



AFTER RECORDING RETURN TO:

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

Cross reference to that certain Subordinate Declaration of Condominium Regime for Las Palmas Phase B Condominiums recorded under Document No. 20080039659, Official Public Records of El Paso County, Texas.

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

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

RECITALS:

A. The Las Palmas Phase B 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 B Condominiums recorded under Document No. 20080039659, 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 Unit**" 14-26/27 (the "**Additional Master Unit**") 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 Unit 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 two (2) additional Units within the Regime. The total number of Units within the Regime after giving effect to this Amendment is equal to eleven (11), and the total number of Units which Declarant has reserved the right to create by amendment is equal to eighty-nine (89).

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 two (2) Units out of the Additional Master Unit, which are designated as Unit 26, Block 14 and Unit 27, Block 14. (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.

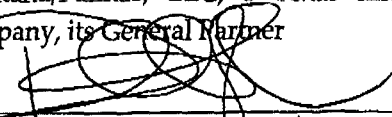
[SIGNATURE PAGE FOLLOWS]

EXECUTED on this 25th 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: Richard Aguilar
Title: Managing Member

THE STATE OF TEXAS §

COUNTY OF EL PASO §

This instrument was acknowledged before me this 25 day of June, 2008 by Richard Aguilar managing member 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)



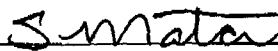
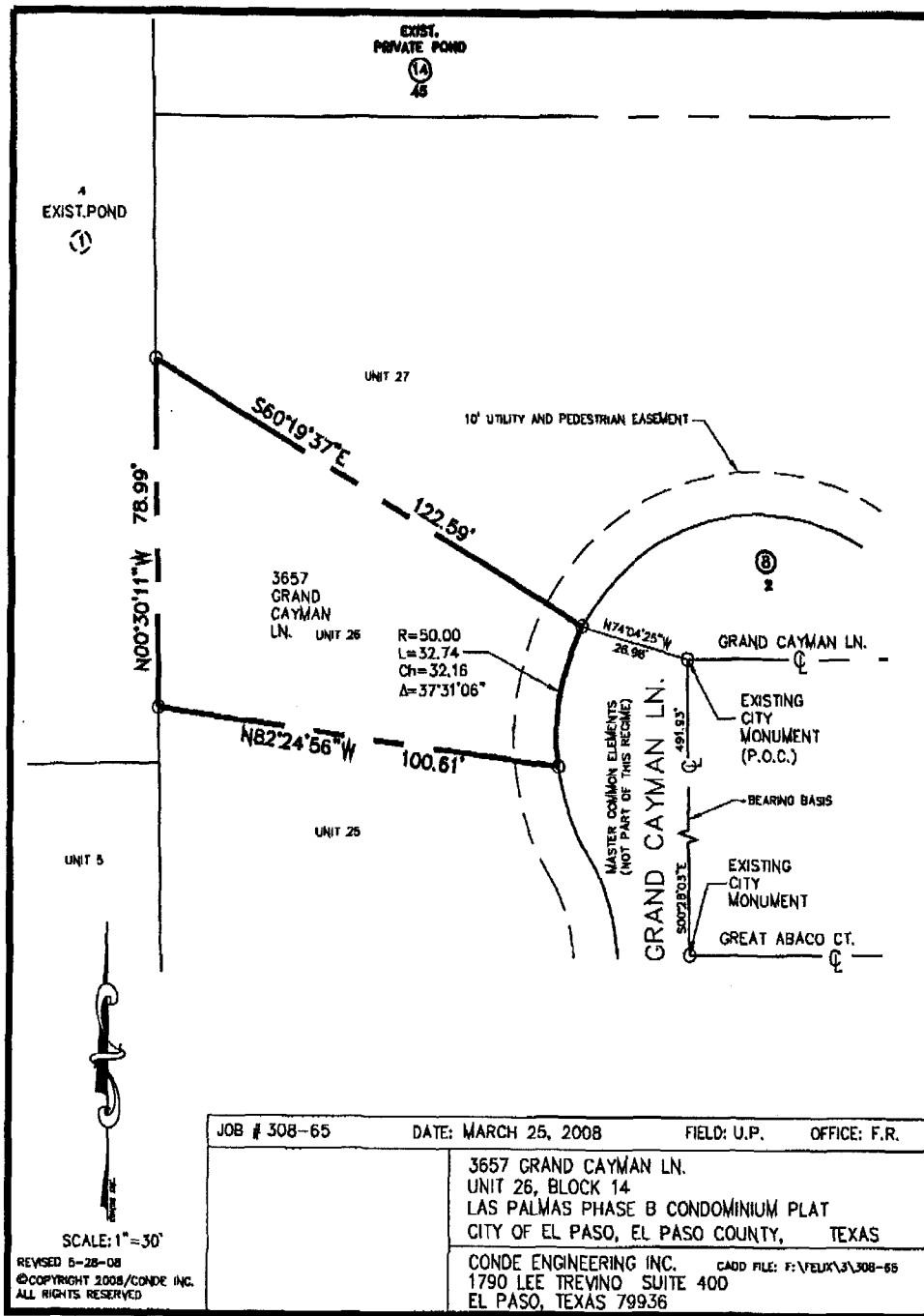
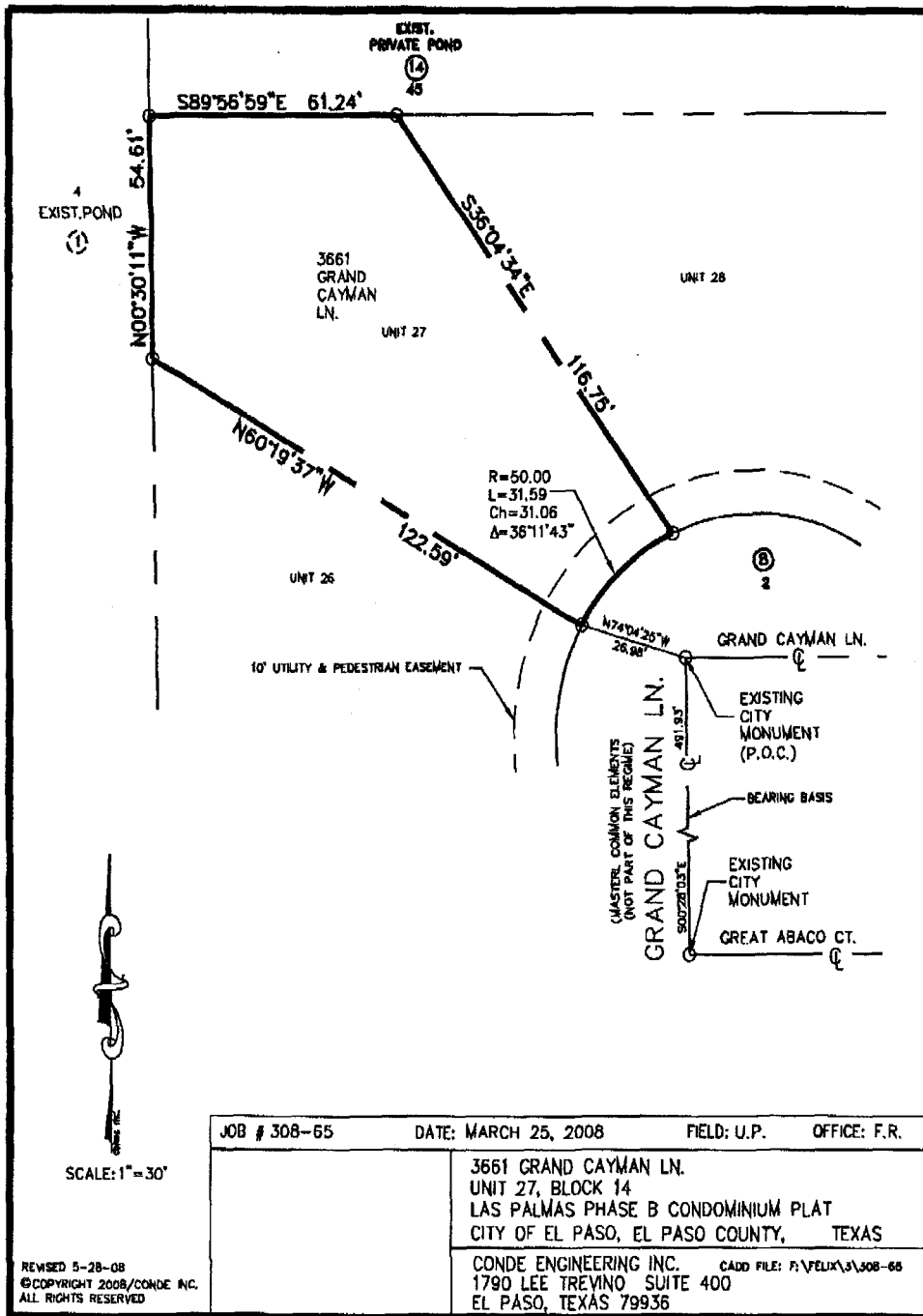

Notary Public Signature

EXHIBIT "A"

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



**POOR QUALITY ORIGINAL
BEST AVAILABLE IMAGE**



POOR QUALITY ORIGINAL
BEST AVAILABLE IMAGE

EXHIBIT "B"

SCHEDULE OF ALLOCATED INTERESTS

The percentage of interest in the Common Elements and percentage of liability for Common Expenses allocated to each Unit is 9.0909%.

THE PERCENTAGE OF INTEREST IN THE COMMON ELEMENTS AND PERCENTAGE OF LIABILITY FOR COMMON EXPENSES ALLOCATED TO A PARTICULAR UNIT WILL DECREASE IF ADDITIONAL UNITS ARE CREATED AND ADDED TO THE REGIME.

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Filed & Recorded in
Official Records of
EL PASO COUNTY
DELIA BRIONES
COUNTY CLERK
Fees \$44.80

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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.



EL PASO COUNTY, TEXAS

Delia Briones