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**FIRST AMENDMENT TO
DECLARATION OF
CREEKSIDE PROFESSIONAL PLAZA 2,
A CONDOMINIUM**

Cross Reference to Declaration of Creekside Professional Plaza 2, a Condominium, recorded under Document No. 201706013973, Official Public Records of Comal County, Texas.

**FIRST AMENDMENT TO DECLARATION OF
CREEKSIDE PROFESSIONAL PLAZA 2,
A CONDOMINIUM**

This First Amendment to Declaration of Creekside Professional Plaza 2, a Condominium (this "Amendment") is made by DUSTY HILLS, A TEXAS LIMITED LIABILITY COMPANY (the "Declarant"), and is as follows:

- A. Creekside Professional Plaza 2, a condominium, is a condominium project (Regime) located in New Braunfels, Comal County, Texas. The Regime was established pursuant to that certain Declaration of Creekside Professional Plaza 2, a Condominium recorded under Document No. 201706013973 in the Official Public Records of Comal County, Texas (the "Declaration").
- B. Declarant is the owner of all of the Units within the Regime and holds all of the votes in Owners Association of Creekside Professional Plaza 2, a Texas non-profit corporation established pursuant to the Declaration and the Act to administer the Regime (the "Association"). Declarant has also reserved the right to amend the Declaration in the exercise of certain development rights as provided in Exhibit "B" attached to the Declaration.
- C. Declarant now desires to amend the Declaration as provided in the following paragraphs.
 - 1. **Amendment to Section 10.4.** Section 10.4 of the Declaration is hereby deleted in its entirety and restated as follows:

10.4 **Signs.** In order to establish harmony and appearance in sign display, the Board hereby adopts the following rules and regulations regarding the type, color, character and location of all signs in the Regime. Except as provided in this Section 10.4, no Owner has the right to place any sign on the exterior of any Unit, Common Element or Limited Common Element or that is visible from the exterior of any Unit or elsewhere on the Regime without the prior written consent of the Declarant during the Declarant Control Period, and thereafter by the Board (which consent may be withheld), and the Board has the right to remove and dispose of, without liability for trespass or other tort or action in connection therewith, any sign so placed without permission or which is in violation of the established Rules and Regulations of the Association. The only signs that are permitted on the exterior of any Unit are the following: (i) signs that are required by legal proceedings or applicable law; (ii) no more than two business identification signs per Unit, the size and materials for which must meet sign criteria established by the Declarant; and (iii) such signs, the nature, number, type, size and location of which have been approved in advance by the Declarant during the Declarant Control Period or by the Board thereafter. An Owner may place signs approved by the Declarant identifying parking spaces in the General Common elements assigned to such Owner by the Declarant pursuant to Section 1.19(e) of this Declaration. The Owner

of a Unit may, without Board consent, place such signs as Owner or tenant deems appropriate inside the Unit so long as they are not visible from the exterior.

2. **Amendment to Exhibit G.** The Identification of Property Subject to Annexation presently attached to the Declaration as Exhibit G is hereby deleted in its entirety, and Exhibit G attached hereto is substituted in its place.
3. **Miscellaneous.** Any capitalized terms used and not otherwise defined herein 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 14th day of April, 2017.

Declarant:

DUSTY HILLS, A TEXAS LIMITED
LIABILITY COMPANY

By: 

Dustin Seidel, Managing Member

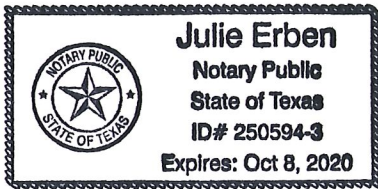
By: 

Jennifer Seidel, Managing Member

THE STATE OF TEXAS §

COUNTY OF COMAL §

This instrument was acknowledged before me on April 11, 2017, by DUSTIN SEIDEL, Managing Member of DUSTY HILLS, A TEXAS LIMITED LIABILITY COMPANY, on behalf of same and in the capacity herein stated.



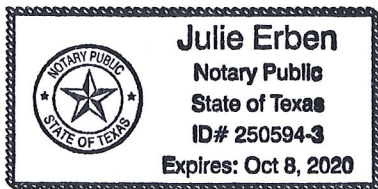
Julie Erben

Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF COMAL §

This instrument was acknowledged before me on April 11, 2017, by JENNIFER SEIDEL, Managing Member of DUSTY HILLS, A TEXAS LIMITED LIABILITY COMPANY, on behalf of same and in the capacity herein stated.



Julie Erben

Notary Public, State of Texas

EXHIBIT G

Identification of Property Subject to Annexation

In the exercise of its Development Rights, Declarant identifies the following lots in the Creekside Wellness Center subdivision which may be annexed to the Property:

<u>Lots</u>	<u>Plat Recording Information</u>
Lots 15, 16, 17, 18 and 27	Document No. 201206043420
Lots 19A and 19C	Document No. 201506024513
Lots 22, 23, 24, 25 and 26	Document No. 201106022345
Lot 32R1	Document No. 201306033846
Lots 29R1 and 29R2	Document No. 201506010392

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
04/13/2017 11:36:52 AM
CHRISTY 5 Page(s)
201706018772



Bobbie Koepf