

AFTER RECORDING RETURN TO:

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**FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM REGIME
FOR
LUMA CONDOMINIUMS
(A Residential Condominium in Bexar County, Texas)**

Declarant: PSW-LUMA, LLC, a Texas limited liability company

Cross reference to that certain Declaration of Condominium Regime for Luma Condominiums, recorded under Document No. 20190064546, in the Official Public Records of Bexar County, Texas.

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR
LUMA CONDOMINIUMS

This First Amendment to Declaration of Condominium Regime for Luma Condominiums (this “**Amendment**”) is made by PSW-LUMA, LLC, a Texas limited liability company (the “**Declarant**”), and is as follows:

RECITALS:

A. Declarant previously executed and recorded that certain Declaration of Condominium Regime for Luma Condominiums, recorded under Document No. 20190064546 in the Official Public Records of Bexar County, Texas (the “**Declaration**”).

B. Pursuant to *Section A.3.9(vii)* of Appendix “A” to the Declaration, during the Development Period (as defined in the Declaration), Declarant may amend the Declaration unilaterally and without the consent of other Owners or any Mortgagee to resolve conflicts, clarify ambiguities, and to correct misstatements, errors or omissions in the Declaration. Declarant desires to amend the Declaration for the purpose of renumbering “Building 10” as “Building 9” and for renumbering all Unit Nos. 1001, 1002, 1003, 1004, 1005 and 1006 as Unit Nos. 901, 902, 903, 904, 905 and 906.

C. The Development Period, as such term is defined in the Declaration, means the seven (7) year period beginning on the date the Declaration was Recorded. The Declaration was Recorded on April 10, 2019. As such, the Development Period is still in effect.

NOW THEREFORE, the Declaration is hereby amended as follows:

1. **Replacement of Attachment 1.** Attachment 1 to the Declaration is hereby deleted in its entirety, and the Plat and Plans attached hereto as Attachment 1 (the “**New Plat and Plans**”) are substituted in their place.

2. **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 to be effective on the 2nd day of December, 2019.

DECLARANT:

PSW-LUMA, LLC, a Texas limited liability company

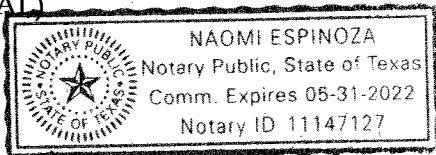
By: PSW Real Estate, LLC, a Texas limited liability company, its General Partner

By: *[Signature]*
Printed Name: Jim Bernard
Title: Manager

THE STATE OF TEXAS §
COUNTY OF TRANS §

This instrument was acknowledged before me this 2nd day of December, 2019, by Jim Bernard, Manager, of PSW Real Estate, LLC, a Texas limited liability company, General Partner of PSW-Luma, LLC, a Texas limited liability company, on behalf of said limited liability companies.

(SEAL)



[Signature]
Notary Public Signature

ATTACHMENT 1

NEW PLAT AND PLANS

The plat and plans, attached hereto as Attachment 1, contain the information required by the Texas Uniform Condominium Act.

Printed Name: Jacob W. Oder

RPLS No. 5846

SEE NEXT PAGE FOR ORIGINAL CERTIFICATION

ATTACHMENT 1
FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME
LUMA CONDOMINIUMS

LUMA CONDOMINIUM PLAT

A CONDOMINIUM REGIME IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHED UPON LOT 41, BLOCK 8, NEW CITY BLOCK 1070, OAKLAND TERRACE, A SUBDIVISION OF RECORD ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20001, PAGE 286 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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


REGISTERED PROFESSIONAL LAND SURVEYOR

9/20/19
DATE



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**LUMA
CONDOMINIUM PLAT**

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GENERAL NOTES:

- 1) 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 UNITS: (i) IN THE DECLARATION OF CONDOMINIUM REGIME FOR LUMA CONDOMINIUMS (THE "DECLARATION") OR (ii) ON THE PLATS AND PLANS OF THE REGIME.
- 2) OWNERSHIP AND USE OF CONDOMINIUM UNITS IS SUBJECT TO THE RIGHTS AND RESTRICTIONS CONTAINED IN THE DECLARATION.
- 3) THE PROPERTY IS SUBJECT TO SPECIAL RIGHTS RESERVED BY THE DECLARANT IN 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) TO MEET THE REQUIREMENTS, STANDARDS, OR RECOMMENDED GUIDELINES OF AN UNDERWRITING LENDER TO ENABLE AN INSTITUTIONAL OR GOVERNMENTAL LENDER TO MAKE OR PURCHASE MORTGAGE LOANS ON THE UNITS; (III) TO CORRECT ANY DEFECTS IN THE EXECUTION OF THE DECLARATION OR THE OTHER DOCUMENTS; (IV) TO ADD REAL PROPERTY TO THE PROPERTY, IN THE EXERCISE OF STATUTORY DEVELOPMENT RIGHTS; (V) TO CREATE UNITS, GENERAL COMMON ELEMENTS, AND LIMITED COMMON ELEMENTS WITHIN THE PROPERTY, IN THE EXERCISE OF STATUTORY DEVELOPMENT RIGHTS; (VI) TO SUBDIVIDE, COMBINE, OR RECONFIGURE UNITS OR CONVERT UNITS INTO COMMON ELEMENTS, IN THE EXERCISE OF STATUTORY DEVELOPMENT RIGHTS (VII) TO WITHDRAW FROM THE PROPERTY ANY PORTION OF THE REAL PROPERTY MARKED OR NOTED ON THE PLAT AND PLANS AS "DEVELOPMENT RIGHTS RESERVED" OR "SUBJECT TO DEVELOPMENT RIGHTS" IN THE EXERCISE OF STATUTORY DEVELOPMENT RIGHTS; (VIII) TO RESOLVE CONFLICTS, CLARIFY AMBIGUITIES, AND TO CORRECT MISSTATEMENTS, ERRORS, OR OMISSIONS IN THE DOCUMENTS; AND (IX) TO CHANGE THE NAME OR ENTITY OF DECLARANT.
- 4) PREPARED JANUARY 2019 FROM SURVEY OF SUBJECT PROPERTY COMPLETED MAY 31, 2018 AND SITE PLANS PROVIDED BY DECLARANT ON JANUARY 8, 2019.
- 5) WHERE ACCESSIBLE, A ½" IRON ROD WITH ORANGE PLASTIC CAP OR MAG NAIL WITH WASHER, BOTH MARKED "MLS CO RPLS 4612" WERE SET AT ALL UNIT CORNERS.

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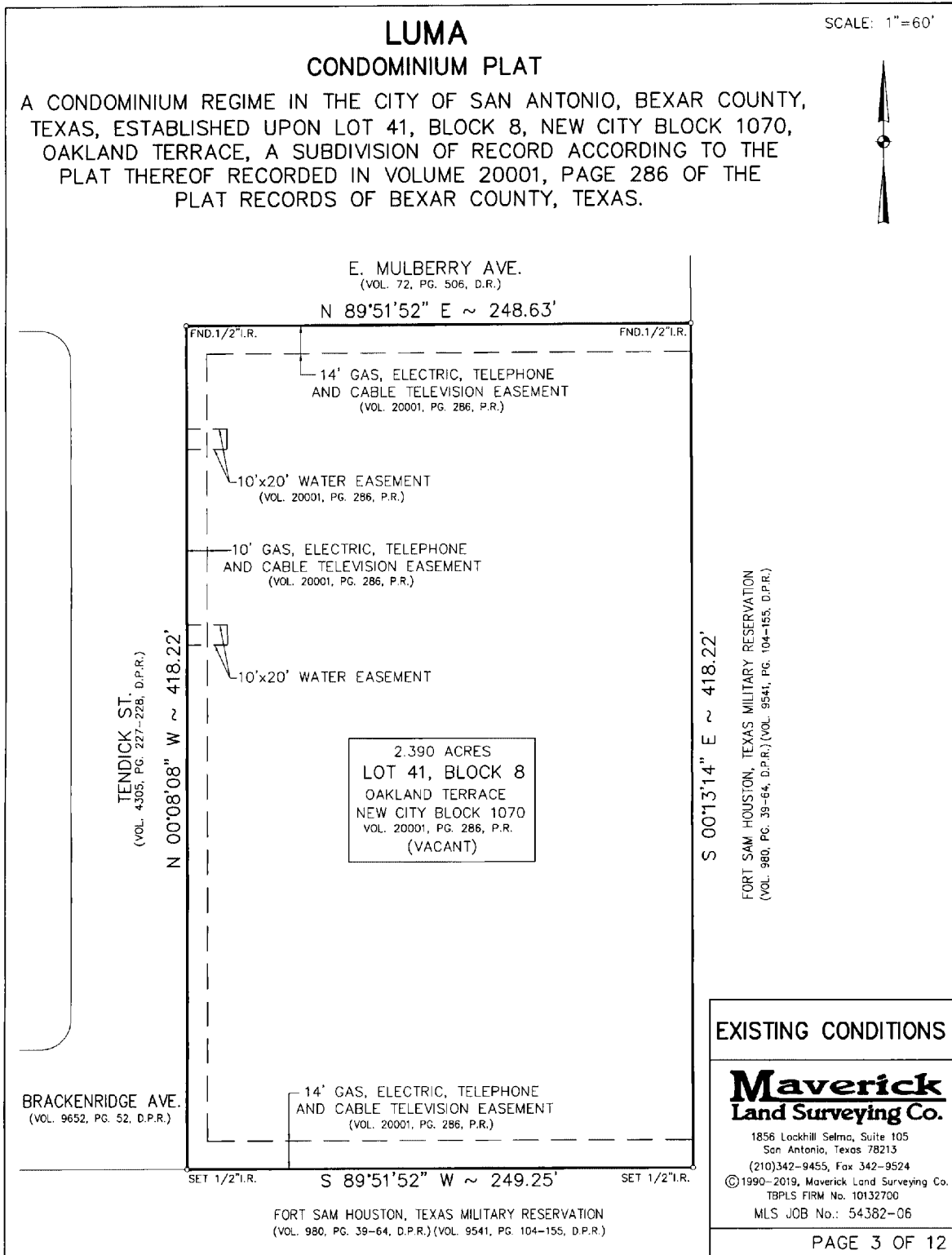
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GENERAL NOTES

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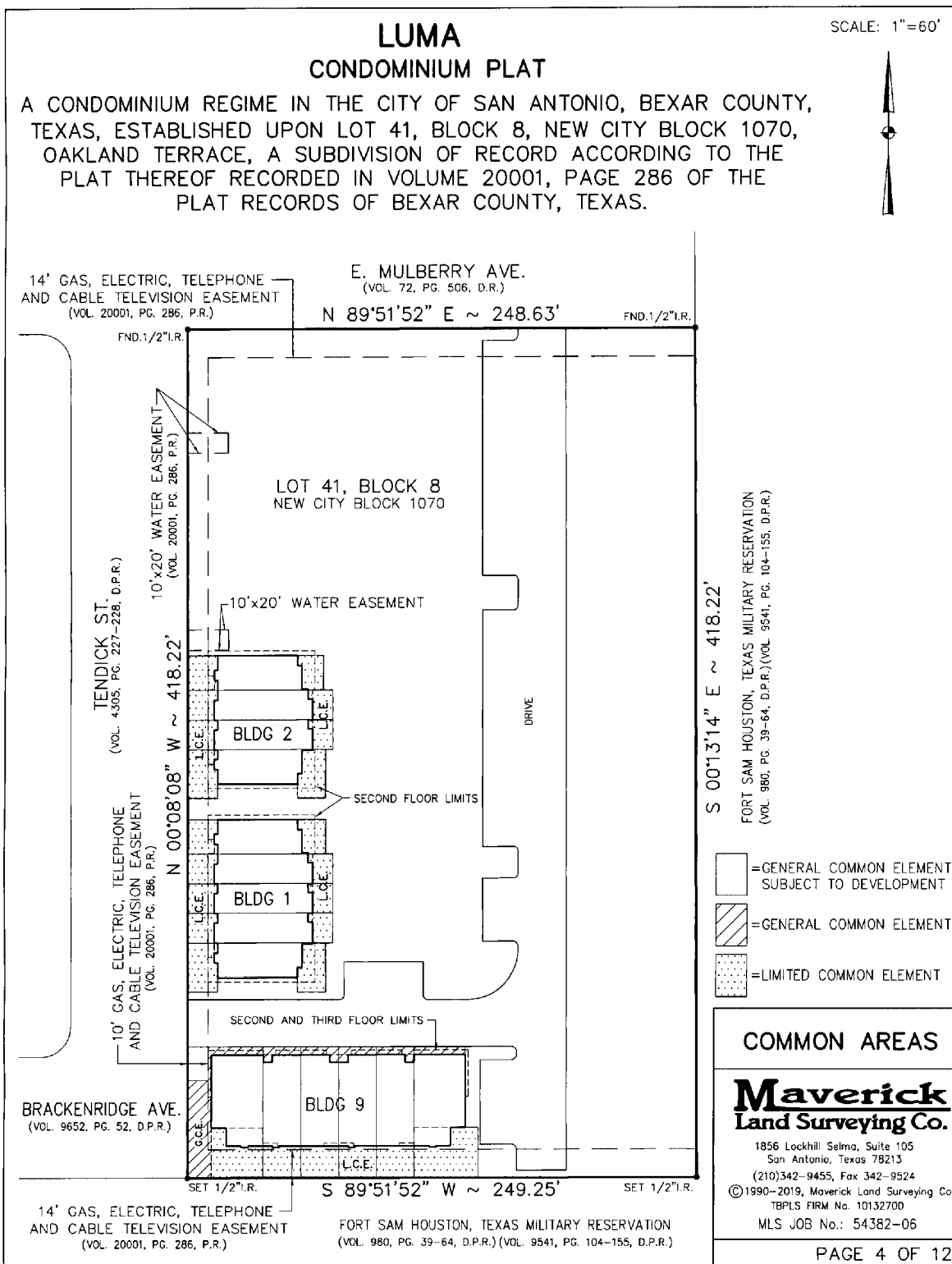
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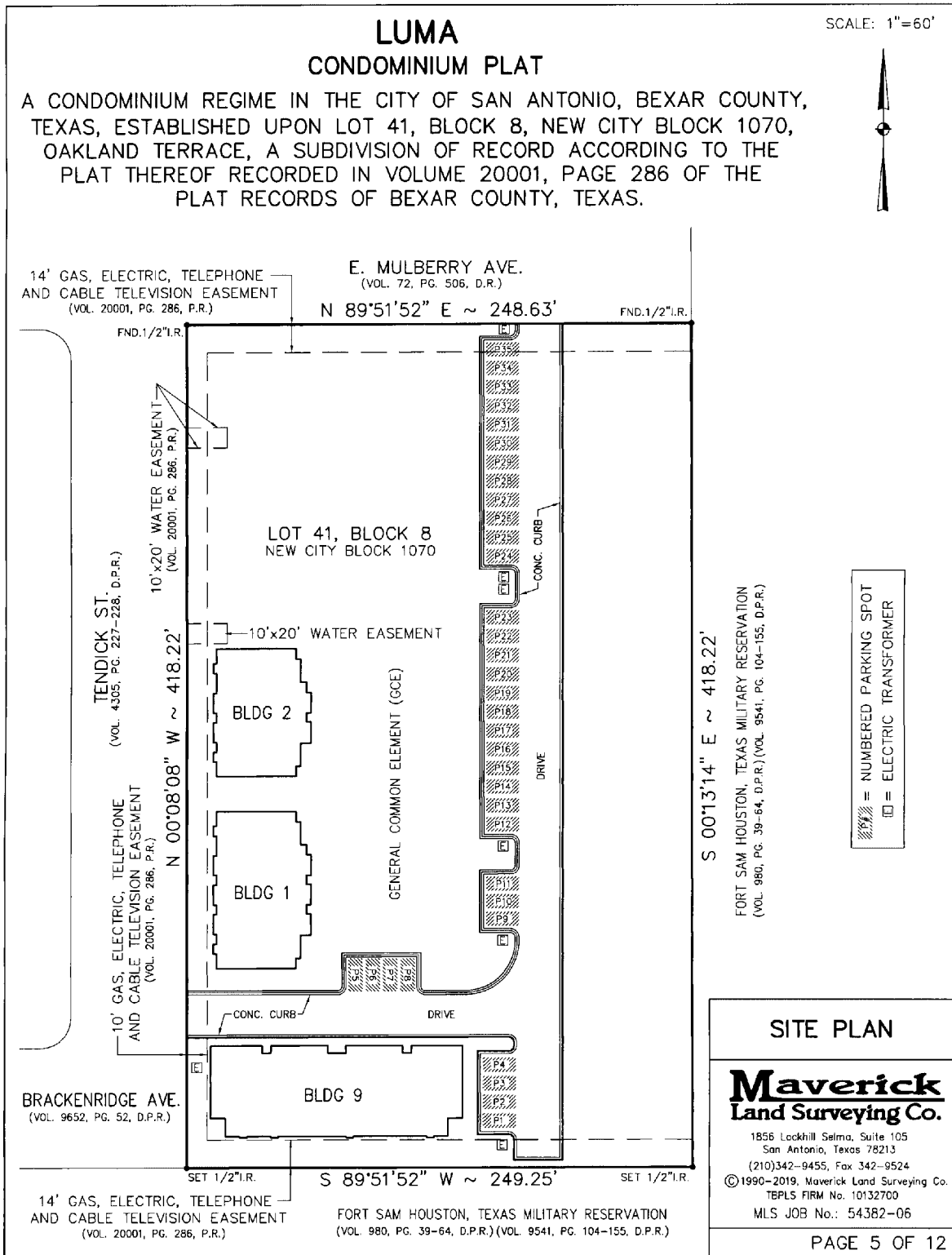
FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME
LUMA CONDOMINIUMS



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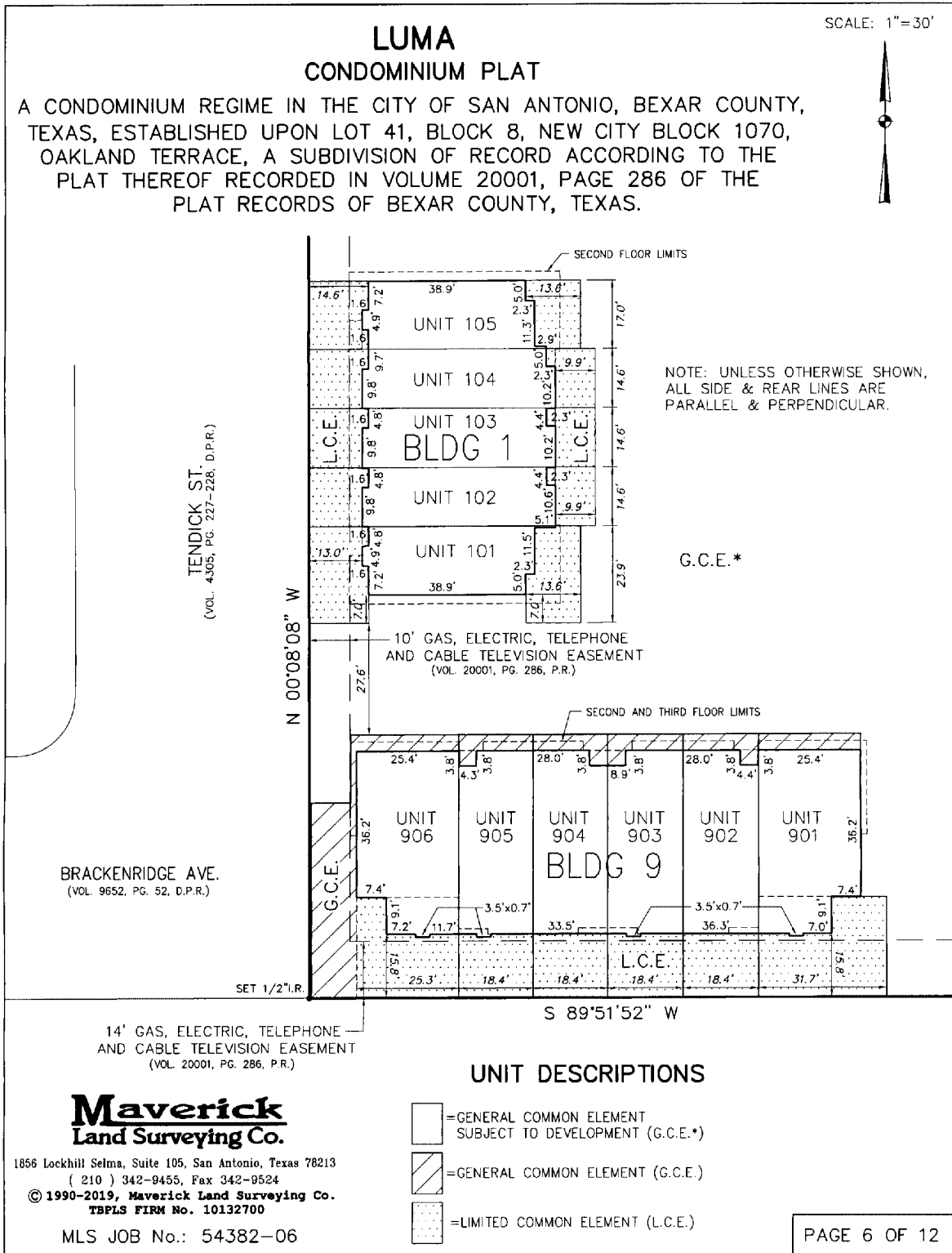
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ATTACHMENT 1

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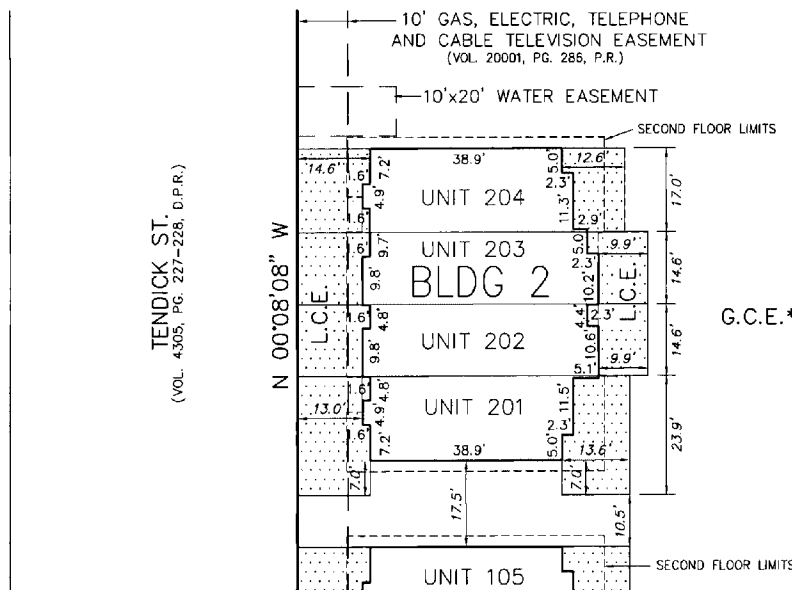
LUMA CONDOMINIUM PLAT

SCALE: 1"=30'

A CONDOMINIUM REGIME IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHED UPON LOT 41, BLOCK 8, NEW CITY BLOCK 1070, OAKLAND TERRACE, A SUBDIVISION OF RECORD ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20001, PAGE 286 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.



NOTE: UNLESS OTHERWISE SHOWN, ALL SIDE & REAR LINES ARE PARALLEL & PERPENDICULAR.



UNIT DESCRIPTIONS

- =GENERAL COMMON ELEMENT SUBJECT TO DEVELOPMENT (G.C.E.*)
- =GENERAL COMMON ELEMENT (G.C.E.)
- =LIMITED COMMON ELEMENT (L.C.E.)

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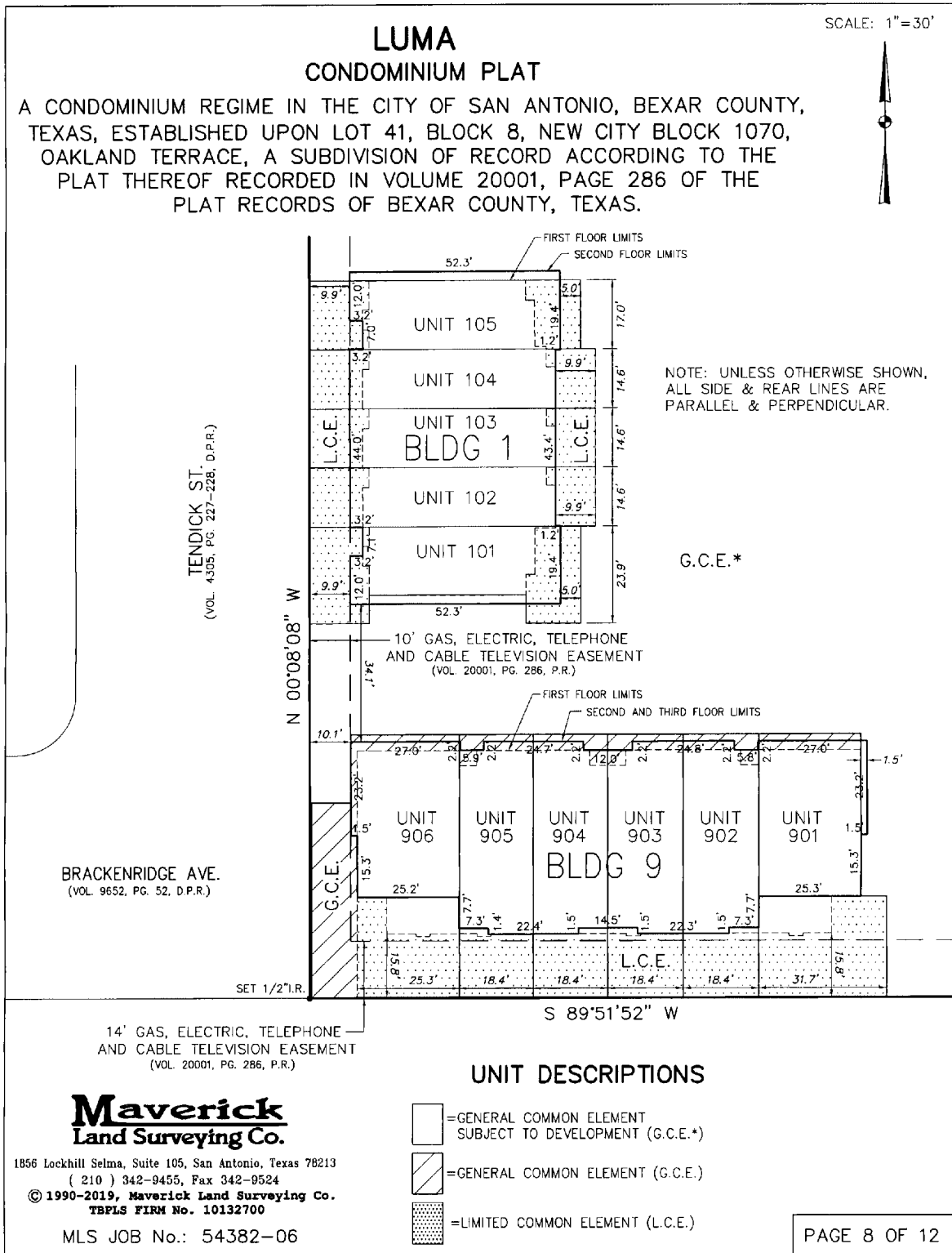
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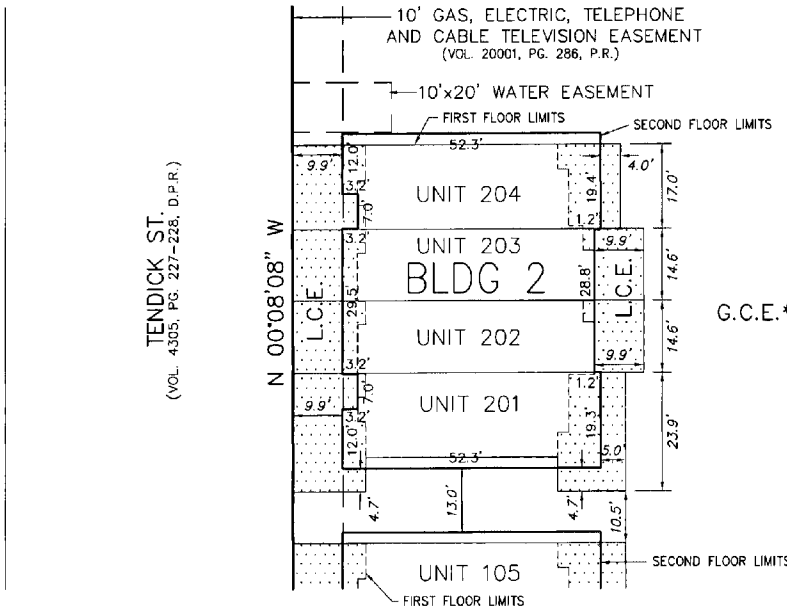
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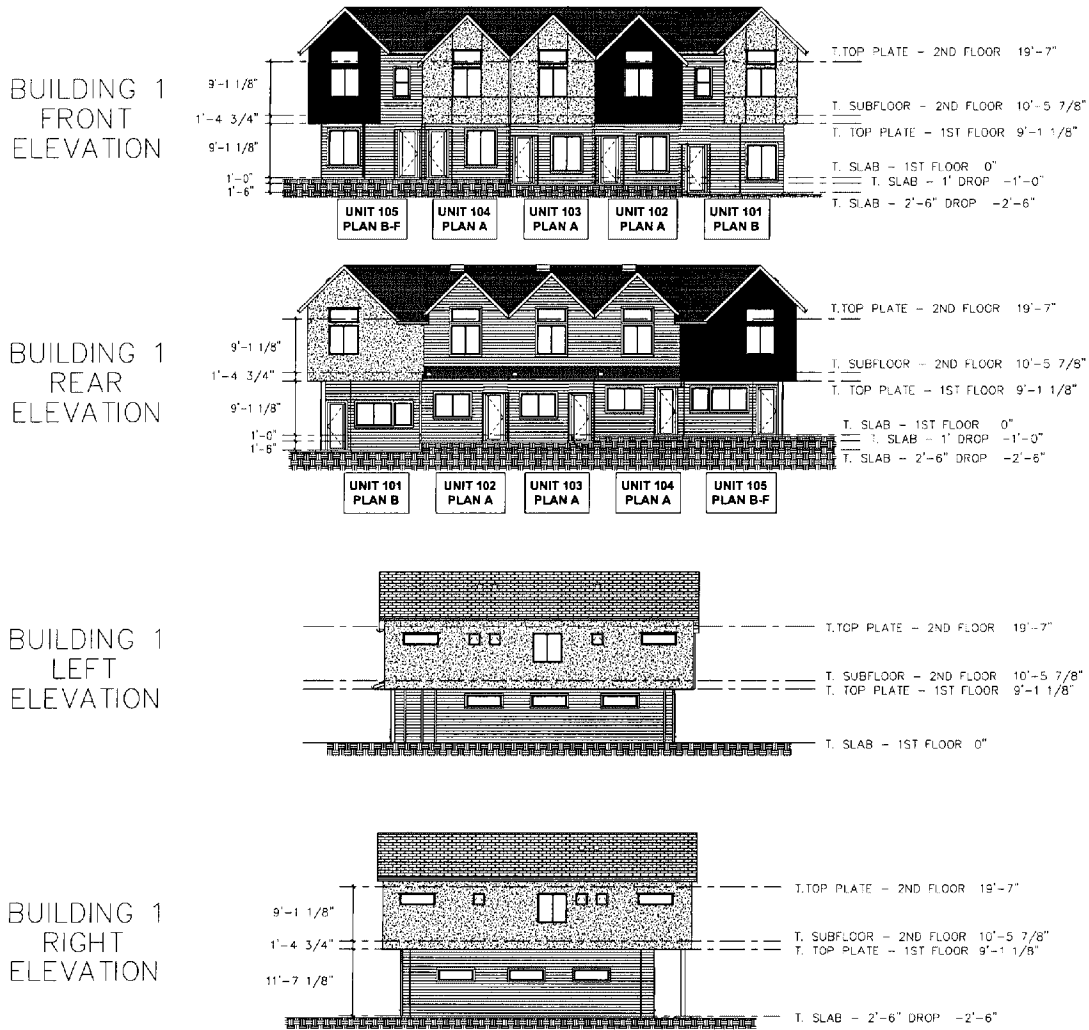
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BUILDING 1 ELEVATIONS

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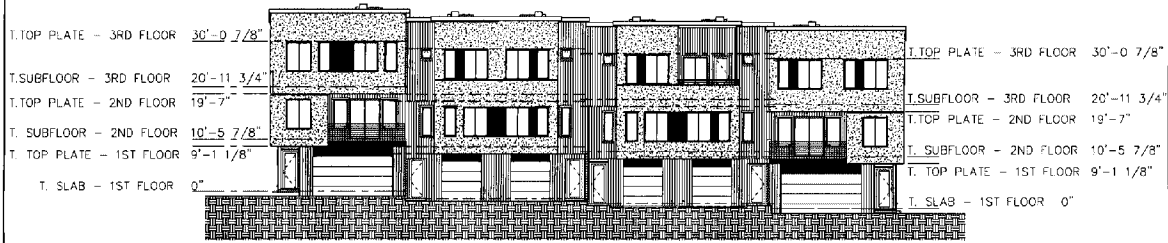
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BUILDING 2 ELEVATIONS

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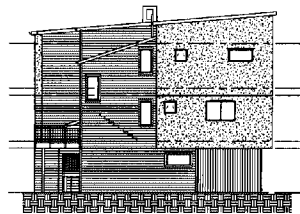
UNIT 901
PLAN D-F
UNIT 902
PLAN C-F
UNIT 903
PLAN C
UNIT 904
PLAN C-F
UNIT 905
PLAN C2
UNIT 906
PLAN D

BUILDING 9—FRONT ELEVATION

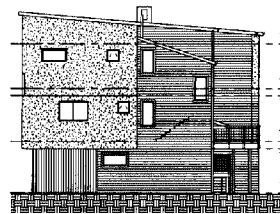


UNIT 906
PLAN D
UNIT 905
PLAN C2
UNIT 904
PLAN C-F
UNIT 903
PLAN C
UNIT 902
PLAN C-F
UNIT 901
PLAN D-F

BUILDING 9—REAR ELEVATION



BUILDING 9—LEFT ELEVATION



BUILDING 9—RIGHT ELEVATION

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BUILDING 9 ELEVATIONS

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LUMA CONDOMINIUMS

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STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 12/3/2019 8:32 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk