESMT.

S 81°14'31" W

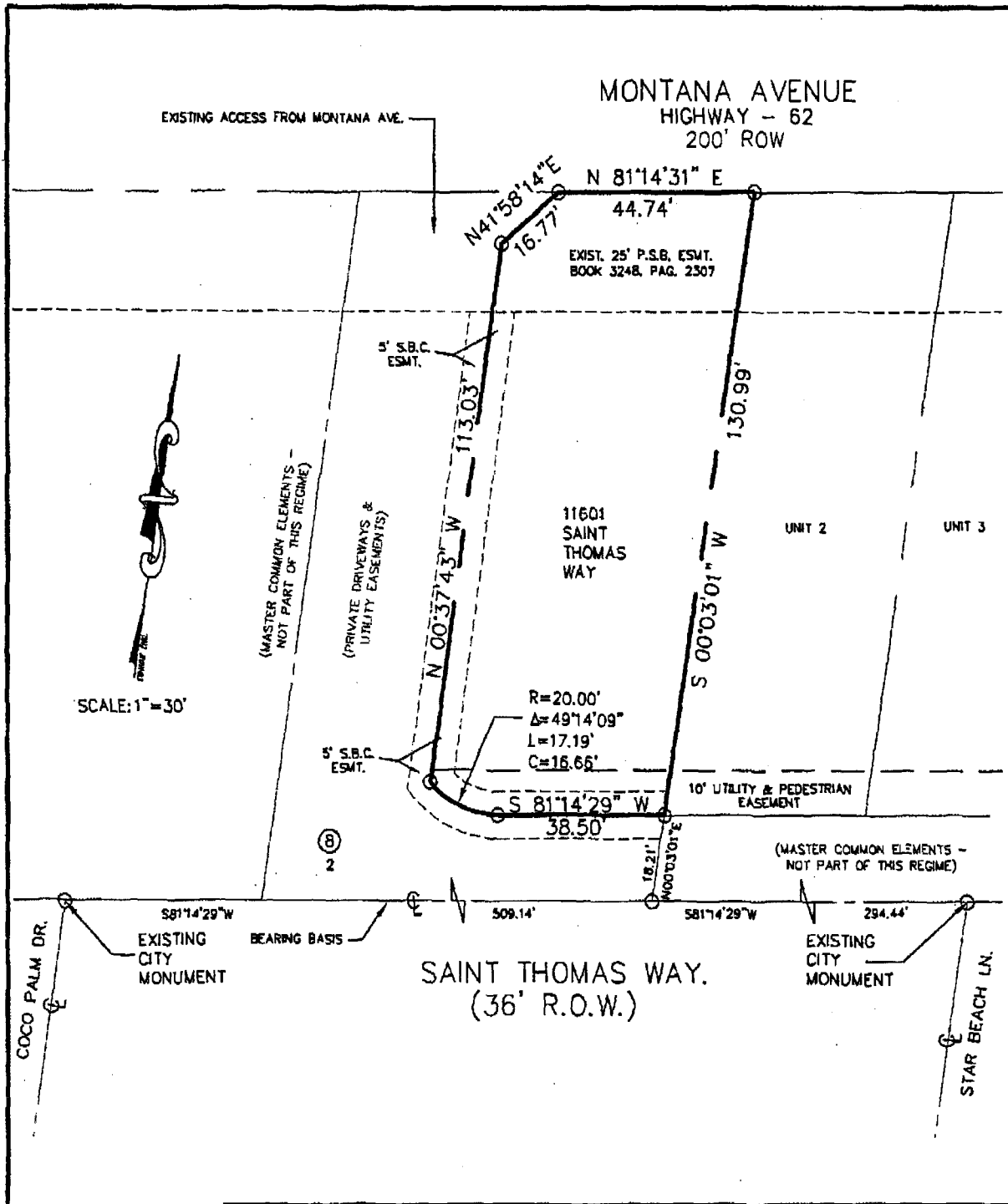
UNIT 16

UNIT 15

UNIT 14

JOB # 408-98	DATE: APRIL 30, 2008	OFFICE: F.R.
11604 SAINT THOMAS WAY. UNIT 2, BLOCK 18 LAS PALMAS PHASE A CONDOMINIUM PLAT CITY OF EL PASO, EL PASO COUNTY, TEXAS		
CONDE ENGINEERING INC. 1790 LEE TREVINO SUITE 400 EL PASO, TEXAS 79936		

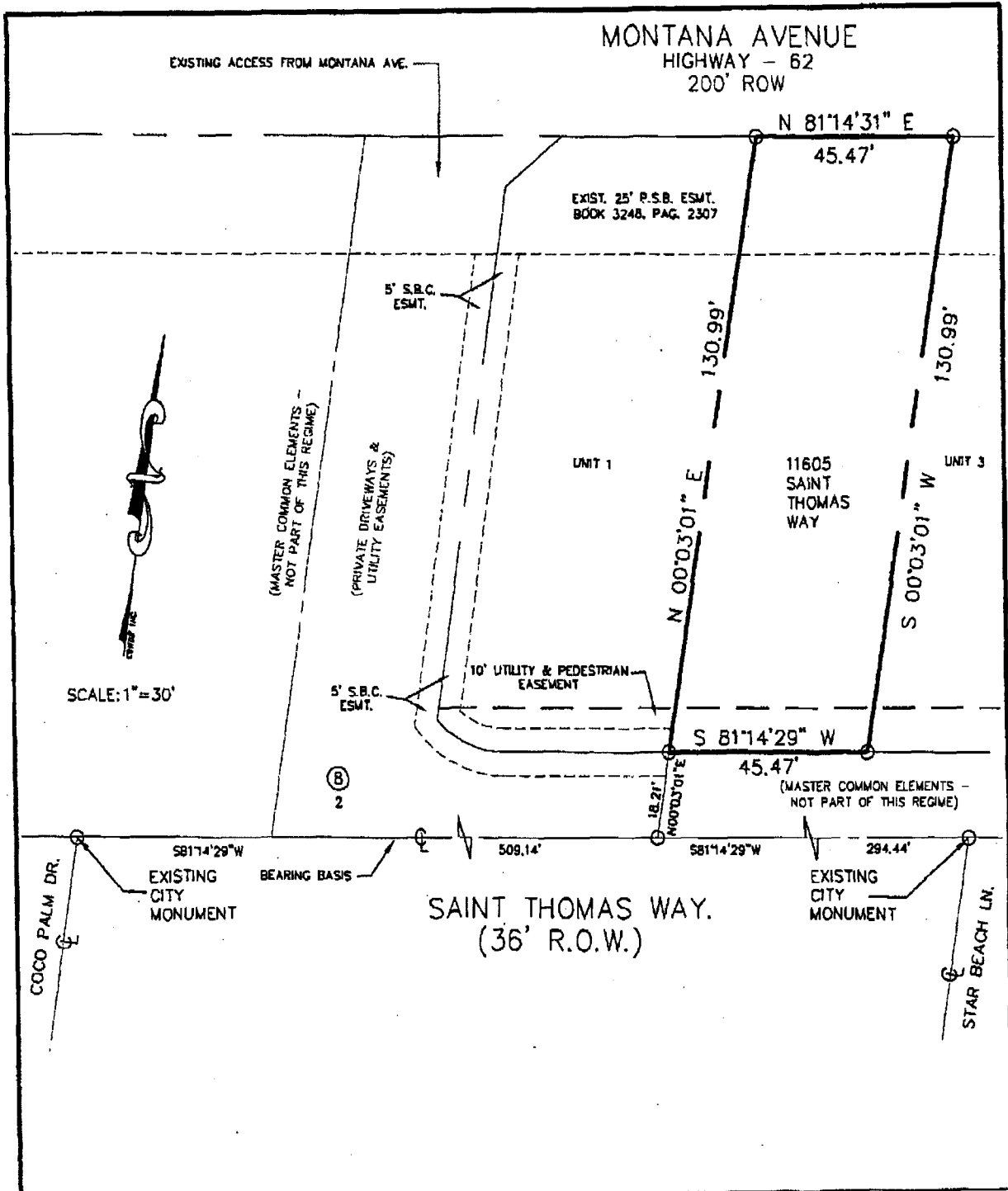
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SCALE: 1" = 30'

JOB # 408-98	DATE: APRIL 30, 2008	OFFICE: F.R.
11601 SAINT THOMAS WAY. UNIT 1, BLOCK 19 LAS PALMAS PHASE A CONDOMINIUM PLAT CITY OF EL PASO, EL PASO COUNTY, TEXAS		
CONDE ENGINEERING INC. 1790 LEE TREVINO SUITE 400 EL PASO, TEXAS 79936		

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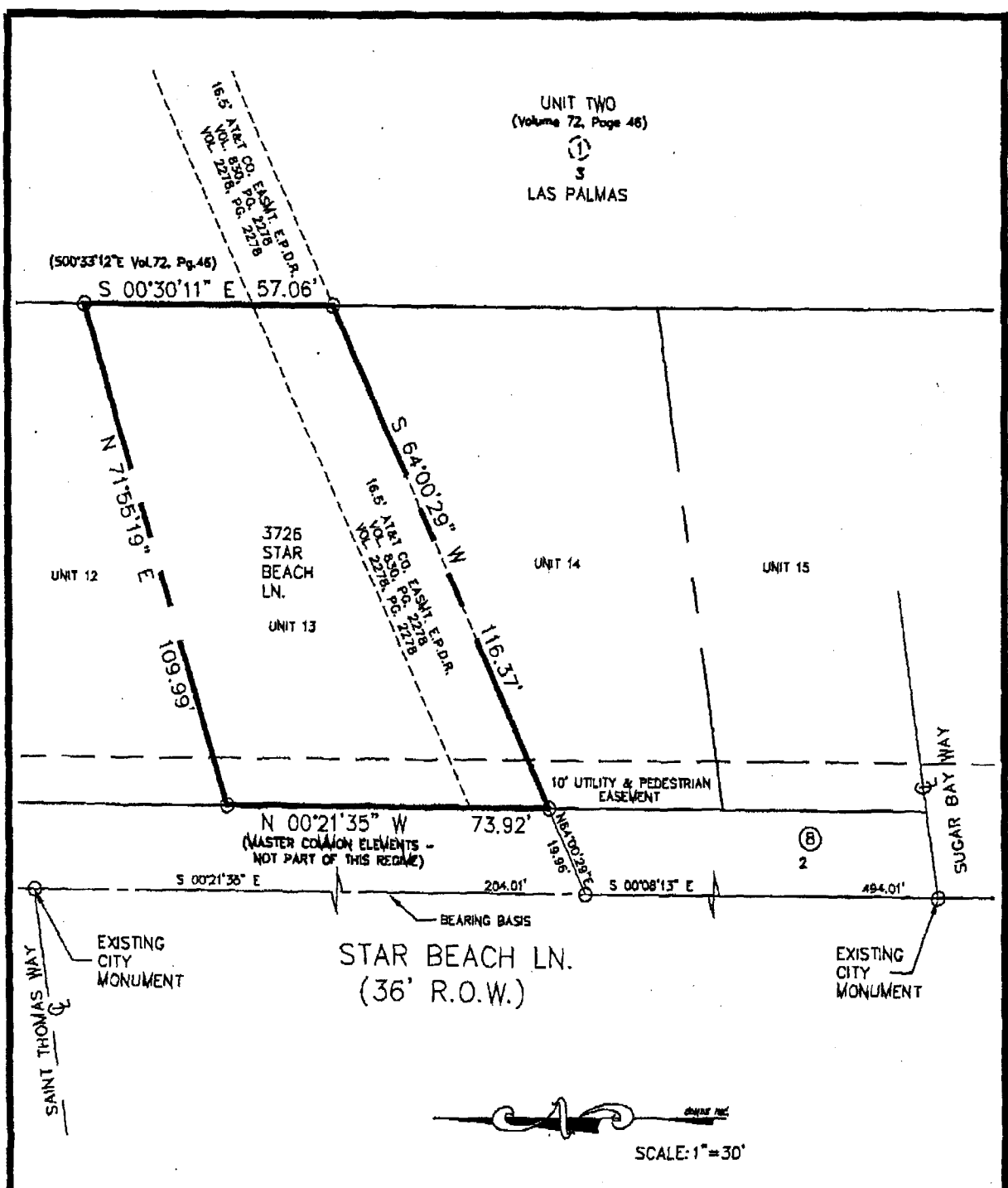


JOB # 408-98	DATE: APRIL 30, 2008	OFFICE: F.R.
11605 SAINT THOMAS WAY. UNIT 2, BLOCK 19 LAS PALMAS PHASE A CONDOMINIUM PLAT CITY OF EL PASO, EL PASO COUNTY, TEXAS		
CONDE ENGINEERING INC. 1790 LEE TREVINO SUITE 400 EL PASO, TEXAS 79936		

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UNIT TWO
(Volume 72, Page 48)

①
3
LAS PALMAS

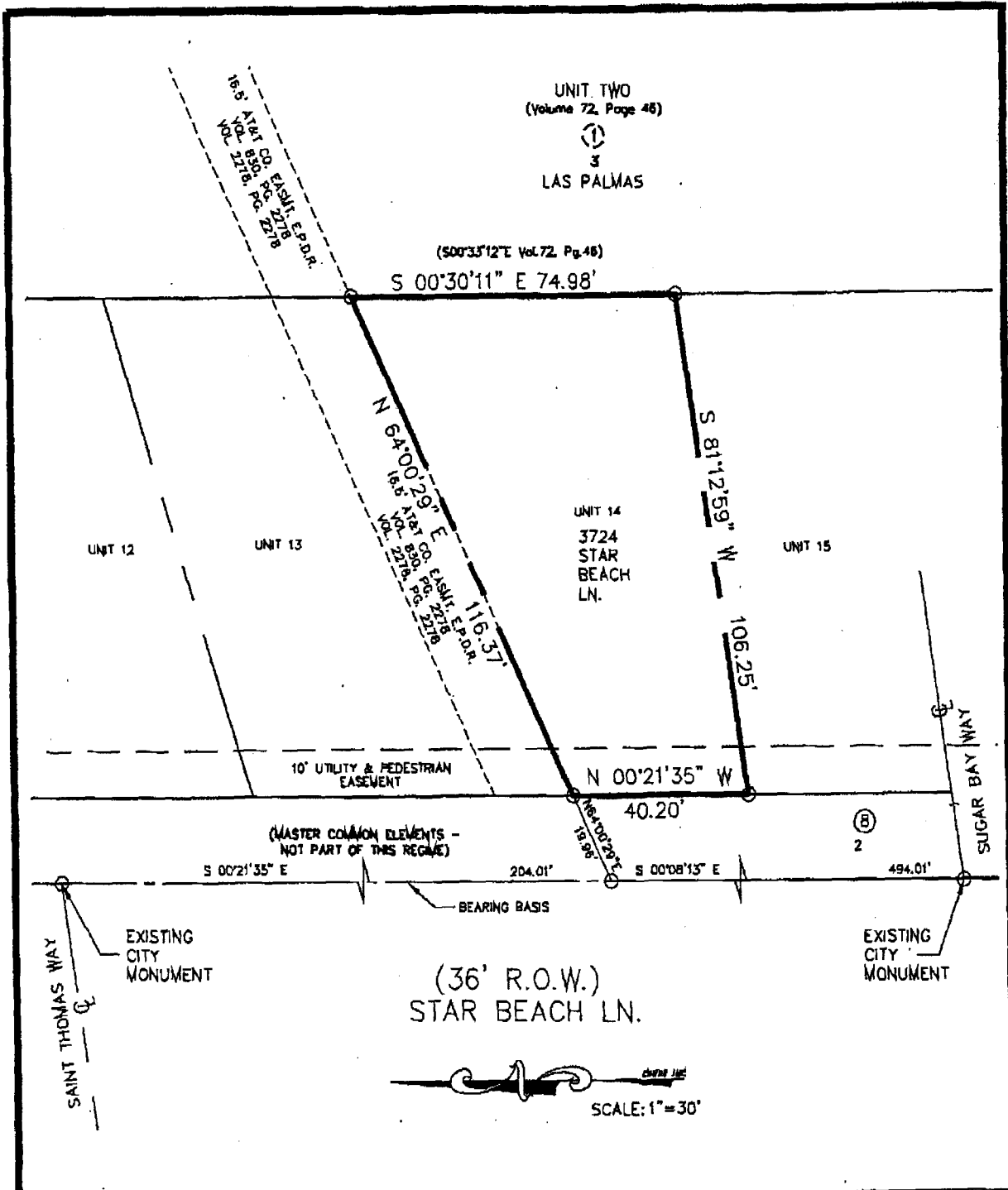


JOB # 408-98 DATE: MAY 5, 2008 OFFICE: F.R.

3726 STAR BEACH LN.
UNIT 13, BLOCK 19
LAS PALMAS PHASE A CONDOMINIUM PLAT
CITY OF EL PASO, EL PASO COUNTY, TEXAS

CONDE ENGINEERING INC.
1790 LEE TREVINO SUITE 400
EL PASO, TEXAS 79936

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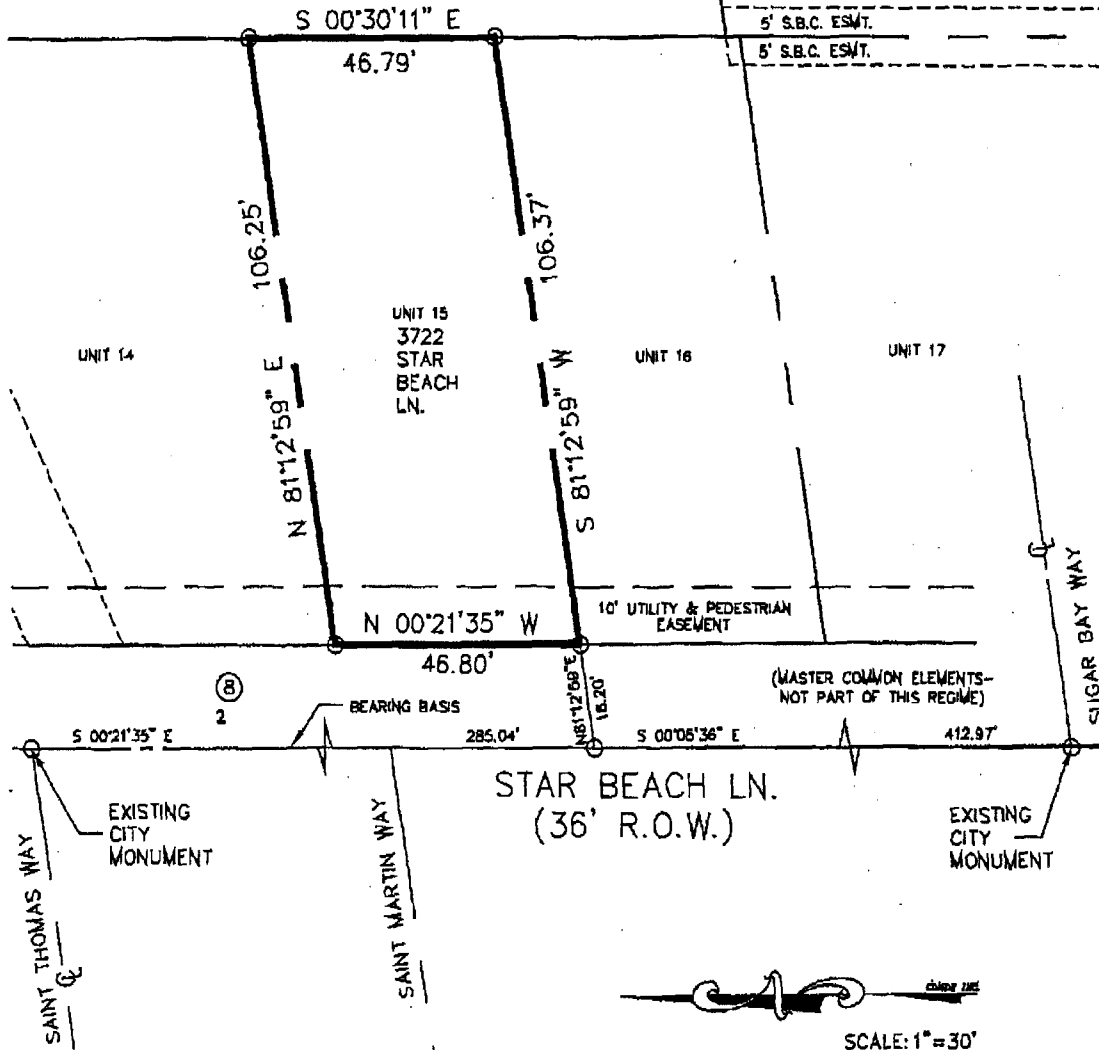
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3724 STAR BEACH LN. UNIT 14, BLOCK 19 LAS PALMAS PHASE A CONDOMINIUM PLAT CITY OF EL PASO, EL PASO COUNTY, TEXAS		
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UNIT TWO
(Volume 72, Page 46)

①
3
LAS PALMAS

(S00°33'12"E Vol. 72, Pg. 46)



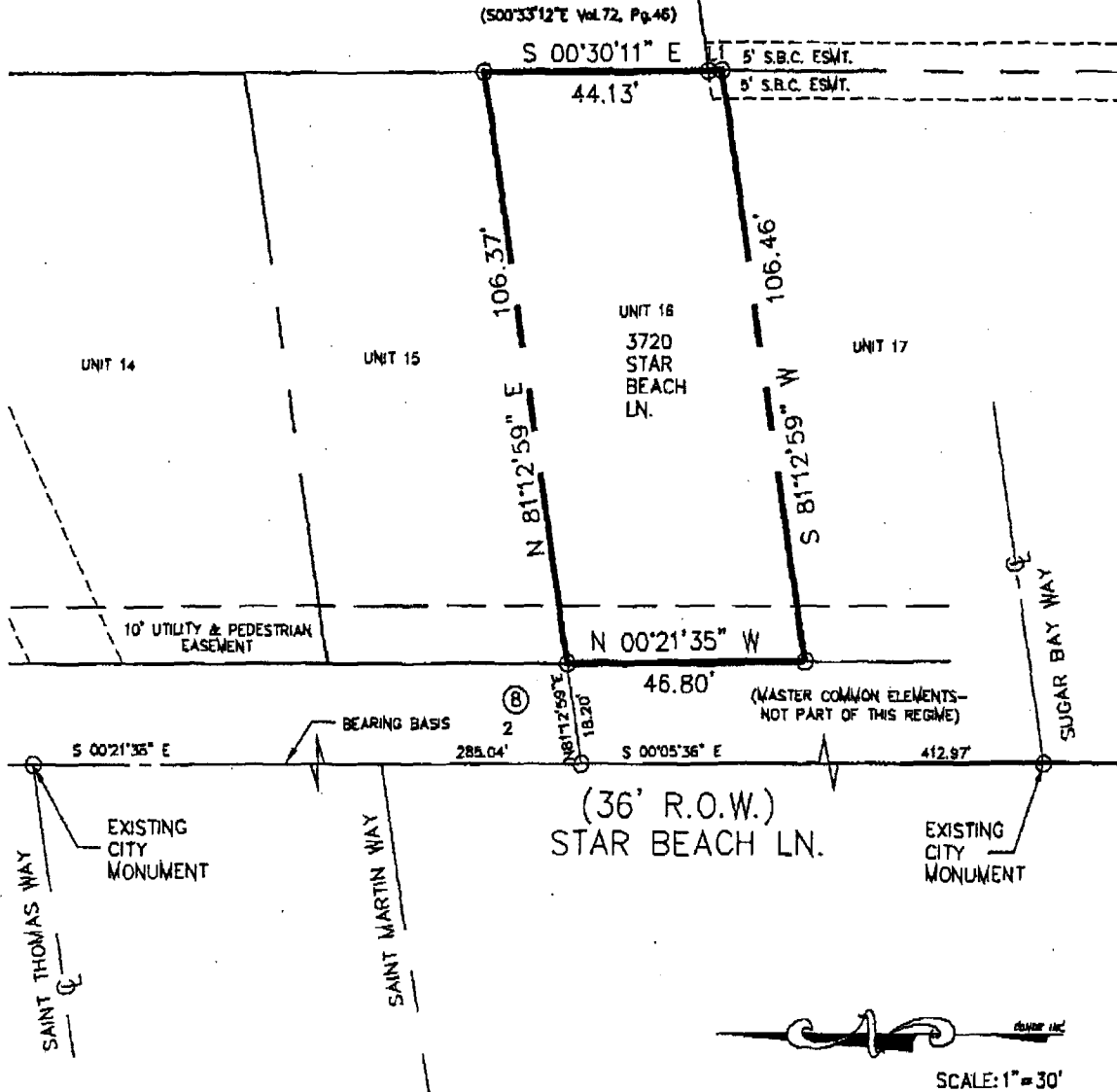
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UNIT TWO
(Volume 72, Page 46)

①
3
LAS PALMAS

LINE TABLE		
LINE	BEARING	LEGNTH
L1	S00°03'01"W	2.86'



JOB # 408-98

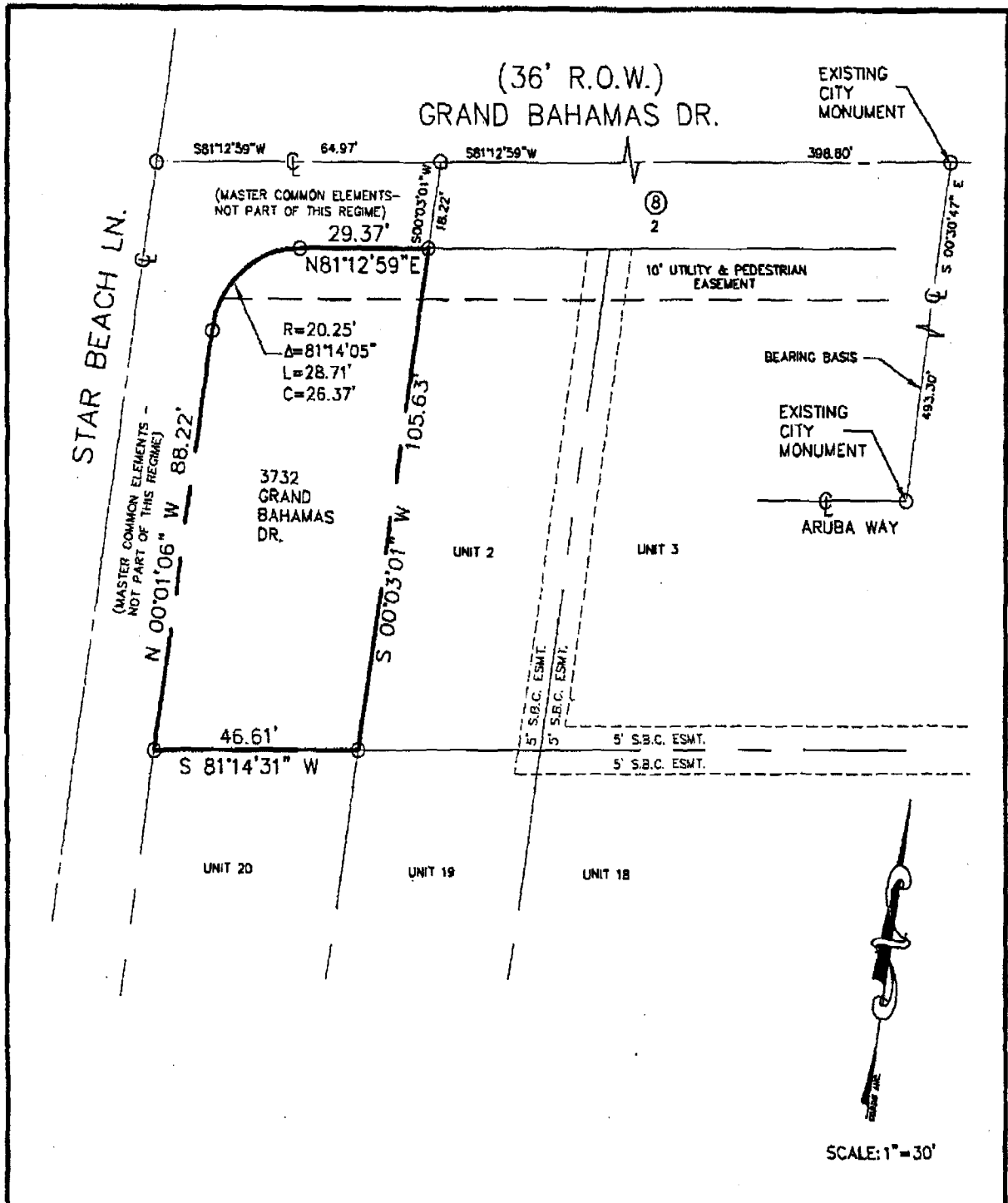
DATE: MAY 5, 2008

OFFICE: F.R.

3720 STAR BEACH LN.
UNIT 16, BLOCK 19
LAS PALMAS PHASE A CONDOMINIUM PLAT
CITY OF EL PASO, EL PASO COUNTY, TEXAS

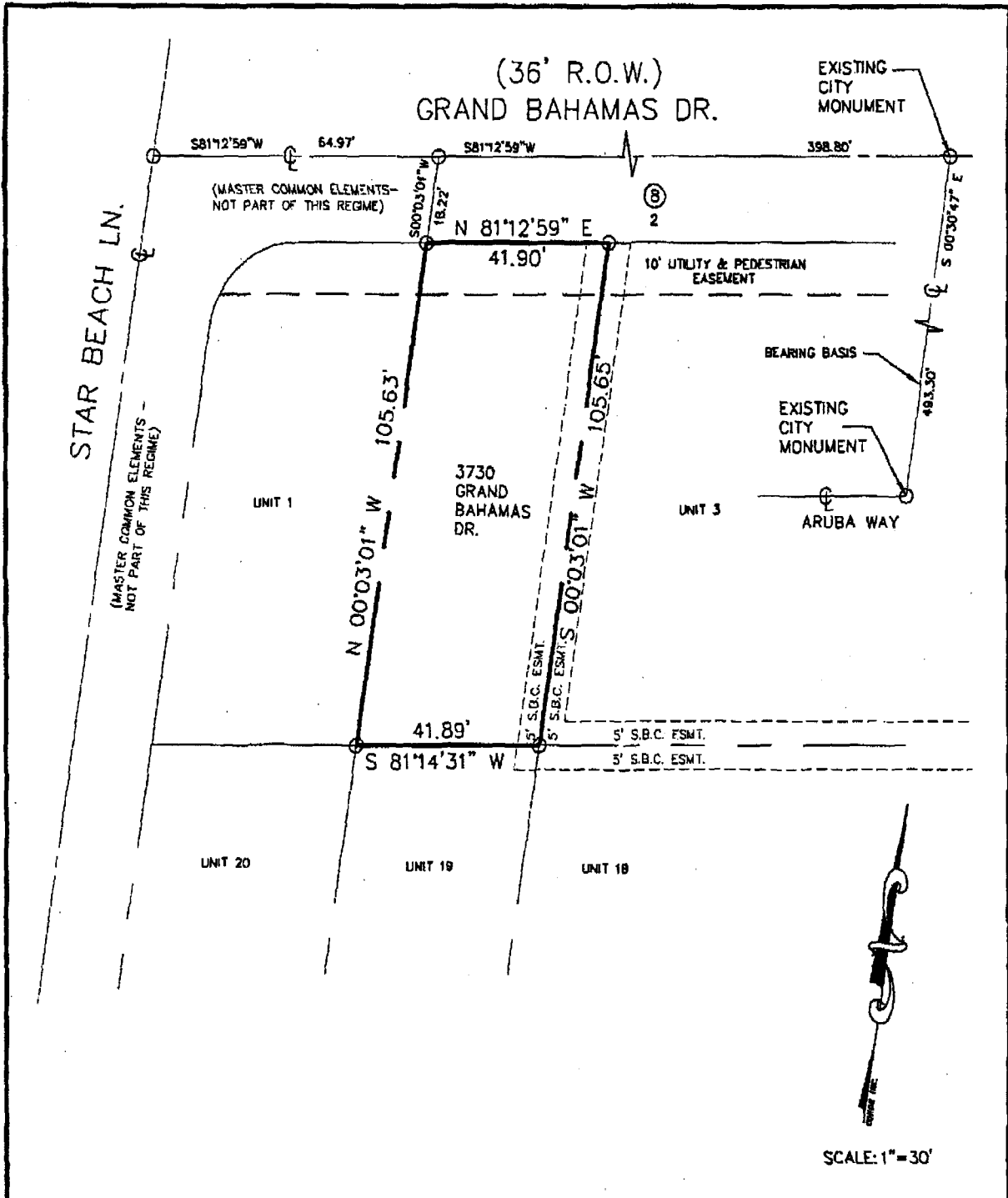
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JOB # 408-98	DATE: MAY 5, 2008	OFFICE: F.R.
3732 GRAND BAHAMAS DR. UNIT 1, BLOCK 20 LAS PALMAS PHASE A CONDOMINIUM PLAT CITY OF EL PASO, EL PASO COUNTY, TEXAS		
CONDE ENGINEERING INC. 1790 LEE TREVINO SUITE 400 EL PASO, TEXAS 79938		

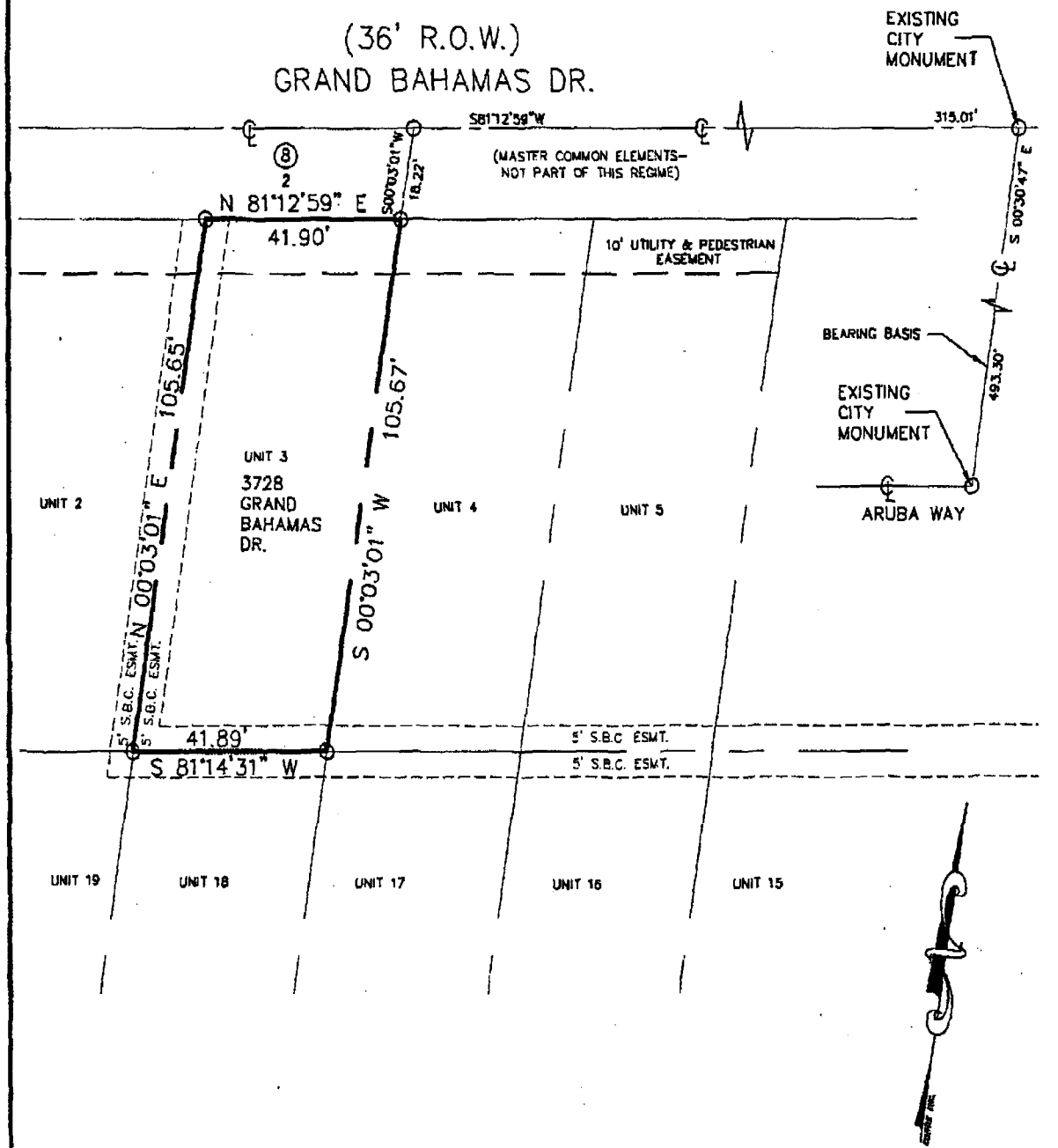
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3730 GRAND BAHAMAS DR. UNIT 2, BLOCK 20 LAS PALMAS PHASE A CONDOMINIUM PLAT CITY OF EL PASO, EL PASO COUNTY, TEXAS		
CONDE ENGINEERING INC. 1790 LEE TREVINO SUITE 400 EL PASO, TEXAS 79936		

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(36' R.O.W.)
GRAND BAHAMAS DR.

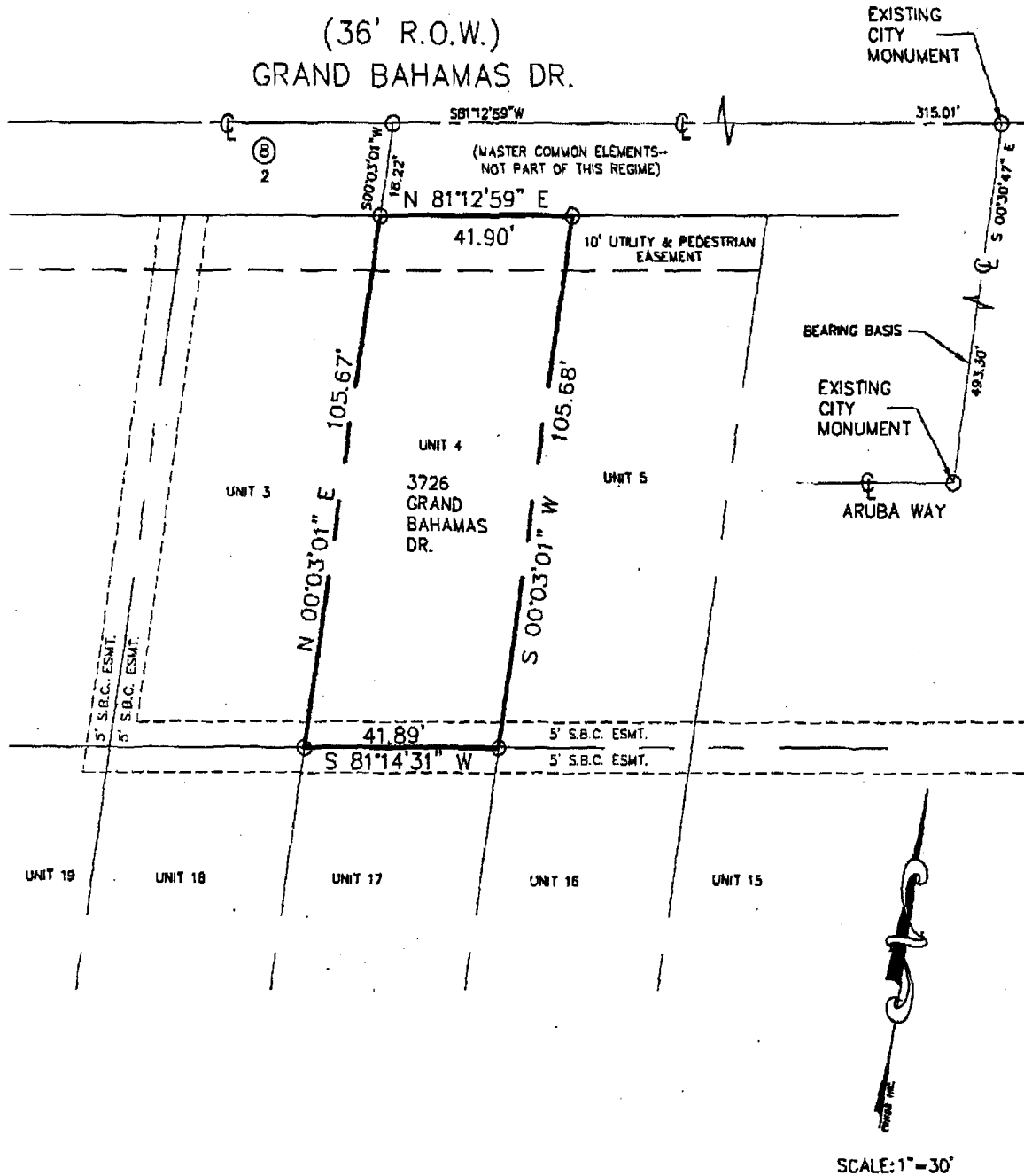


SCALE: 1" = 30'

JOB # 408-98	DATE: MAY 30, 2008	OFFICE: F.R.
		3728 GRAND BAHAMAS DR. UNIT 3, BLOCK 20 LAS PALMAS PHASE A CONDOMINIUM PLAT CITY OF EL PASO, EL PASO COUNTY, TEXAS
		CONDE ENGINEERING INC. 1790 LEE TREVINO SUITE 400 EL PASO, TEXAS 79936

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(36' R.O.W.)
GRAND BAHAMAS DR.



JOB # 408-98	DATE: MAY 5, 2008	OFFICE: F.R.
3726 GRAND BAHAMAS DR. UNIT 4, BLOCK 20 LAS PALMAS PHASE A CONDOMINIUM PLAT CITY OF EL PASO, EL PASO COUNTY, TEXAS		
CONDE ENGINEERING INC. 1790 LEE TREVINO SUITE 400 EL PASO, TEXAS 79936		

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EXHIBIT "B"

SCHEDULE OF ALLOCATED INTERESTS

The percentage of Common Interest and share of Common Expense Liability for each Unit is 3.125%.

THE PERCENTAGE OF COMMON INTEREST AND SHARE OF COMMON EXPENSE LIABILITY ASSIGNED TO A PARTICULAR UNIT WILL DECREASE IF ADDITIONAL UNITS ARE CREATED AND ADDED TO THE REGIME.

Doc# 20080039658

#Pages 24 #NFPages 1
5/15/2008 12:57:19 PM

Filed & Recorded in
Official Records of

EL PASO COUNTY

DELIA BRIONES

COUNTY CLERK

Fees \$188.00

25

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