

AFTER RECORDING RETURN TO:

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AUSTIN, TEXAS 78701
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**SECOND AMENDMENT TO DECLARATION OF
CONDOMINIUM REGIME
FOR
LUMA CONDOMINIUMS**

(A Residential Condominium Project located in Bexar County, Texas)

*[Adding Units 301, 302, 303, 304, 305,
801, 802, 803, 804, 805 and 806]*

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, Official Public Records of Bexar County, Texas, as amended.

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR
LUMA CONDOMINIUMS

This Second Amendment to Declaration of Condominium Regime for Luma Condominiums (this "**Amendment**") is made by PSW-LUMA, LLC, a Texas limited liability company ("**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, Official Public Records of Bexar County, Texas, as amended by that certain First Amendment to Declaration of Condominium Regime for Luma Condominiums, recorded under Document No. 20190243894, Official Public Records of Bexar County, Texas (collectively, the "**Declaration**").

B. Pursuant to *Provision A.3.9(iv)* of Appendix "A" to the Declaration, Declarant, during the Development Period, has reserved the right to 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. The Development Period is a seven (7) period commencing on the date the Declaration was Recorded. The Declaration was Recorded on April 10, 2019; as such, the Development Period is still in effect.

C. Declarant desires to amend the Declaration for the purpose of creating eleven (11) additional Units within the Regime. The total number of Units within the Regime after giving effect to this Amendment is equal to twenty-six (26).

NOW THEREFORE, the Declaration is hereby amended as follows:

1. **Creation of Units.** In accordance with the rights reserved by Declarant pursuant to *Provision A.3.9(iv)* of Appendix "A" to the Declaration, Declarant hereby creates eleven (11) Units, which are designated as Units 301, 302, 303, 304, 305, 801, 802, 803, 804, 805 and 806, (collectively, the "**New Units**").

2. **Replacement of Attachment 1 – Plat and Plans.** The Plat and Plans attached to the Declaration as *Attachment 1* are hereby deleted in their entirety and replaced with the Plat and Plans attached hereto as Attachment 1 (the "**New Plat and Plans**"). The New Plat and Plans assign an identifying number to all Units and include the information required by Section 82.059 of the Act.

ATTACHMENT 1

CONDOMINIUM PLAT AND PLANS

The Plat and Plans, attached hereto as Attachment 1, contains the information required by the Act.

SEE SHEET 1 FOR ORIGINAL CERTIFICATION

ATTACHMENT 1

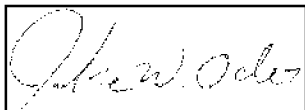
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LUMA CONDOMINIUMS

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

12-15-2020
DATE



| TABLE OF CONTENTS: | |
|--------------------|-----------------------|
| PAGE 1: | CERTIFICATION |
| PAGE 2: | GENERAL NOTES |
| PAGE 3: | EXISTING CONDITIONS |
| PAGE 4: | COMMON AREAS |
| PAGE 5: | SITE PLAN SCHEMATICS |
| PAGE 6: | UNIT DESCRIPTIONS |
| PAGE 7: | UNIT DESCRIPTIONS |
| PAGE 8: | UNIT DESCRIPTIONS |
| PAGE 9: | UNIT DESCRIPTIONS |
| PAGE 10: | UNIT DESCRIPTIONS |
| PAGE 11: | UNIT DESCRIPTIONS |
| PAGE 12: | UNIT DESCRIPTIONS |
| PAGE 13: | UNIT DESCRIPTIONS |
| PAGE 14: | BUILDING 1 ELEVATIONS |
| PAGE 15: | BUILDING 2 ELEVATIONS |
| PAGE 16: | BUILDING 9 ELEVATIONS |
| PAGE 17: | BUILDING 3 ELEVATIONS |
| PAGE 18: | BUILDING 8 ELEVATIONS |

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MLS JOB No.: 57923-0024

PAGE 1 OF 18

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.

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 JULY 2020 FROM SURVEY OF SUBJECT PROPERTY COMPLETED MAY 31, 2018 AND SITE PLANS PROVIDED BY DECLARANT ON JANUARY 8, 2019.
- 5) WHERE ACCESSIBLE, A 1/2" 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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GENERAL NOTES

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PAGE 2 OF 18

LUMA CONDOMINIUM PLAT

SCALE: 1"=60'



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.

E. MULBERRY AVE.
(VOL. 72, PG. 506, D.R.)

N 89°51'52" E ~ 248.63'

FND.1/2" I.R.

FND.1/2" I.R.

14' GAS, ELECTRIC, TELEPHONE
AND CABLE TELEVISION EASEMENT
(VOL. 20001, PG. 286, P.R.)

10'x20' WATER EASEMENT
(VOL. 20001, PG. 286, P.R.)

10' GAS, ELECTRIC, TELEPHONE
AND CABLE TELEVISION EASEMENT
(VOL. 20001, PG. 286, P.R.)

10'x20' WATER EASEMENT

TENDICK ST.
(VOL. 4305, PG. 227-228, D.P.R.)

N 00°08'08" W ~ 418.22'

2.390 ACRES
LOT 41, BLOCK 8
OAKLAND TERRACE
NEW CITY BLOCK 1070
VOL. 20001, PG. 286, P.R.

S 00°13'14" E ~ 418.22'

FORT SAM HOUSTON, TEXAS MILITARY RESERVATION
(VOL. 980, PG. 39-64, D.P.R.) (VOL. 9541, PG. 104-155, D.P.R.)

BRACKENRIDGE AVE.
(VOL. 9652, PG. 52, D.P.R.)

14' GAS, ELECTRIC, TELEPHONE
AND CABLE TELEVISION EASEMENT
(VOL. 20001, PG. 286, P.R.)

SET 1/2" I.R.

S 89°51'52" W ~ 249.25'

SET 1/2" I.R.

FORT SAM HOUSTON, TEXAS MILITARY RESERVATION
(VOL. 980, PG. 39-64, D.P.R.) (VOL. 9541, PG. 104-155, D.P.R.)

