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AMENDMENT TO CONDOMINIUM DECLARATION
FOR 1309 CHESTNUT CONDOMINIUMS

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This Amendment to the Condominium Declaration for 1309 CHESTNUT CONDOMINIUMS (the "Amendment") is entered into and executed on this 11 day of July, 2025 (the "Effective Date"), by Kolko and Kolko Properties, LLC, a Texas limited liability company (the "Declarant").

RECITALS

1. *Condominium and Condominium Declaration.* Declarant previously executed that certain Declaration of Condominium Regime for 1309 CHESTNUT CONDOMINIUMS dated May 19, 2025, recorded as Document Number 2025055494 in the Official Public Records of Travis County, Texas (as amended from time to time, the "Master Declaration"), over that certain real property being more particularly described in the Master Declaration.

2. *Ownership.* Declarant is currently the record title owner of all units within 1309 CHESTNUT CONDOMINIUMS.

3. Declarant, by its execution hereof, evidences its intention to revise the identification of the General Common Elements within 1309 CHESTNUT CONDOMINIUMS.

NOW, THEREFORE, Declarant, pursuant to the rights and powers reserved unto Declarant under and pursuant to the Master Declaration and the rights and powers granted to Declarant under the Uniform Condominium Act (Chapter 82, Texas Property Code, as amended from time to time) amends the Master Declaration as follows:

A. Definitions; Recitals

Except as expressly provided herein, capitalized terms used in this Amendment without definition shall have the meanings assigned to such terms in the Master Declaration. The recitals above are incorporated into the body of this Amendment by this reference.

B. Article 4.4.

Article 4.4 of the Master Declaration is hereby amended in its entirety to read as follows:

4.4. **Common Elements.** The Limited Common Elements allocated to each Unit shall be that portion of the Land lying below and above the Unit as if the upper and lower boundaries described in Section 4.1 were as far below the surface of the Land as allowed by Applicable Law for private ownership and use. The Wood Deck(s) identified as "LCE" in the attached Exhibit A shall be a Limited Common Element of and for the exclusive of Unit A.

4.4.1 **General Common Elements.** The Wood Deck identified as "GCE" in the attached Exhibit A shall be a General Common Element of the Condominium Regime and for the use and benefit of both Units.

C. Entire Agreement. This Amendment, together with the Master Declaration, sets forth the entire understanding of the parties and supersedes all prior agreements or understandings, whether oral or written, with respect to the subject matter hereof. Except as specifically amended herein, all other terms and conditions of the Master Declaration shall remain in full force and effect.

D. Governing Law. This Amendment, together with the Master Declaration, shall be governed by and construed in accordance with the laws of the State of Texas, without reference to its choice of law provisions.

***** Signature Page and Notary Acknowledgments on the following page*****

DECLARANT:

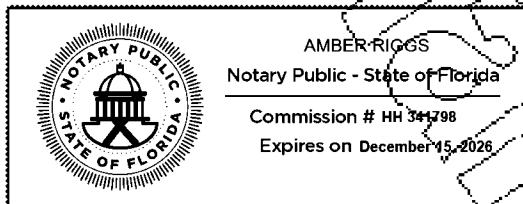
KOLKO AND KOLKO PROPERTIES, LLC, a
Texas limited liability company

By: Jon Kolko
Jon Kolko, Manager

STATE OF Florida §

COUNTY OF Bay County §

This instrument was acknowledged before me on July 11th, 2025, by JON KOLKO, Manager of KOLKO AND KOLKO PROPERTIES, a Texas limited liability company, on behalf of said entity.



Amber Riggs
Notary Public, State of ~~Texas~~ Florida
My commission expires: 12/15/2026

Notarized remotely online using communication technology via Proof.

