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AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead, PC
401 Congress Ave., Suite 2100
Austin, Texas 78701

**FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM REGIME
FOR
PIAZZA ESCONDIDA CONDOMINIUMS**

A Condominium Project located in El Paso County, Texas

ADDING UNITS

A11, A12, A13, A14, A15, A21, A22, A23, A24 AND A25

Cross Reference to Declaration of Condominium Regime for Piazza Escondida Condominiums
recorded as Document No. 20130084291 in the Official Public Records of El Paso County, Texas.

**FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR PIAZZA
ESCONDIDA CONDOMINIUMS**

This First Amendment to Declaration of Condominium Regime for Piazza Escondida Condominiums (the "**Amendment**") is made by **TONE VENTURES, L.L.C.**, a Texas limited liability company ("**Declarant**"), and is as follows:

RECITALS:

A. Piazza Escondida Condominiums, a condominium regime (the "**Regime**"), located in El Paso County, Texas, was established pursuant to that certain Declaration of Condominium Regime for Piazza Escondida Condominiums, recorded as Document No. 20130084291 in the Official Public Records of El Paso County, Texas (the "**Declaration**").

B. Pursuant to *Provision A.3.7* of Appendix "A" to the Declaration, Declarant may amend the Declaration unilaterally and without the consent of other Owners or any mortgagee to create Units, General Common Elements and Limited Common Elements within the Property.

C. In accordance with *Provision A.3.7* of Appendix "A" to the Declaration, Declarant has reserved the right, during the Development Period, to create Units, General Common Elements, and Limited Common Elements within the Property. The Development Period is for a term of ten (10) years from the date the Declaration was recorded in the Official Public Records of El Paso County, Texas. The Declaration was recorded on November 13, 2013, and the Development Period is still in effect.

D. Declarant desires to amend the Declaration for the purpose of creating ten (10) additional Units. The total number of Units within the Regime after giving effect to this Amendment is equal to twenty (20). Declarant has reserved the right in the Declaration to create a total of thirty-seven (37) Units.

NOW THEREFORE, the Declaration is hereby amended as follows:

1. Creation of Units. In accordance with the rights reserved by the Declarant pursuant to *Section 5.1* of the Declaration and Appendix "A" attached thereto, Declarant hereby creates ten (10) Units, which are designated as Unit Nos. A11, A12, A13, A14, A15, A21, A22, A23, A24 and A25 (collectively, the "**New Units**"). The New Units are hereby classified as Units which **MUST BE BUILT**. At this time, Declarant has not yet designated the New Units as "Live-Work Units", "Office Units", "Retail Units", or "Residential Units". Declarant reserves the right to designate the New Units as either "Live-Work Unit", "Office Unit", "Retail Unit", or "Residential Unit" by a separate written Recorded instrument.

2. Replacement of Attachment 1. Attachment 1 to the Declaration is hereby deleted in its entirety and the Plats and Plans attached hereto as Exhibit "A" (the "**New Plats**

PIAZZA ESCONDIDA CONDOMINIUMS
FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME

and Plans") are substituted in their place. The New Plats and Plans: (i) assign an identifying number to all Units; (ii) describe the portion of the limited common elements created or assigned to all Units; and (iii) include the information required by Section 82.059 of the Texas Uniform Condominium Act.

3. **Replacement of Attachment 3.** The Schedule of Allocated Interests assigned to each Unit within the Regime, after the addition of the New Units, is set forth on Exhibit "B" attached hereto. Exhibit "B", attached hereto, supersedes and replaces Attachment 3 attached to the Declaration.

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. .

EXECUTED to be effective as of the 28 day of April, 2014.

DECLARANT:

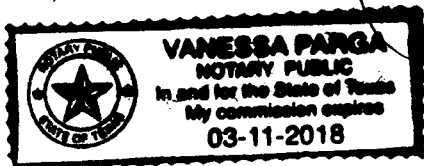
STONE VENTURES, LLC, a Texas limited liability company

By: [Signature]
Printed Name: Michelle Stringfield
Title: President

THE STATE OF TEXAS §
COUNTY OF El Paso §

This instrument was acknowledged before me this 28 day of April, 2014 by Michelle Stringfield, Resident of Stone Ventures, LLC, a Texas limited liability company, on behalf of said limited liability company.

(SEAL)