EXISTING CONDITIONS

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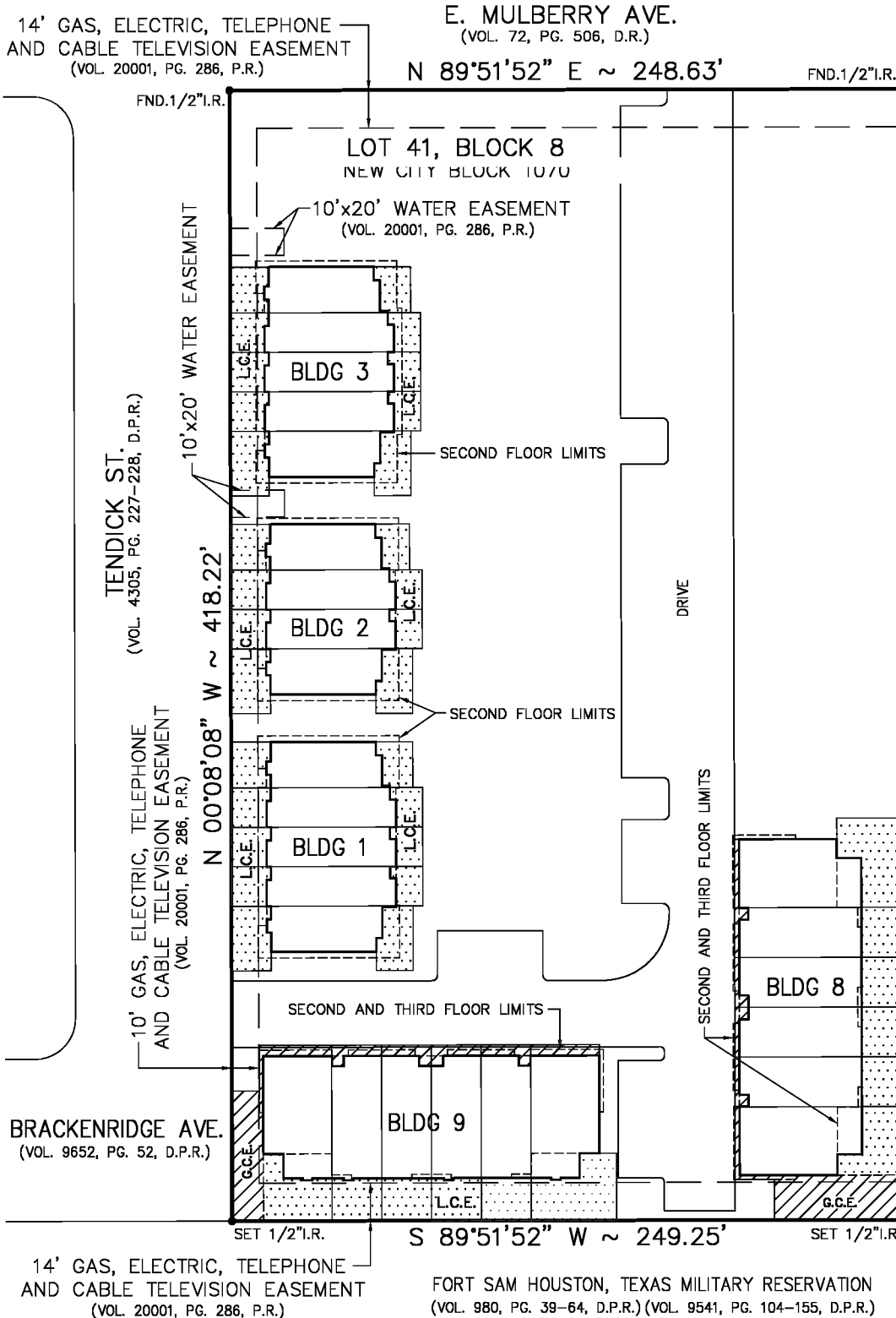
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 FORT SAM HOUSTON, TEXAS MILITARY RESERVATION
 (VOL. 980, PG. 39-64, D.P.R.) (VOL. 9541, PG. 104-155, D.P.R.)

- = GENERAL COMMON ELEMENT SUBJECT TO DEVELOPMENT
- = GENERAL COMMON ELEMENT
- = LIMITED COMMON ELEMENT

COMMON AREAS

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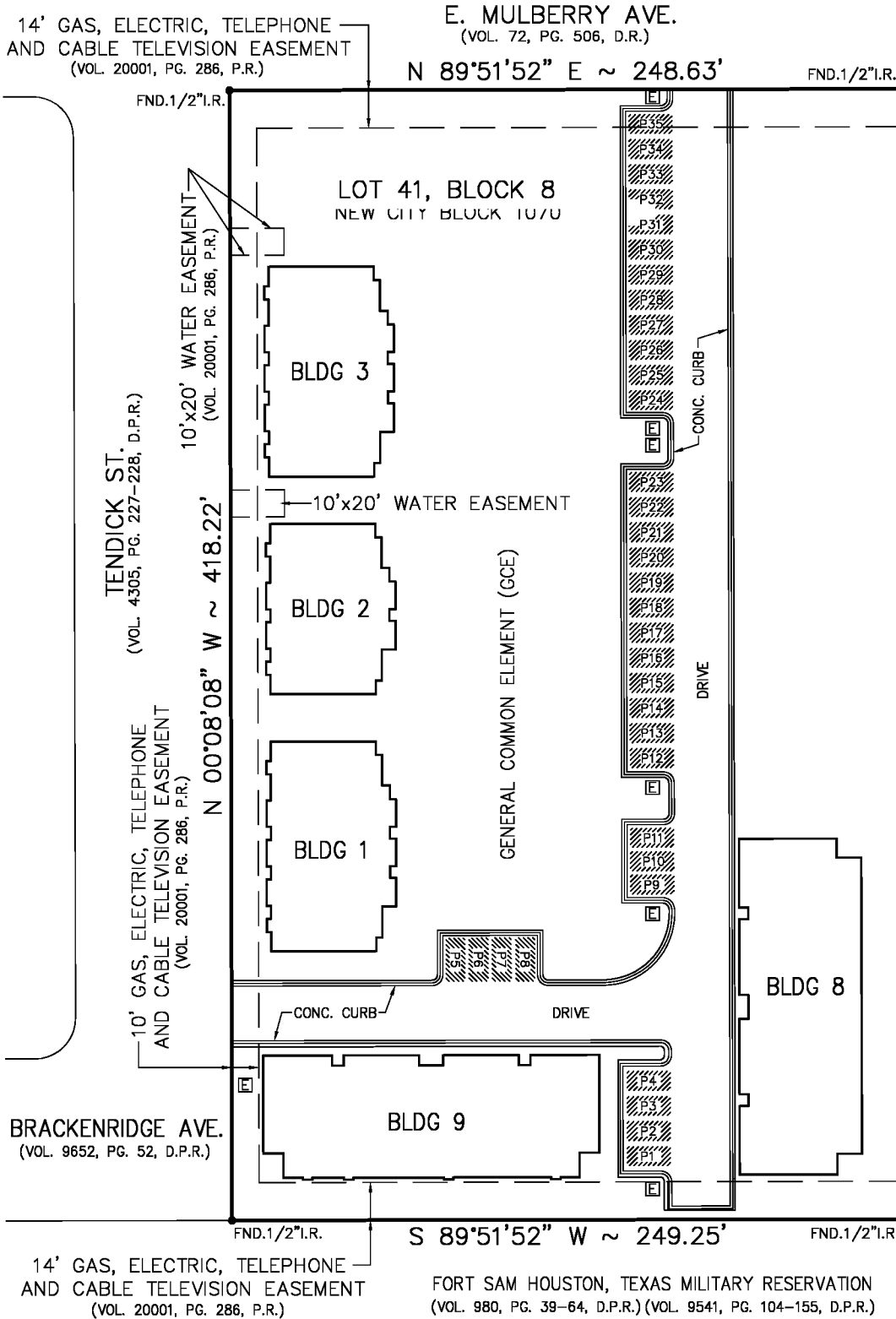
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(VOL. 980, PG. 39-64, D.P.R.) (VOL. 9541, PG. 104-155, D.P.R.)

= NUMBERED PARKING SPOT
 = ELECTRIC TRANSFORMER

SITE PLAN

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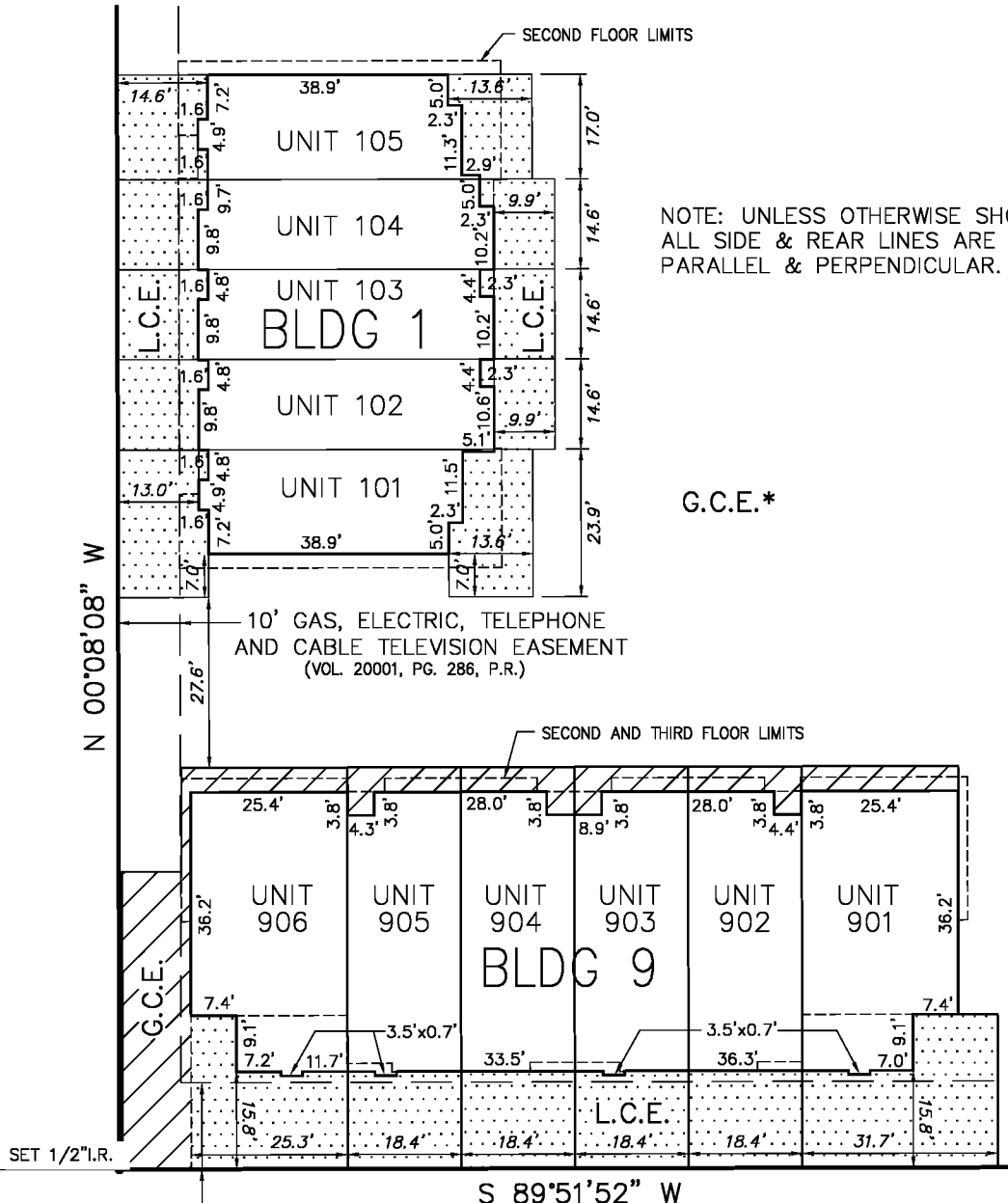
SCALE: 1"=30'



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TENDICK ST.
(VOL. 4305, PG. 227-228, D.P.R.)

BRACKENRIDGE AVE.
(VOL. 9652, PG. 52, D.P.R.)



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

G.C.E.*

UNIT DESCRIPTIONS

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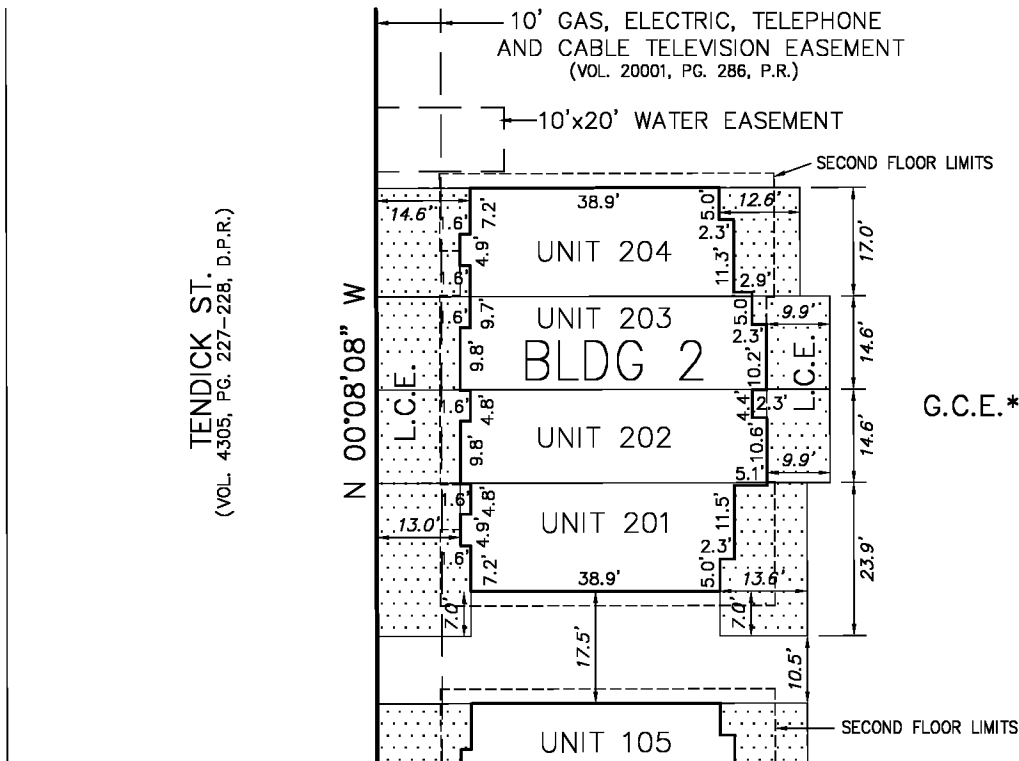
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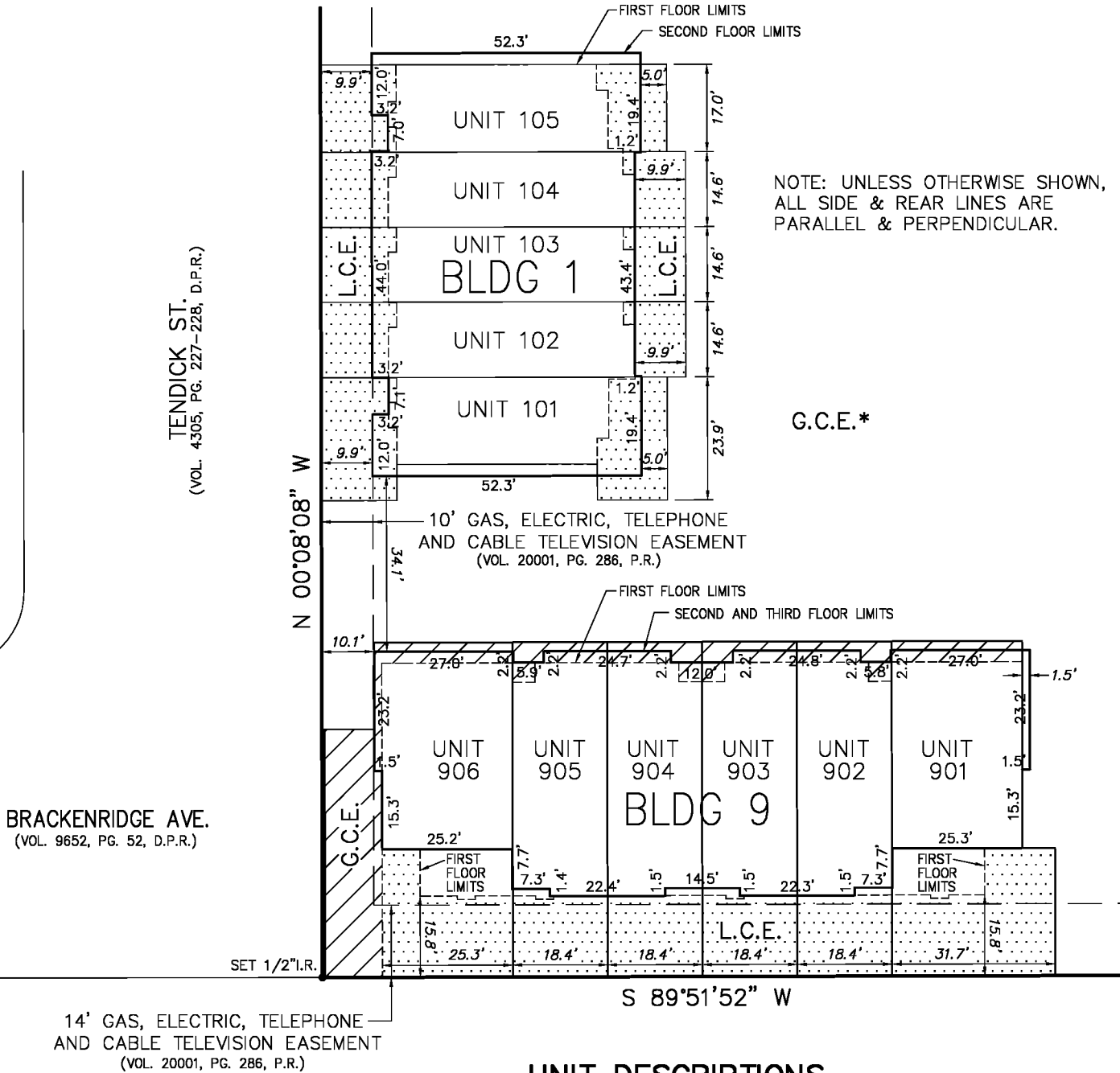
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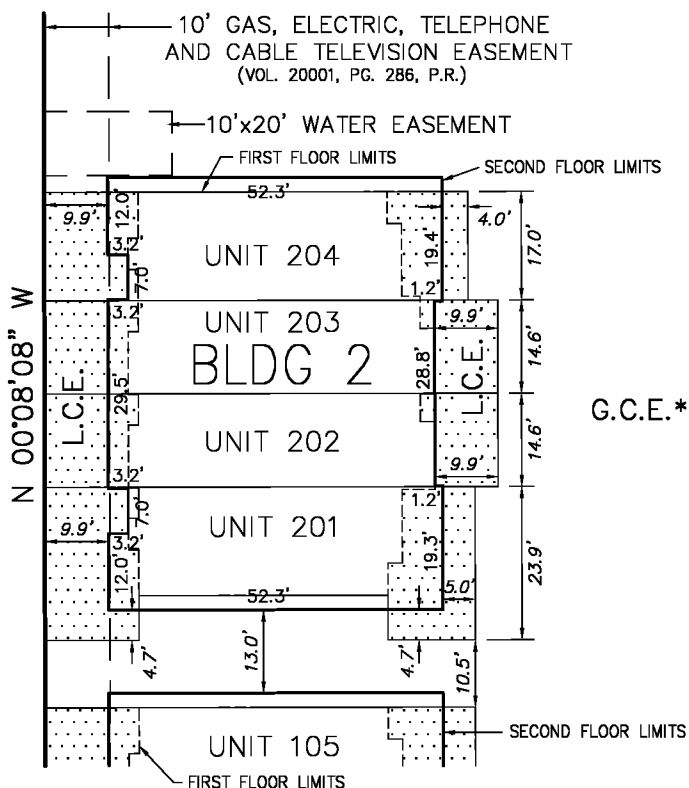
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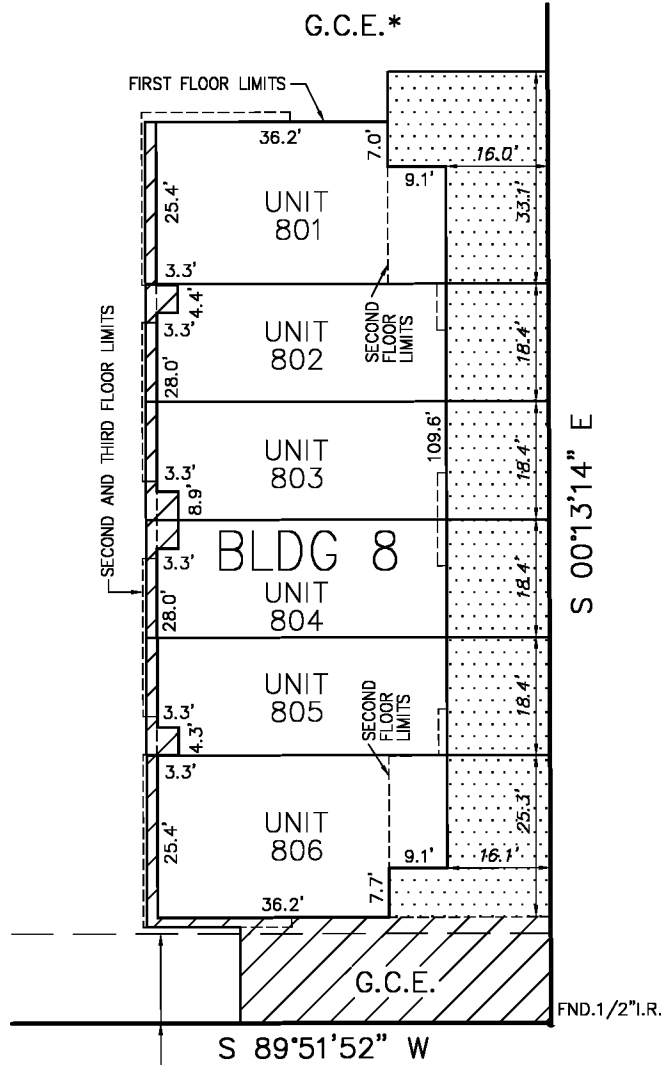
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FORT SAM HOUSTON, TEXAS MILITARY RESERVATION
(VOL. 980, PG. 39-64, D.P.R.) (VOL. 9541, PG. 104-155, D.P.R.)

14' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT
(VOL. 20001, PG. 286, P.R.)

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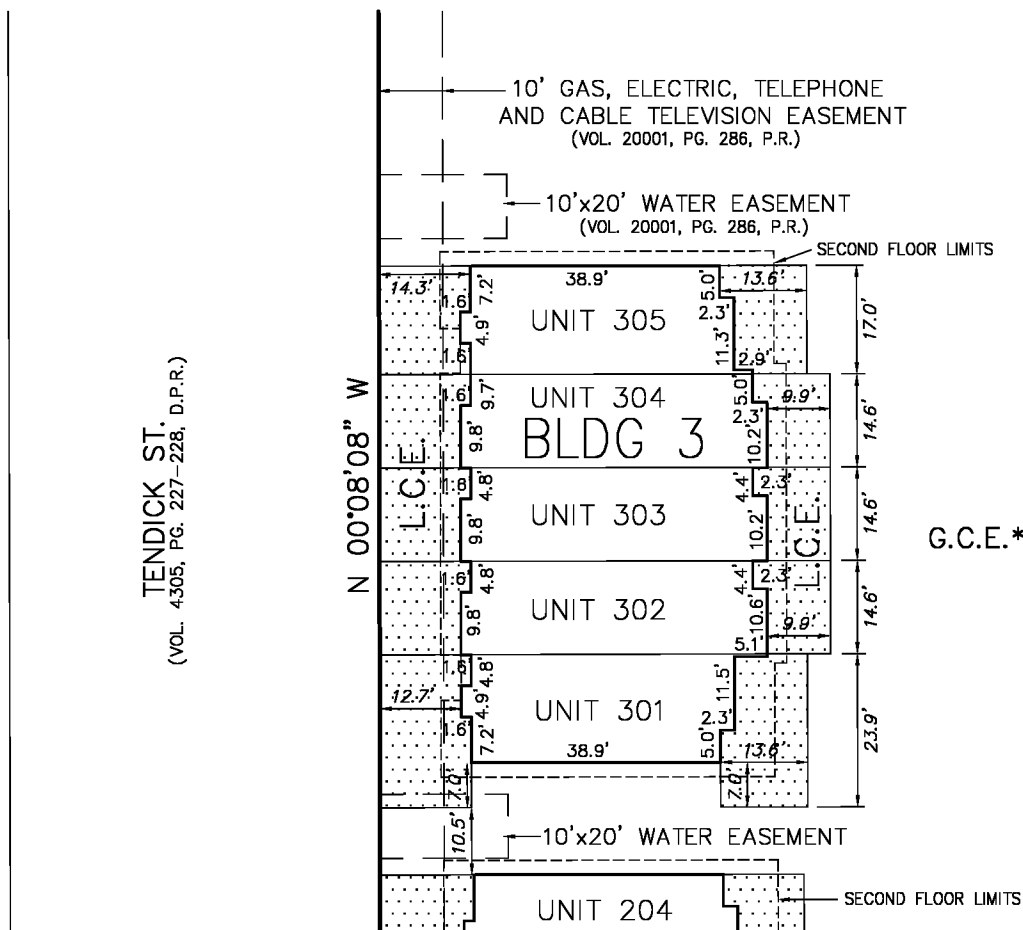
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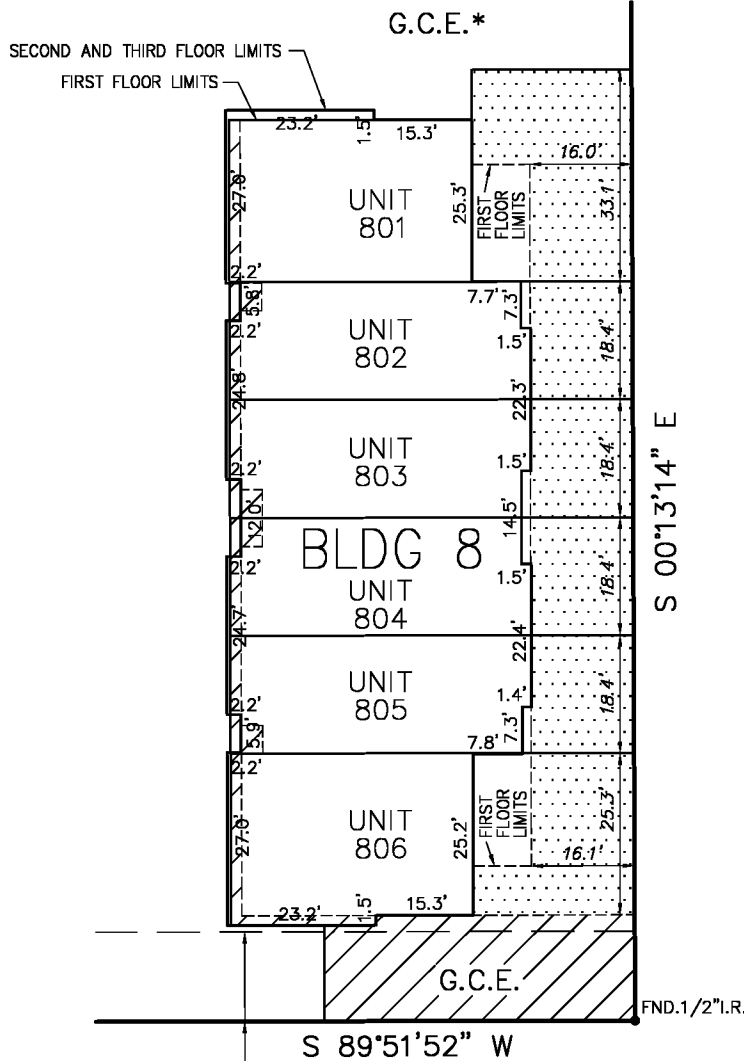
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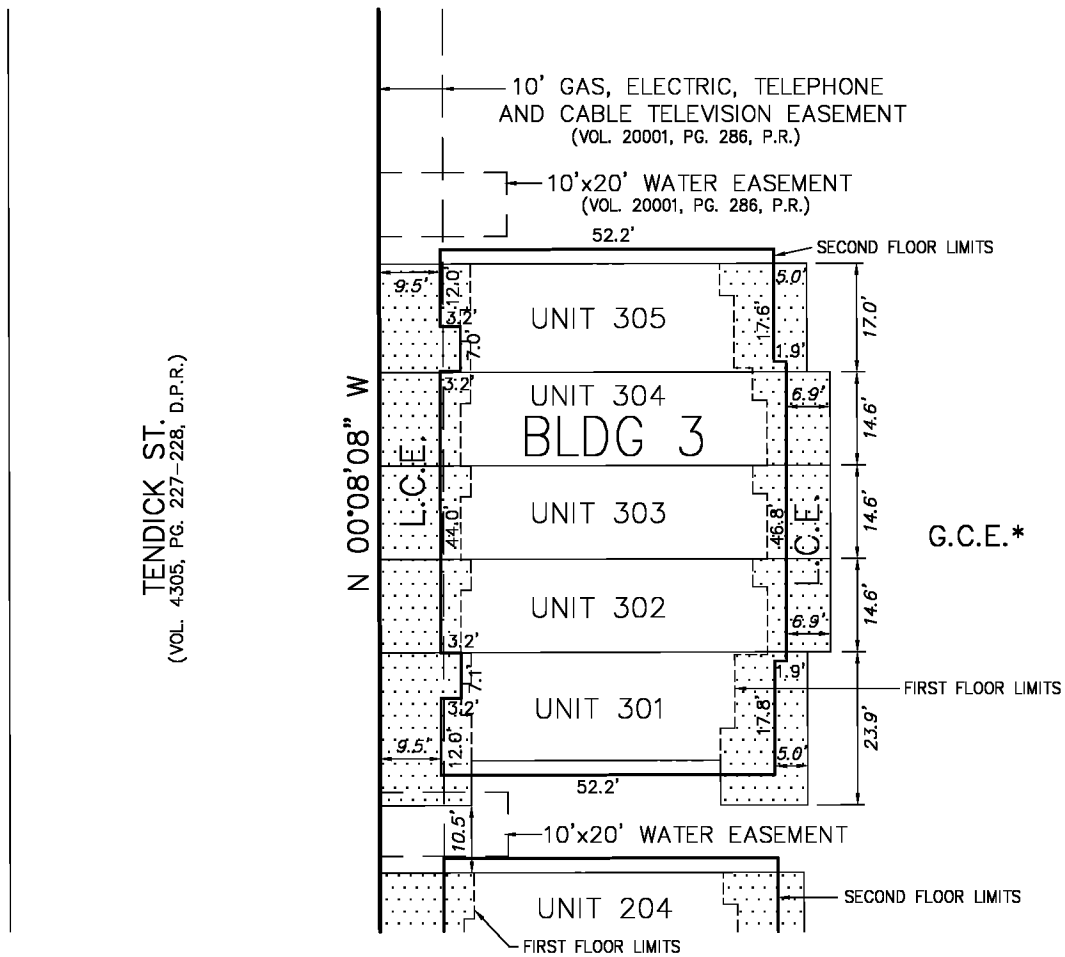
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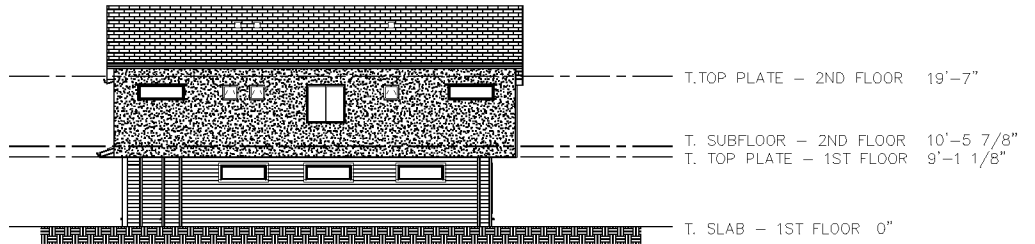
BUILDING 1
FRONT
ELEVATION



