



AFTER RECORDING RETURN TO:

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Austin, Texas 78701

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

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, as amended by that certain First Amendment to Subordinate Declaration of Condominium Regime for Las Palmas Phase A Condominiums recorded under Document No. 20080039658, Official Public Records of El Paso County, Texas.

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

This Second 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 ("Declarant"), and is as follows:

RECITALS:

A. Las Palmas Phase A Condominiums, a residential condominium project located in El Paso County, Texas (the "Regime"), 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"), as amended by that certain First Amendment to Subordinate Declaration of Condominium Regime for Las Palmas Phase A Condominiums recorded under Document No. 20080039658, Official Public Records of El Paso County, Texas (the "First Amendment").

B. Pursuant to *Section 12.4(f)* of the Declaration, Declarant, acting alone, may amend the Declaration to resolve conflicts, clarify ambiguities, and to correct misstatements, errors or omissions in the Declaration.

C. Declaration now desires to amend the Declaration to: (i) clarify that Master Unit 14-26/27, plats and plans of which were inadvertently and unintentionally included within the Plats and Plans attached as Attachment 1 to the Declaration, has not been submitted to the Declaration; (ii) correct an error in the designation of the Units created out of Master Unit 19-27/28/29, which was submitted in its entirety to the Declaration and subdivided into three (3) Units; and (iii) set forth the actual number of Units included within the Regime after giving effect to the foregoing changes, and the related percentage of interest in the Common Elements and percentage of liability for Common Expenses allocated to each Unit, all as set forth hereinbelow.

NOW THEREFORE, the Declaration is hereby amended as follows:

1. **Clarification – Master Unit 14-26/27.** The Declaration does not include Master Unit 14-26/27 within the definition of "Submitted Master Units", nor otherwise provide that Master Unit 14-26/27 has been submitted to the Declaration. However, the description in the Plats and Plans attached as Attachment 1 to the Declaration of Master Unit 14-26/27 was inadvertently and unintentionally included within the Plats and Plans attached as Attachment 1 to the Declaration. Master Unit 14-26/27 has not been submitted to the Declaration.

2. **Correction – Master Unit 19-27/28/29.** Master Unit 19-27/28/29 was submitted in its entirety to the Declaration, and the Plats and Plans attached as Attachment 1 to the

Declaration reflect that three (3) Units were created therefrom. However, the description in the Plats and Plans attached as Attachment 1 to the Declaration of one of the Units created out of Master Unit 19-27/28/29 – Unit 27, Block 19, whose street address is 3715 Grand Bahamas Dr. – was inadvertently mislabeled as describing Unit 28, Block 19. To correct this error, Declarant hereby replaces the plats and plans in the Declaration describing Unit 27, Block 19 with the revised plats and plans attached hereto and incorporated herein by reference as Exhibit "A".

3. Number of Units; Common Interest Allocation. After giving effect to the changes set forth herein, a total of thirty-three (33) Units are included within the Regime, being fifteen (15) Units initially submitted to the Declaration, plus an additional eighteen (18) additional Units created pursuant to the First Amendment. As *Section 3.6* of the Declaration provides that each Unit is allocated an equal percentage of interest in the Common Elements, and *Section 3.7* of the Declaration provides that the percentage of liability for Common Expenses assigned to each Unit is equal to the Common Interest Allocation allocated to that Unit pursuant to *Section 3.6* of the Declaration, the percentage of interest in the Common Elements and percentage of liability for Common Expenses allocated to each Unit is 3.33%.

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 20th day of June, 2008.

DECLARANT:

AVENIDA DE PALMAS, LTD., a Texas limited partnership

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

By: _____

Printed Name: _____

Title: _____

THE STATE OF TEXAS §

COUNTY OF EL PASO §

This instrument was acknowledged before me this 20 day of June 2008 by Richard Aguirre, Manager 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.

(SEAL)

Margarita Guerrero
Notary Public Signature

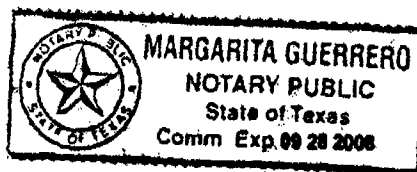
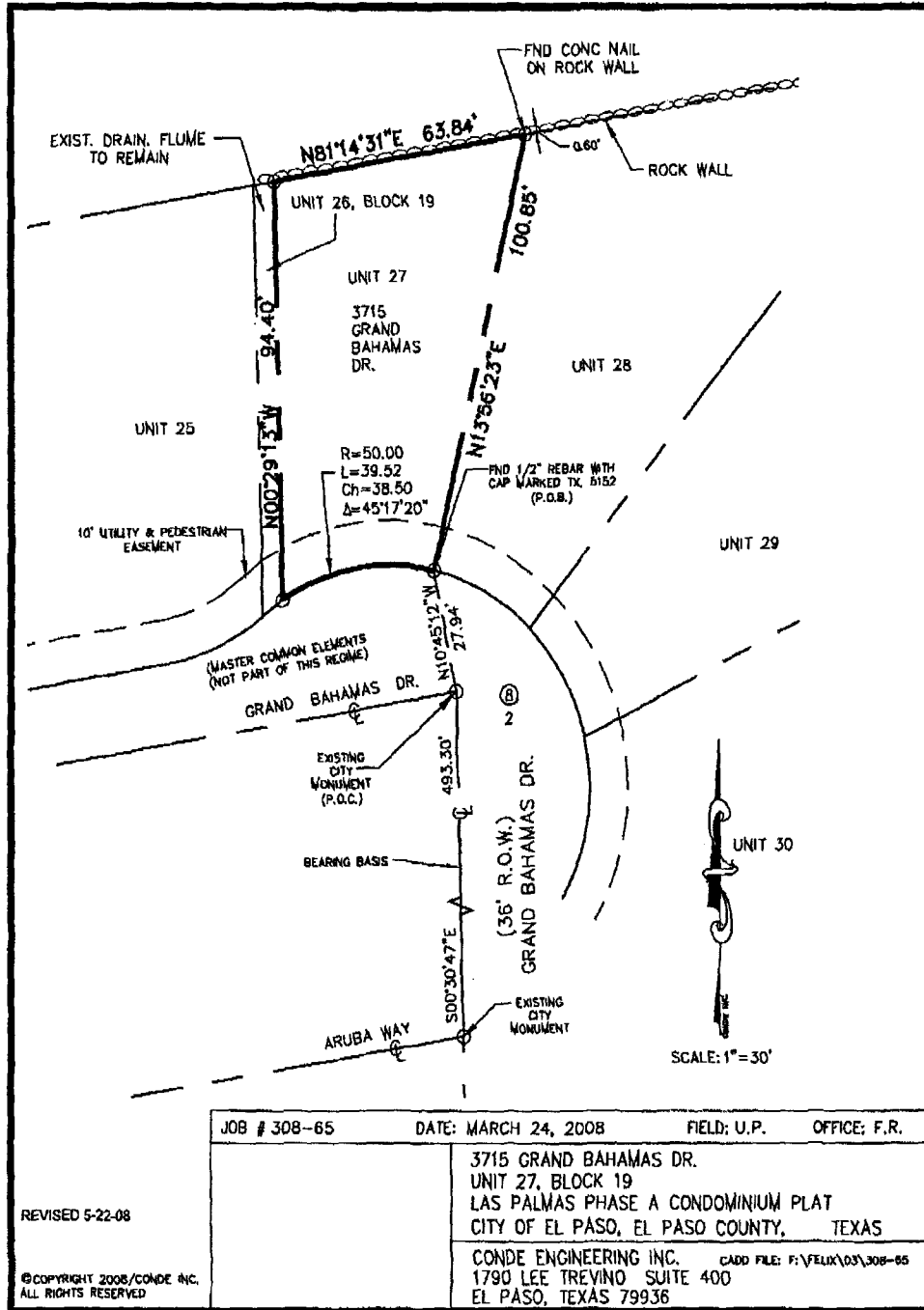


EXHIBIT "A"



JOB # 308-65	DATE: MARCH 24, 2008	FIELD: U.P.	OFFICE: F.R.
3715 GRAND BAHAMAS DR. UNIT 27, BLOCK 19 LAS PALMAS PHASE A CONDOMINIUM PLAT CITY OF EL PASO, EL PASO COUNTY, TEXAS			
CONDE ENGINEERING INC. CADD FILE: F:\FELIX\03\308-65 1790 LEE TREVINO SUITE 400 EL PASO, TEXAS 79936			

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Official Records of
EL PASO COUNTY
DELIA BRIONES
COUNTY CLERK
Fees \$32.00

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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.



Delia Briones

EL PASO COUNTY, TEXAS