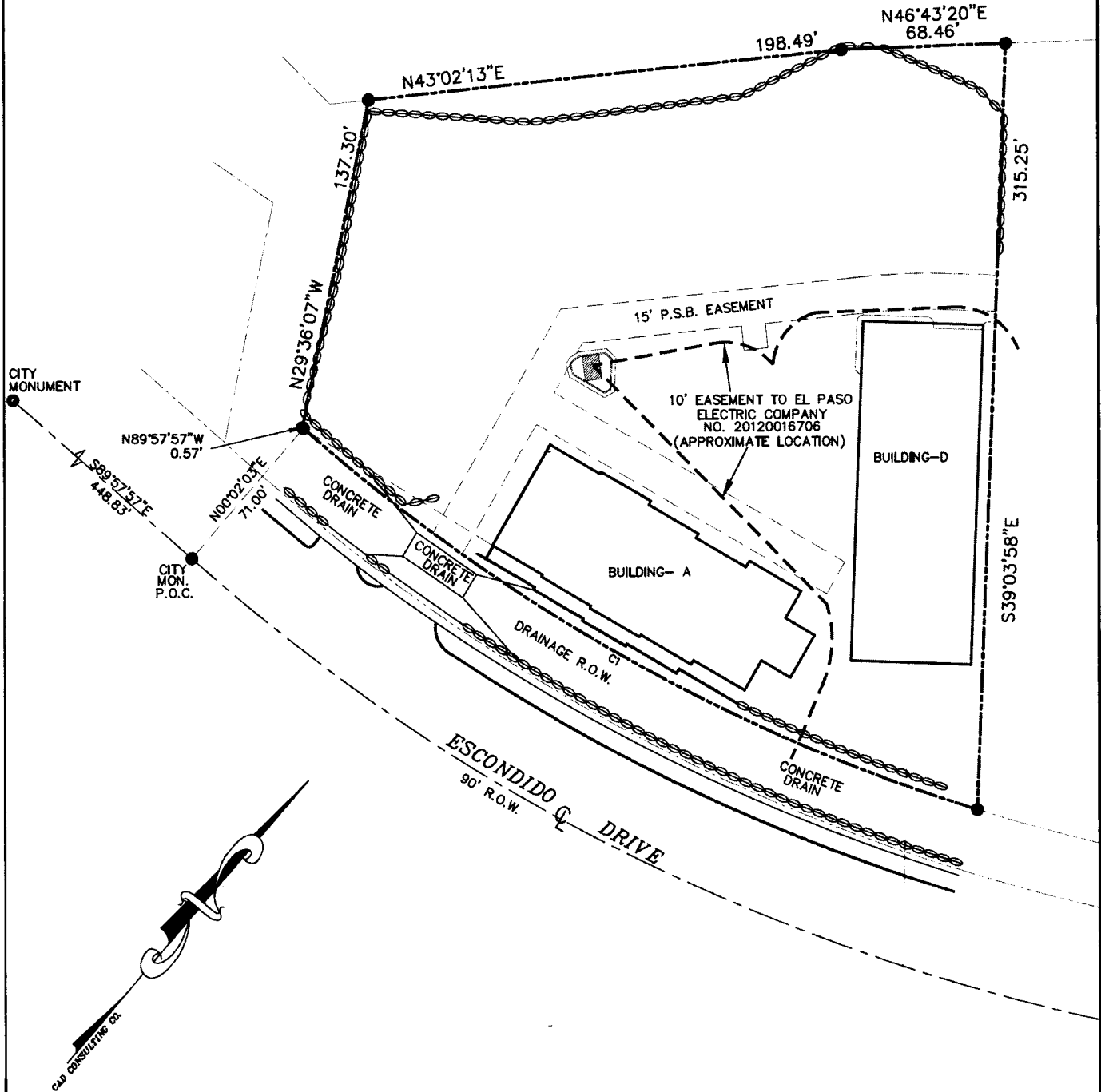
[Signature]
Notary Public Signature

EXHIBIT "A"

**ATTACHMENT 1 TO THE DECLARATION OF CONDOMINIUM REGIME FOR
PIAZZA ESCONDIDA CONDOMINIUMS**

SEE SHEET 2 OF 13 FOR ORIGINAL CERTIFICATION

PIAZZA ESCONDIDA CONDOMINIUMS



SCALE 1"=60'

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JOB # 12-2968	DATE: 07-09-13	FIELD: JM	OFFICE: SM
LOCATED IN ZONE C		PANEL # 480214-0039-B	DATED 10-15-82
RECORDED IN VOL: 1 PAGE 36 , PLAT RECORDS, EL PASO COUNTY, TX			

CAD CONSULTING COMPANY
 1790 LEE TREVINO DRIVE SUITE 503
 EL PASO, TEXAS 79936
 (915) 633-6422

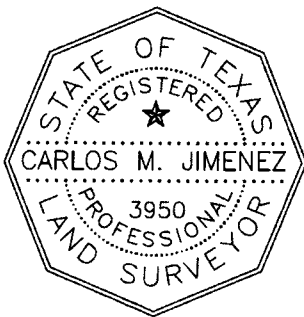
6350 ESCONDIDO DRIVE
 A PORTION OF LOT 2, BLOCK 15A
 CHAPARRAL PARK UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS

EXHIBIT "A" PIAZZA ESCONDIDA CONDOMINIUMS

[PLATS AND PLAN]
[CERTIFICATION OF SURVEYOR]

THE ATTACHED PLATS AND PLANS, ATTACHED HERETO AS "ATTACHMENT 1" CONTAIN THE INFORMATION REQUIRED BY SECTION 82.059 OF THE TEXAS UNIFORM CONDOMINIUM ACT, AS APPLICABLE.



CARLOS M. JIMENEZ
R.P.L.S. No. 3950

DATED 07-09-13

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JOB # 12-2968 DATE: 07-09-13 FIELD: JM OFFICE: SM

LOCATED IN ZONE C PANEL # 480214-0039-B DATED 10-15-82

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6350 ESCONDIDO DRIVE
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CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS

BUILDING D
EXISTING BUILDING
4,000.00 SQ.FT.

10' EASEMENT TO EL PASO
ELECTRIC COMPANY
NO. 20120016706
(APPROXIMATE LOCATION)

COMMON AREA

15' P.S.S. EASEMENT

BUILDING A

CONCRETE
DRAIN

DRAINAGE R.O.W.

CONCRETE
DRAIN

CONCRETE
DRAIN

ESCONDIDO DRIVE
90' R.O.W.

S11°05'28"E 50.80'

135.00'

135.00'

N78°54'32"E

S78°54'32"W

N11°05'28"W P.O.C.
50.80'

13.00'

N81°34'24"E

FND.
X

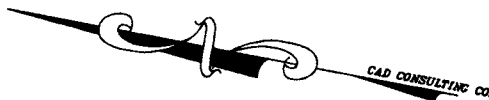
71.00'

N00°02'03"E

CITY
MON.
P.O.C.

S89°57'57"E
448.83'

CITY
MON.



SCALE 1"=40'

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JOB # 12-2968 DATE: 05-21-13 FIELD: JM OFFICE: SM

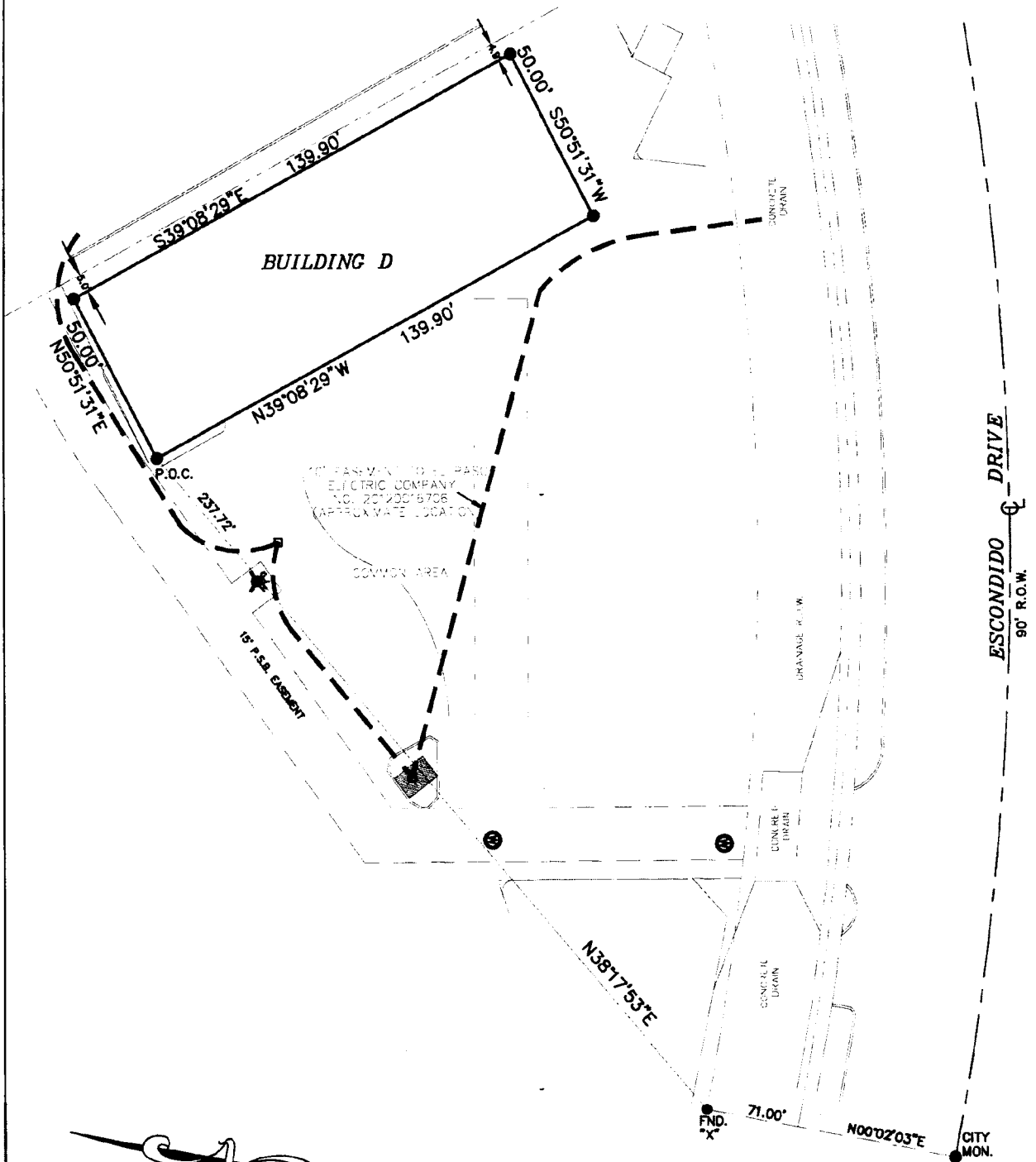
LOCATED IN ZONE C PANEL # 480214-0039-B DATED 10-15-82


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CAD CONSULTING COMPANY
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EL PASO, TEXAS 79936
(915) 633-6422

6350 ESCONDIDO DRIVE- BUILDING A
A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
CHAPARRAL PARK UNIT SEVEN
CITY OF EL PASO, EL PASO COUNTY, TEXAS


PIAZZA ESCONDIDA CONDOMINIUMS





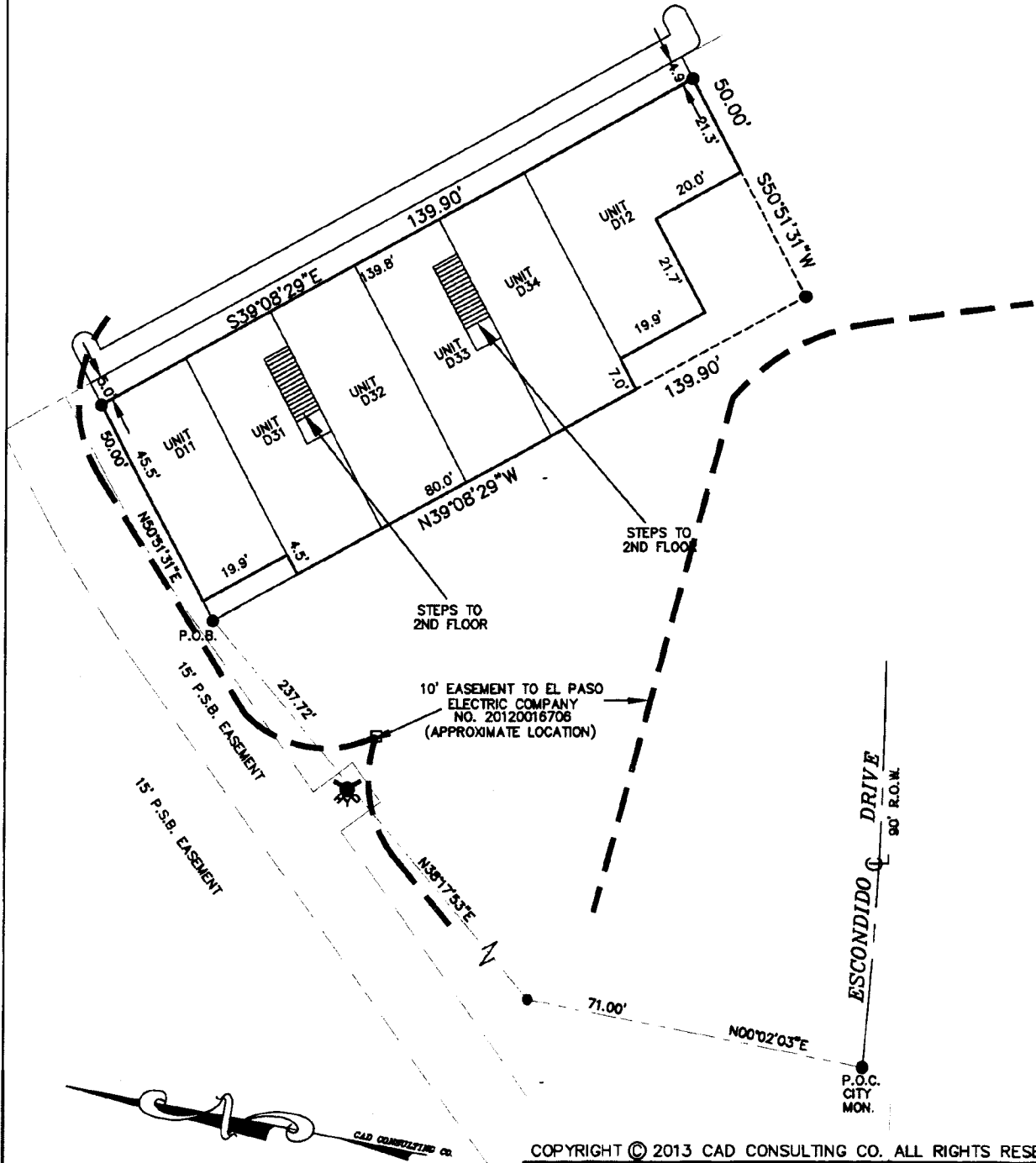
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 SCALE 1"=40'

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PIAZZA ESCONDIDA CONDOMINIUMS 3RD FLOOR



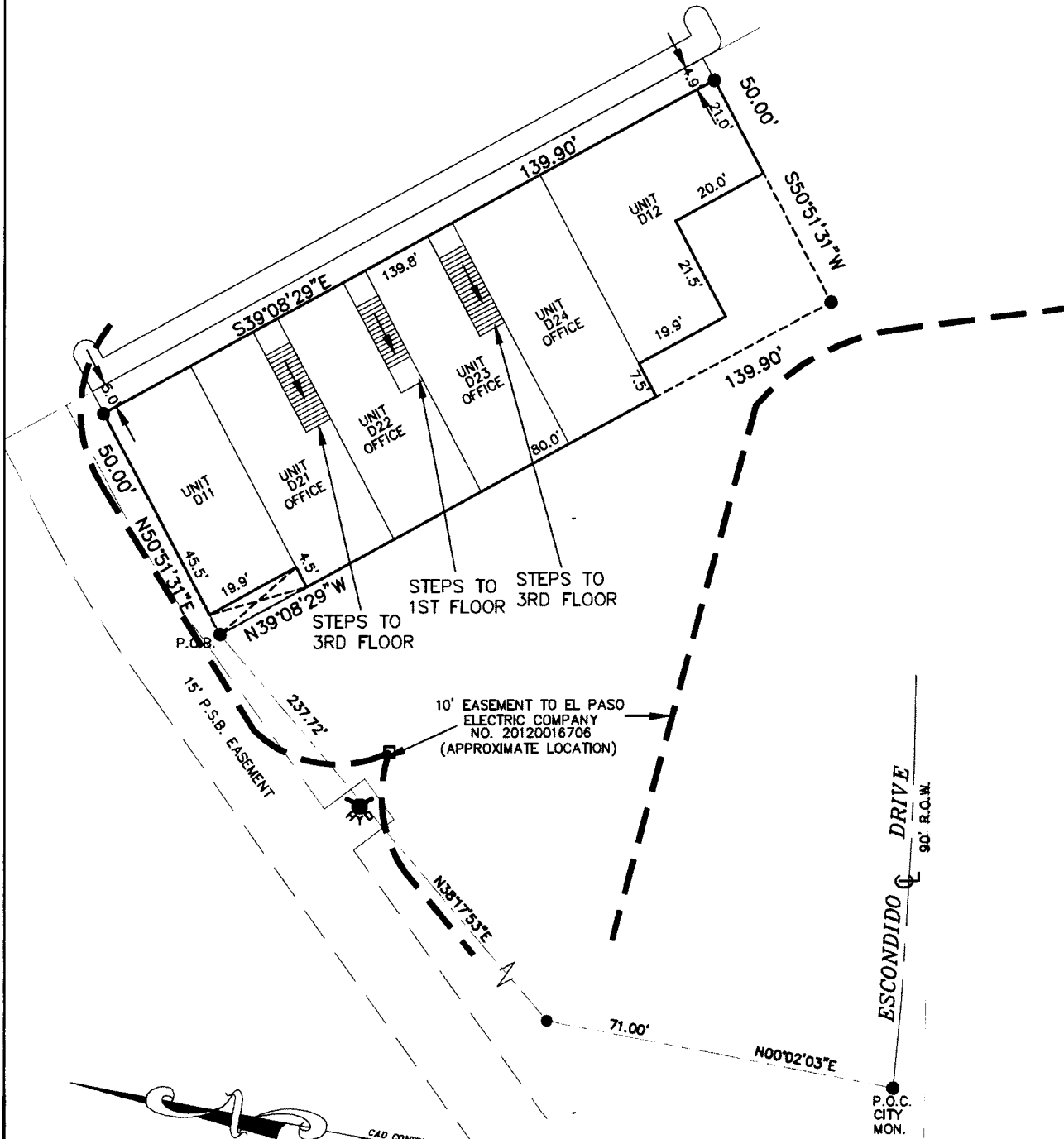
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PIAZZA ESCONDIDA CONDOMINIUMS 2ND FLOOR




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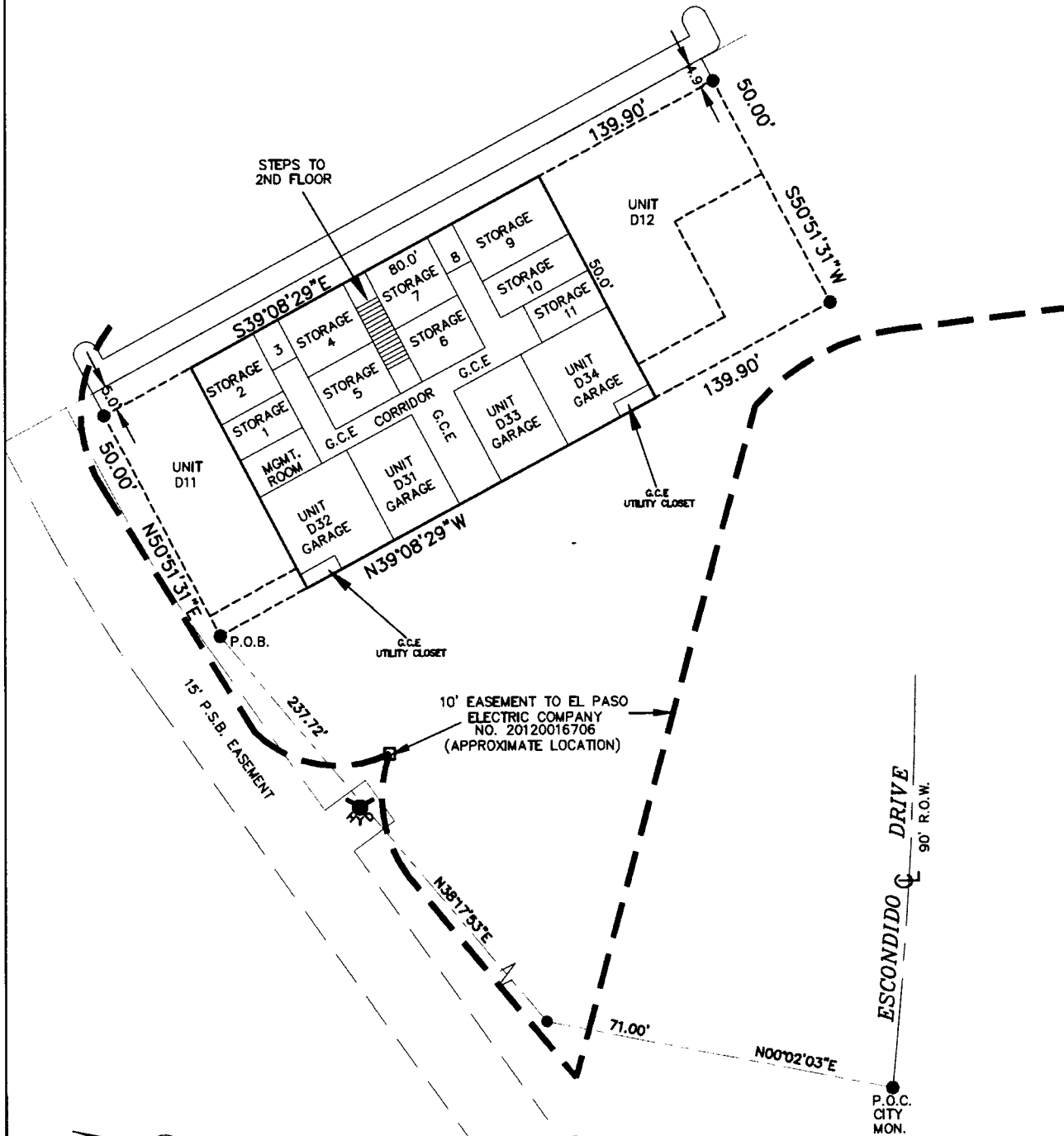
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PIAZZA ESCONDIDA CONDOMINIUMS 1ST FLOOR



SCALE 1"=30'



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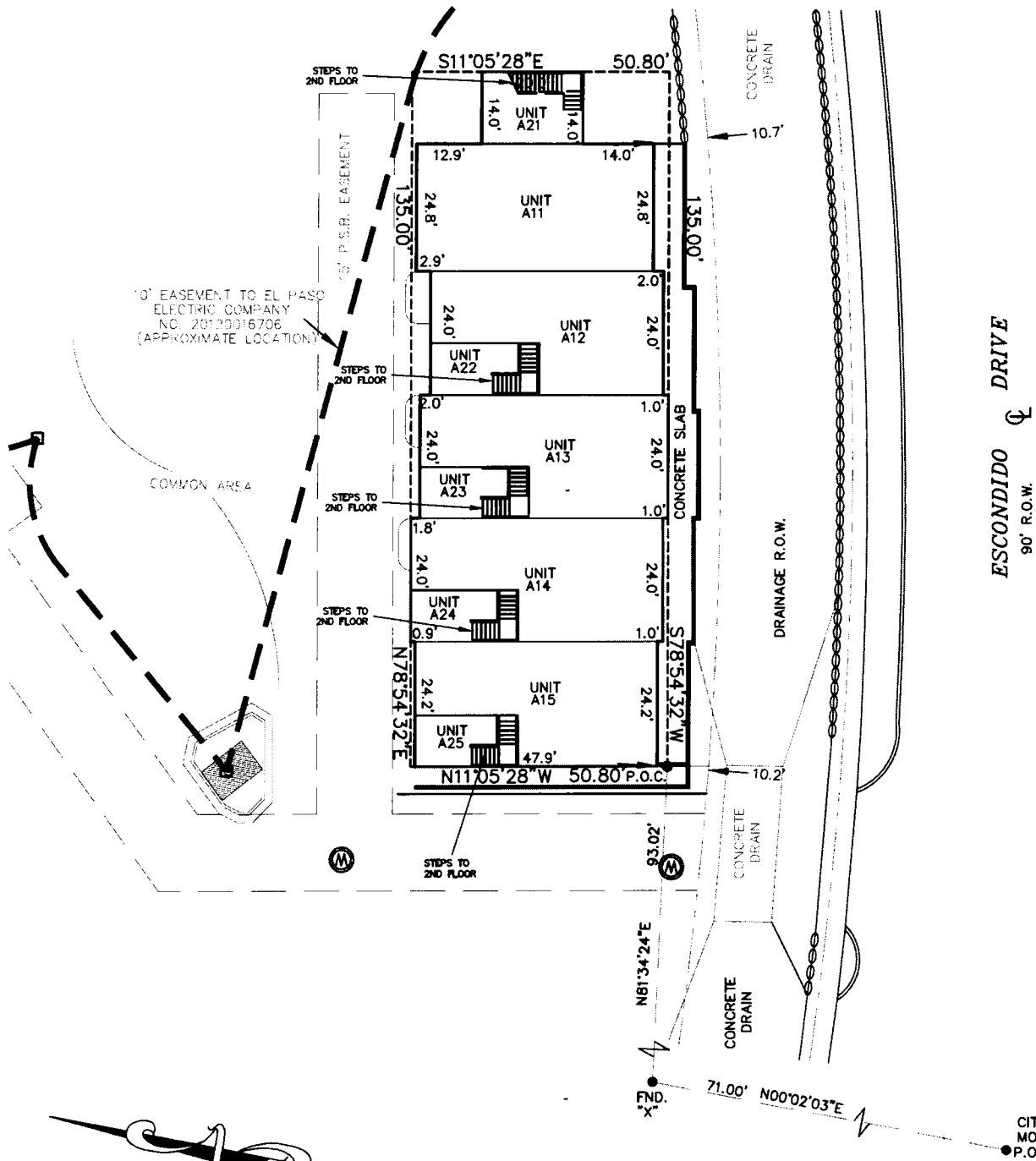
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PIAZZA ESCONDIDA CONDOMINIUMS 1ST FLOOR



SCALE 1"=30'

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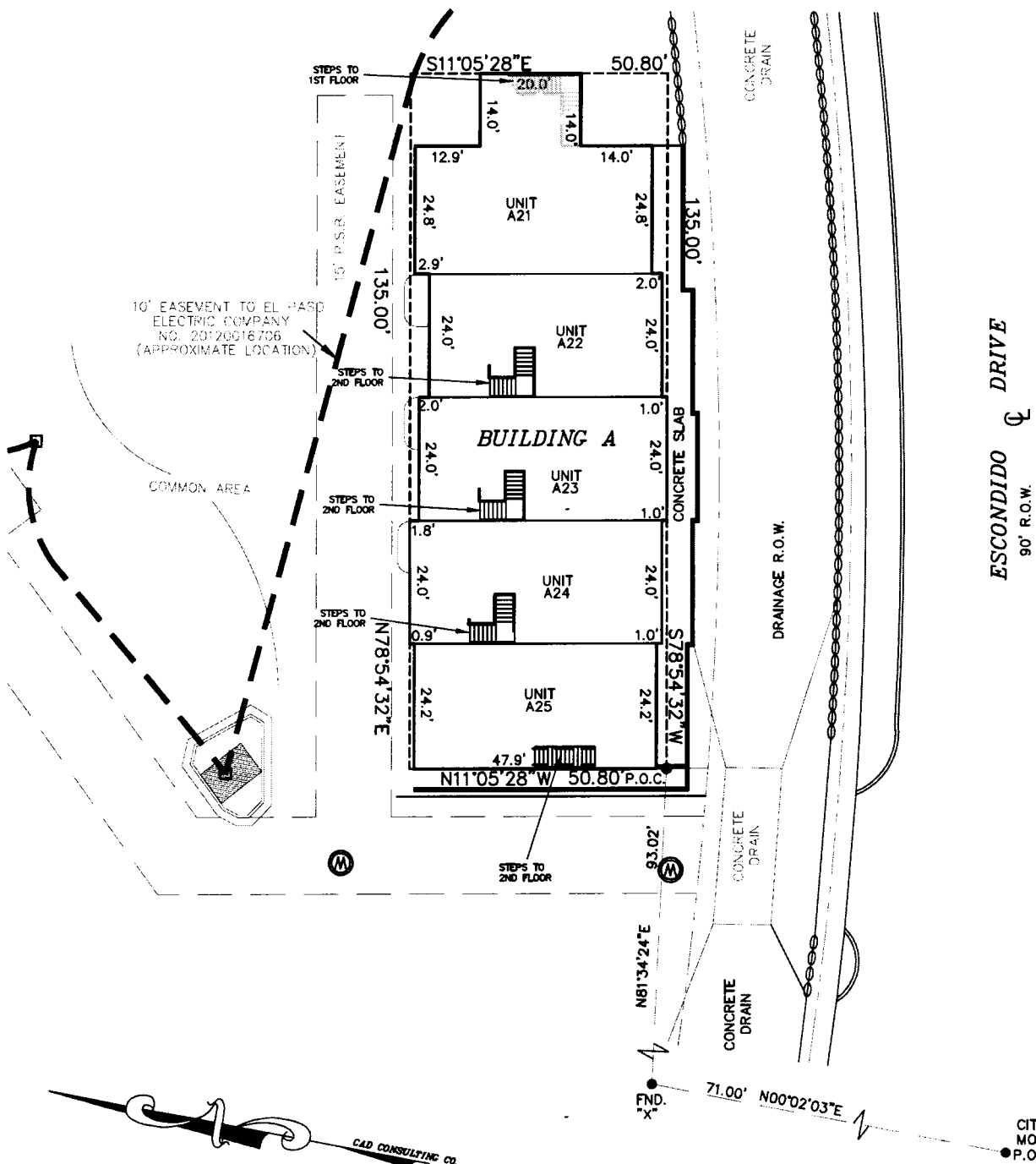
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PIAZZA ESCONDIDA CONDOMINIUMS 2ND FLOOR



SCALE 1"=30'

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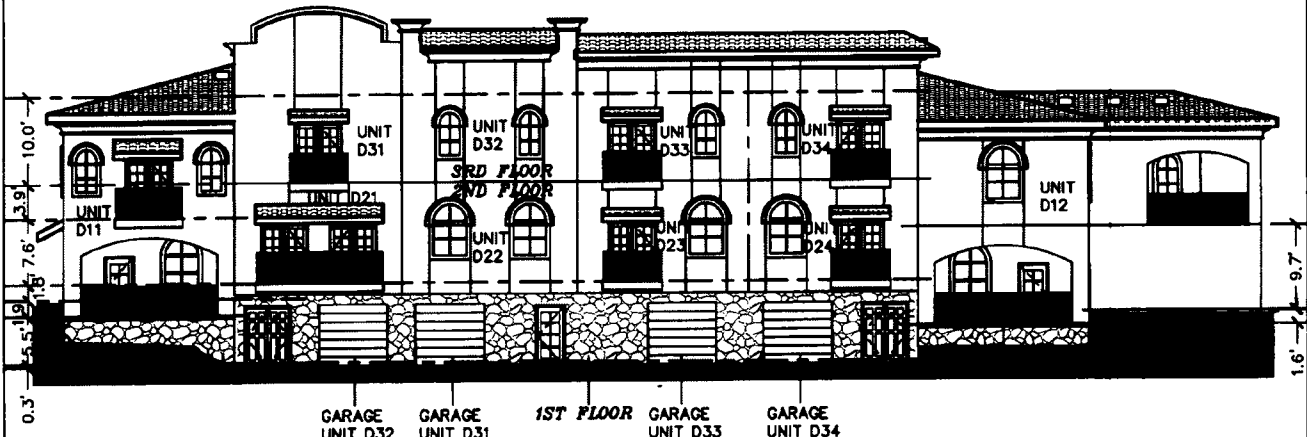
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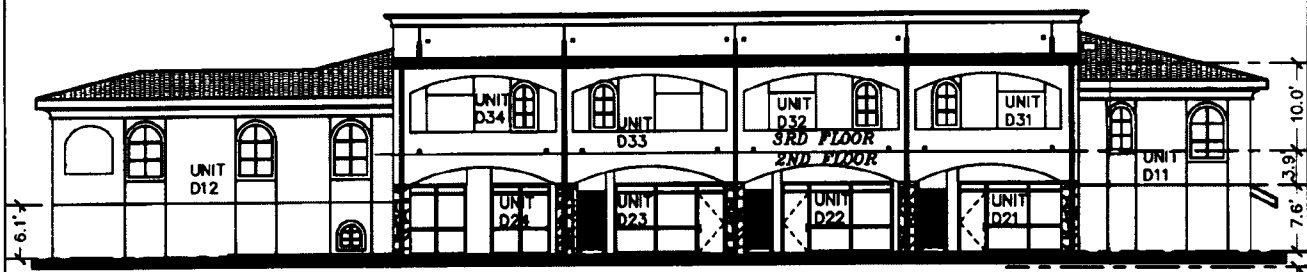
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PIAZZA ESCONDIDA CONDOMINIUMS



GARAGE UNIT D32 GARAGE UNIT D31 1ST FLOOR GARAGE UNIT D33 GARAGE UNIT D34

BUILDING D
WEST ELEVATION



BUILDING D
EAST ELEVATION

SCALE 1"=20'

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JOB # 12-2968 DATE: 05-21-13 FIELD: JM OFFICE: SM

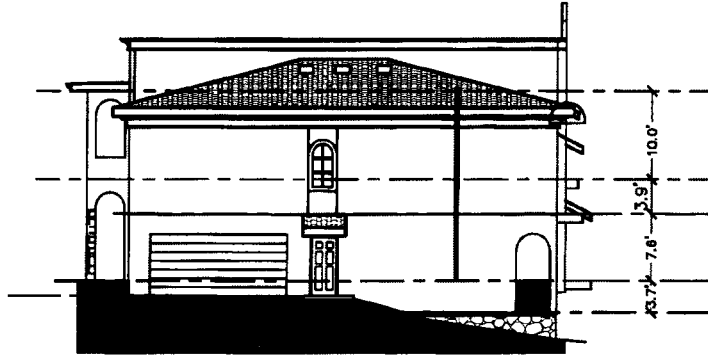
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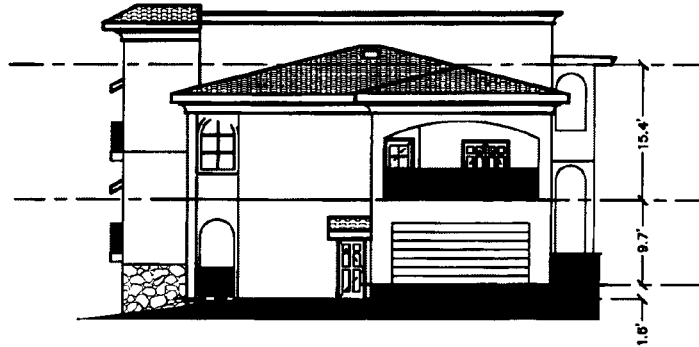
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PIAZZA ESCONDIDA CONDOMINIUMS



BUILDING D
NORTH ELEVATION



BUILDING D
SOUTH ELEVATION

SCALE 1"=20'

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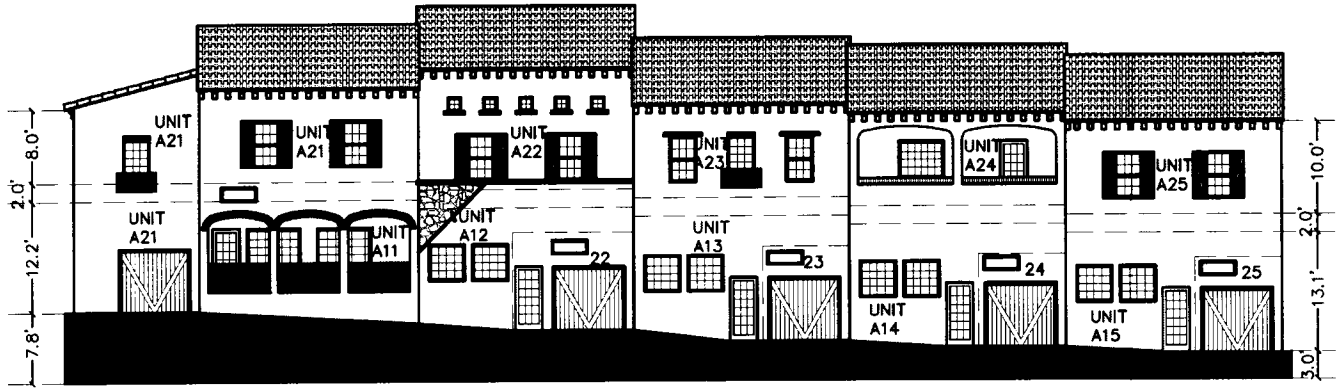
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PIAZZA ESCONDIDA CONDOMINIUMS



BUILDING A
NORTH ELEVATION



BUILDING A
SOUTH ELEVATION

SCALE 1"=20'

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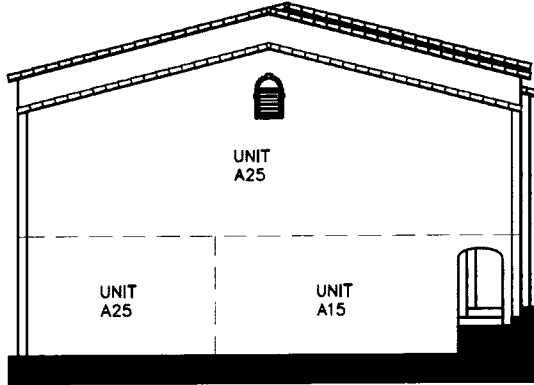
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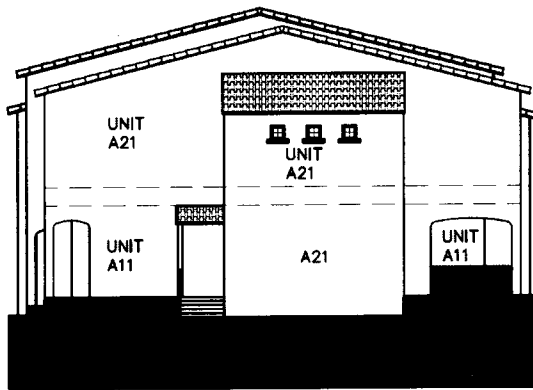
CD CONSULTING COMPANY
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EL PASO, TEXAS 79936
(915) 633-6422

6350 ESCONDIDO DRIVE- BUILDING D
A PORTION OF LOT 2, BLOCK 15A (SEE EXHIBIT "A")
CHAPARRAL PARK UNIT SEVEN
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PIAZZA ESCONDIDA CONDOMINIUMS



BUILDING A
WEST ELEVATION



BUILDING A
EAST ELEVATION

SCALE 1"=20'

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JOB # 12-2968 DATE: 05-21-13 FIELD: JM OFFICE: SM

LOCATED IN ZONE C PANEL # 480214-0039-B DATED 10-15-82

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PIAZZA ESCONDIDA CONDOMINIUMS

GENERAL NOTES -

1) THE CONFIGURATION REPRESENTED IN THE DRAWINGS OF THE FLOOR PLANS AND BUILDING ELEVATIONS IS BASED UPON THE CONSTRUCTION DOCUMENTS PREPARED BY GUILLERMO BARAJAS. AND ARE NOT BASED UPON ACTUAL ON-SITE OBSERVATIONS AND MEASUREMENTS.

2.) ALL IMPROVEMENTS AND LAND REFLECTED ON THE PLAT ARE DESIGNATED AS GENERAL COMMON ELEMENTS, SAVE AND EXCEPT PORTIONS OF THE REGIME DESIGNATED AS LIMITED COMMON ELEMENTS OR "L.C.E." OR UNITS: (i) IN THE DECLARATION OF CONDOMINIUM REGIME FOR PIAZZA ESCONDIDA CONDOMINIUMS (THE "DECLARATION") OR (ii) ON THE PLATS AND PLANS OF THE REGIME.

3.) OWNERSHIP AND USE OF CONDOMINIUM UNITS IS SUBJECT TO THE RIGHTS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF CONDOMINIUM REGIME FOR PIAZZA ESCONDIDA.

4.) THE PROPERTY IS SUBJECT TO SPECIAL RIGHTS RESERVED BY THE DECLARANT AS PROVIDED IN APPENDIX "A" OF THE DECLARATION PURSUANT

TO SUCH PROVISIONS, AMONG OTHER THINGS, DECLARANT HAS RESERVED THE RIGHT TO: (i) COMPLETE OR MAKE IMPROVEMENTS INDICATED ON THE PLAT AND PLANS, (ii) EXERCISE ANY DEVELOPMENT RIGHT PERMITTED BY THE TEXAS UNIFORM CONDOMINIUM ACT AND THE DECLARATION, INCLUDING THE ADDITION OF REAL PROPERTY TO THE REGIME WHICH PROPERTY LIMITED COMMON ELEMENTS, (iii) MAKE THE PROPERTY PART OF A LARGER CONDOMINIUM OR PLANNED COMMUNITY, (iv) USE UNITS OWNED OR LEASED BY DECLARANT AS MODELS, STORAGE AREAS, AND OFFICES FOR THE MARKETING, MANAGEMENT, MAINTENANCE, CUSTOMER SERVICE, CONSTRUCTION, AND LEASING OF THE PROPERTY, AND (v) APPOINT OR REMOVE ANY DECLARANT -APPOINTED OFFICER OR DIRECTOR OF THE ASSOCIATION DURING THE DECLARANT CONTROL PERIOD (AS DEFINED IN THE DECLARATION) CONSISTENT WITH THE TEXAS UNIFORM CONDOMINIUM ACT, FOR PURPOSES OF PROMOTING, IDENTIFYING, AND MARKETING THE PROPERTY, DECLARANT RESERVED AN EASEMENT AND RIGHT TO PLACE OR INSTALL SIGNS, BANNERS, FLAGS, DISPLAY LIGHTING, POTTED PLANTS, EXTERIOR DECORATIVE ITEMS, SEASONAL DECORATIONS, TEMPORARY WINDOW TREATMENTS, AND SEASONAL LANDSCAPING ON THE PROPERTY, INCLUDING ITEMS AND LOCATIONS THAT ARE PROHIBITED TO OTHER OWNERS. DECLARANT HAS ALSO RESERVED AN EASEMENT AND RIGHT TO MAINTAIN, RELOCATE, REPLACE, OR REMOVE THE SAME FROM TIME TO TIME WITHIN THE PROPERTY. DECLARANT HAS RESERVED AN EASEMENT AND RIGHT OF INGRESS AND EGRESS IN AND THROUGH THE COMMON ELEMENTS (AS DEFINED IN THE DECLARATION) AND UNITS OWNED OR LEASED BY DECLARANT FOR PURPOSES OF CONSTRUCTING, MAINTAINING, MANAGING, AND MARKETING THE PROPERTY, AND FOR DISCHARGING DECLARANT'S OBLIGATIONS UNDER THE TEXAS UNIFORM CONDOMINIUM ACT AND THE DECLARATION.

EXHIBIT "B"

**ATTACHMENT 3 TO THE DECLARATION OF CONDOMINIUM REGIME FOR
PIAZZA ESCONDIDA CONDOMINIUMS**

SCHEDULE OF ALLOCATED INTERESTS

COMMON INTEREST ALLOCATION AND COMMON EXPENSE LIABILITY

<u>Units</u>	<u>Common Interest Allocation and Common Expense Liability</u>
Unit D11, Building D	7.682%
Unit D12, Building D	9.704%
Unit D21, Building D	3.732%
Unit D22, Building D	3.680%
Unit D23, Building D	3.521%
Unit D24, Building D	3.916%
Unit D31, Building D	5.474%
Unit D32, Building D	5.636%
Unit D33, Building D	5.110%
Unit D34, Building D	5.803%
Unit A11, Building A	4.215%
Unit A12, Building A	3.246%
Unit A13, Building A	3.525%
Unit A14, Building A	3.599%
Unit A15, Building A	3.459%
Unit A21, Building A	6.744%
Unit A22, Building A	5.125%
Unit A23, Building A	5.590%
Unit A24, Building A	4.897%
Unit A25, Building A	5.342%

THE COMMON INTEREST ALLOCATION ASSIGNED TO A PARTICULAR UNIT WILL DECREASE AS ADDITIONAL UNITS ARE CREATED AND ADDED TO THE REGIME BY THE DECLARANT.

BUILDING LCE ALLOCATION

BUILDING LCE ALLOCATION - BUILDING D	
<u>Units</u>	<u>Building LCE Allocation</u>
Unit D11, Building D	14.158%
Unit D12, Building D	17.885%
Unit D21, Building D	6.875%
Unit D22, Building D	6.7835%
Unit D23, Building D	6.491%
Unit D24, Building D	7.219%
Unit D31, Building D	10.089%
Unit D32, Building D	10.388%
Unit D33, Building D	9.417%
Unit D34, Building D	10.695%

BUILDING LCE ALLOCATION - BUILDING A	
<u>Units</u>	<u>Building LCE Allocation</u>
Unit A11, Building A	9.214%
Unit A12, Building A	7.096%
Unit A13, Building A	7.707%
Unit A14, Building A	7.868%
Unit A15, Building A	7.563%
Unit A21, Building A	14.744%
Unit A22, Building A	11.204%
Unit A23, Building A	12.221%
Unit A24, Building A	10.705%
Unit A25, Building A	11.678%

THE BUILDING LCE ALLOCATION ASSIGNED TO A PARTICULAR UNIT WILL NOT CHANGE IF ADDITIONAL UNITS ARE CREATED AND ADDED TO THE REGIME BY THE DECLARANT.

Doc # 20140026989
#Pages 22 #NFPages 1
4/29/2014 2:39 PM
Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$110.00

eRecorded

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