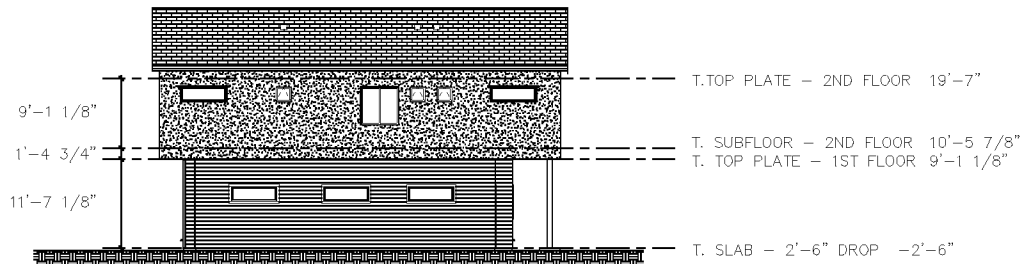
BUILDING 1
REAR
ELEVATION



BUILDING 1
LEFT
ELEVATION



BUILDING 1
RIGHT
ELEVATION



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BUILDING 1 ELEVATIONS

MLS JOB No.: 57923-0024

PAGE 14 OF 18

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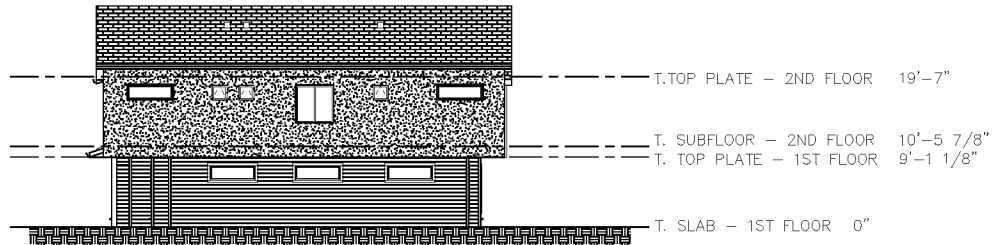
BUILDING 2
FRONT
ELEVATION



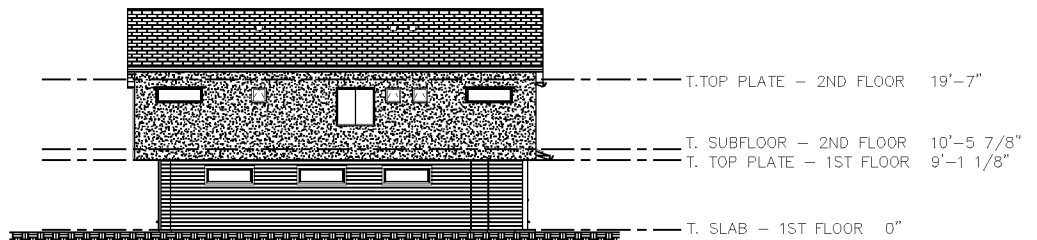
BUILDING 2
REAR
ELEVATION



BUILDING 2
LEFT
ELEVATION



BUILDING 2
RIGHT
ELEVATION



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BUILDING 2 ELEVATIONS

MLS JOB No.: 57923-0024

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.



BUILDING 9—FRONT ELEVATION



BUILDING 9—REAR ELEVATION



BUILDING 9—LEFT ELEVATION



BUILDING 9—RIGHT ELEVATION

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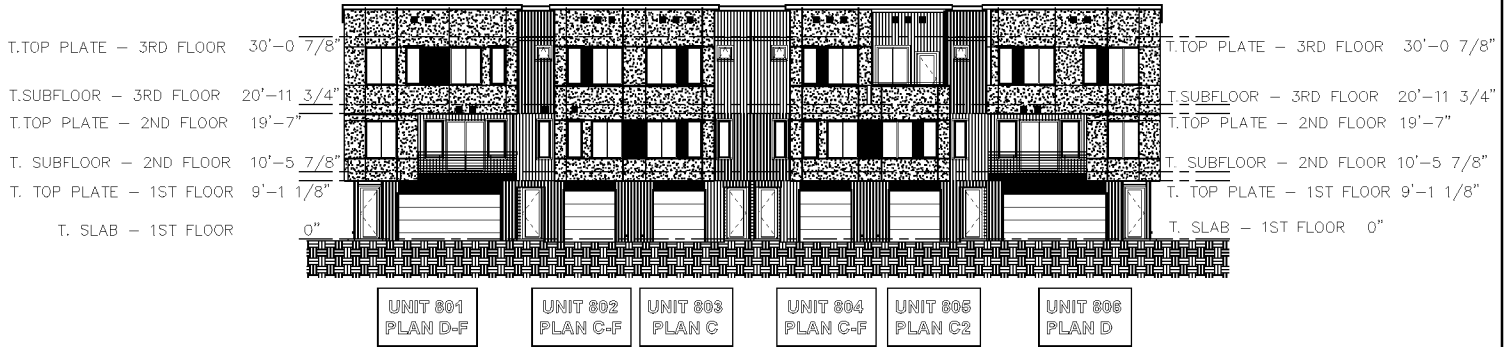
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BUILDING 9 ELEVATIONS

MLS JOB No.: 57923-0024

LUMA CONDOMINIUM PLAT

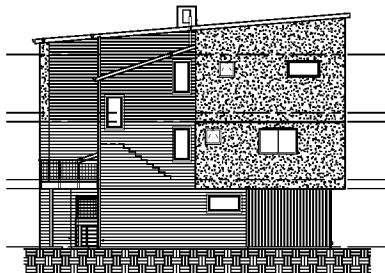
A CONDOMINIUM REGIME IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHED UPON LOT 41, BLOCK 8, NEW CITY BLOCK 1070, OAKLAND TERRACE, A SUBDIVISION OF RECORD ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20001, PAGE 286 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.



BUILDING 8—FRONT ELEVATION



BUILDING 8—REAR ELEVATION



BUILDING 8—LEFT ELEVATION



BUILDING 8—RIGHT ELEVATION

T. TOP PLATE - 3RD FLOOR 30'-0 7/8"
T. SUBFLOOR - 3RD FLOOR 20'-11 3/4"
T. TOP PLATE - 2ND FLOOR 19'-7"
T. SUBFLOOR - 2ND FLOOR 10'-5 7/8"
T. TOP PLATE - 1ST FLOOR 9'-1 1/8"
T. SLAB - 1ST FLOOR 0"

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BUILDING 8 ELEVATIONS

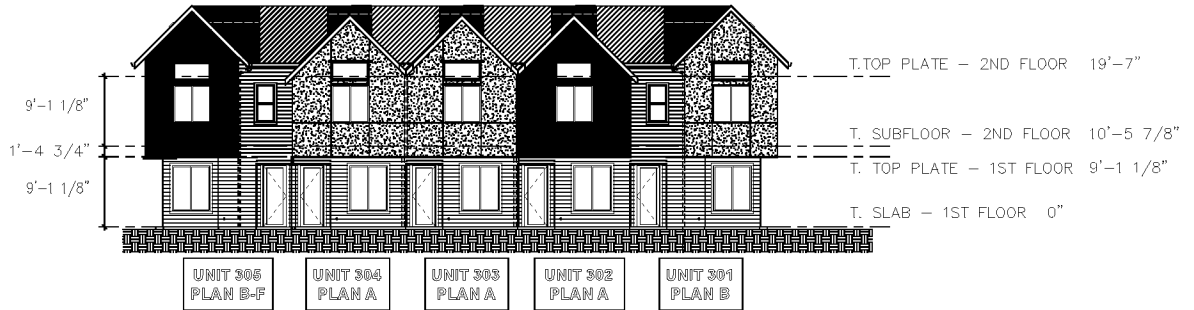
MLS JOB No.: 57923-0024

PAGE 17 OF 18

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.

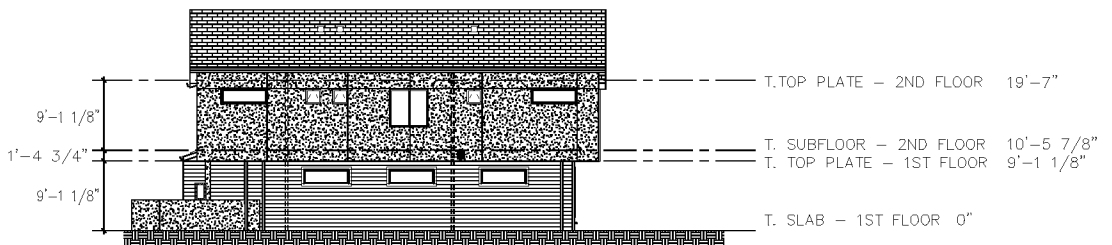
BUILDING 3
FRONT
ELEVATION



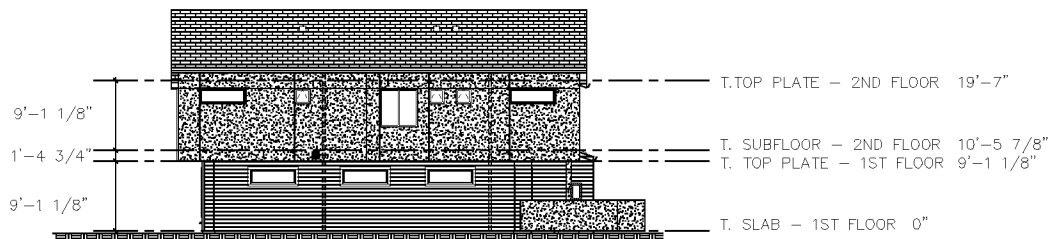
BUILDING 3
REAR
ELEVATION



BUILDING 3
LEFT
ELEVATION



BUILDING 3
RIGHT
ELEVATION



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BUILDING 3 ELEVATIONS

MLS JOB No.: 57923-0024

PAGE 18 OF 18

ATTACHMENT 3

COMMON INTEREST ALLOCATION

The Common Interest Allocation and percentage of liability for Common Expenses for each Unit is 1/26. Each Unit is allocated one (1) vote.

ATTACHMENT 3

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR
LUMA CONDOMINIUMS

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

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: 12/15/2020 3:01 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk