

AFTER RECORDING RETURN TO:

KRISTI E. STOTTS, ESQ.
WINSTEAD PC
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AUSTIN, TEXAS 78701
EMAIL: KSTOTTS@WINSTEAD.COM



**FOURTH AMENDMENT TO DECLARATION OF
CONDOMINIUM REGIME
FOR
LUMA CONDOMINIUMS**

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

[Adding Units 401, 402, 501, 502, 503, 504, 601, 602, 603, 604, 605 and 606]

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.

**FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR
LUMA CONDOMINIUMS**

This Fourth 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, by that certain Second Amendment to Declaration of Condominium Regime for Luma Condominiums, recorded under Document No. 20200307554, Official Public Records of Bexar County, Texas, and by that certain Third Amendment to Declaration of Condominium Regime for Luma Condominiums, recorded under Document No. 20210201573, 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 twelve (12) additional Units within the Regime. The total number of Units within the Regime after giving effect to this Amendment is equal to forty-three (43).

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 twelve (12) Units, which are designated as Units 401, 402, 501, 502, 503, 504, 601, 602, 603, 604, 605 and 606 (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.

3. **Replacement of Attachment 3 – Allocations.** The allocations attached to the Declaration as *Attachment 3* are hereby deleted in their entirety and replaced with the allocations attached hereto as Attachment 3.

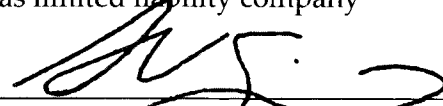
4. **Effect of Amendment.** Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Declaration. Unless expressly amended by this Amendment, all other terms and provisions of the Declaration remain in full force and effect as written and are hereby ratified and confirmed.

[SIGNATURE PAGE FOLLOWS]

Executed to be effective on January 28, 202~~1~~².

DECLARANT:

PSW-LUMA, LLC,
a Texas limited liability company

By: 

Printed Name: Anthony V. Siela

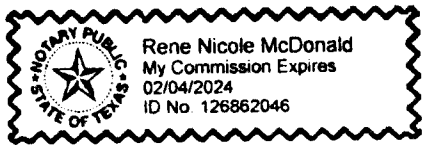
Title: Director, PSW Real Estate, LLC

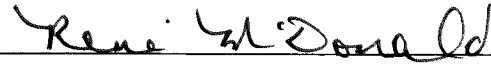
STATE OF Texas §

COUNTY OF Travis §

² This instrument was acknowledged before me on the 28th day of January, 202~~1~~, by Anthony V. Siela, Director, PSW Real Estate, LLC of PSW-LUMA, LLC, a Texas limited liability company, on behalf of such limited liability company.

[seal]




Notary Public Signature

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

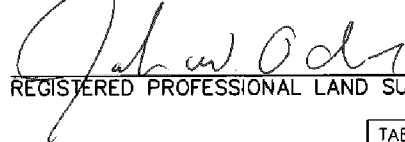
ATTACHMENT 1 (cover page)
FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR
LUMA CONDOMINIUMS

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

8/26/21
DATE



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**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 AUGUST 2021 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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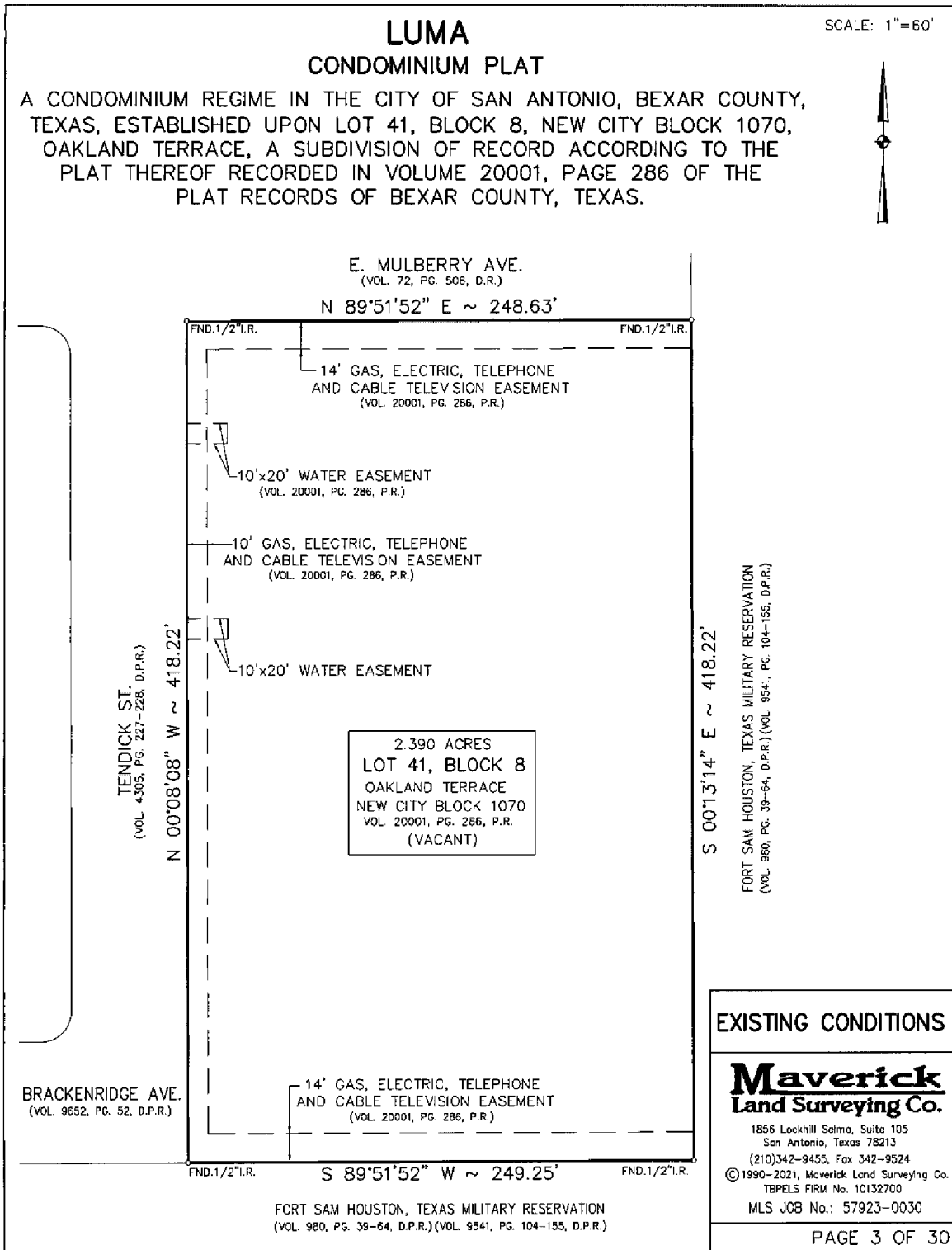
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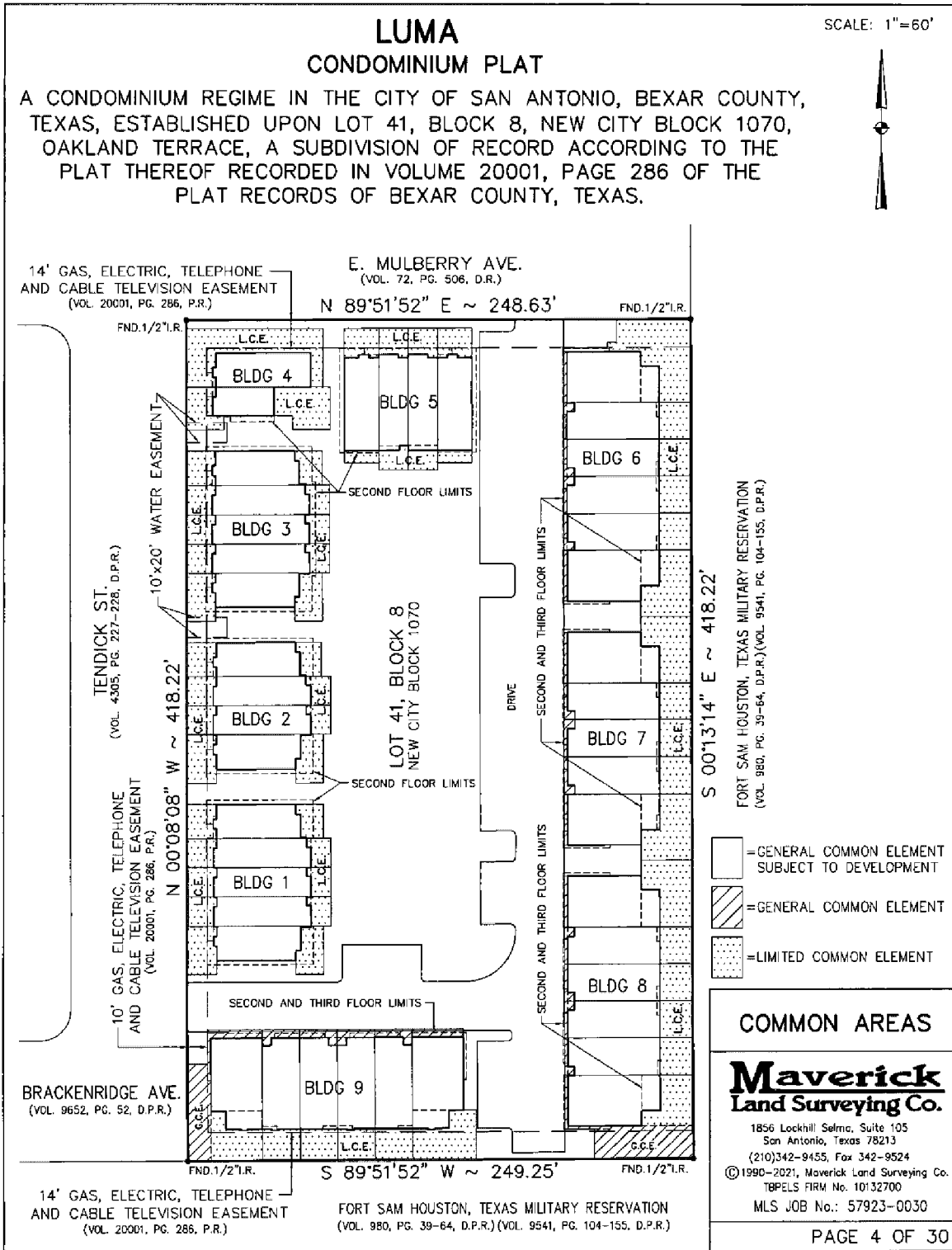
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GENERAL NOTES

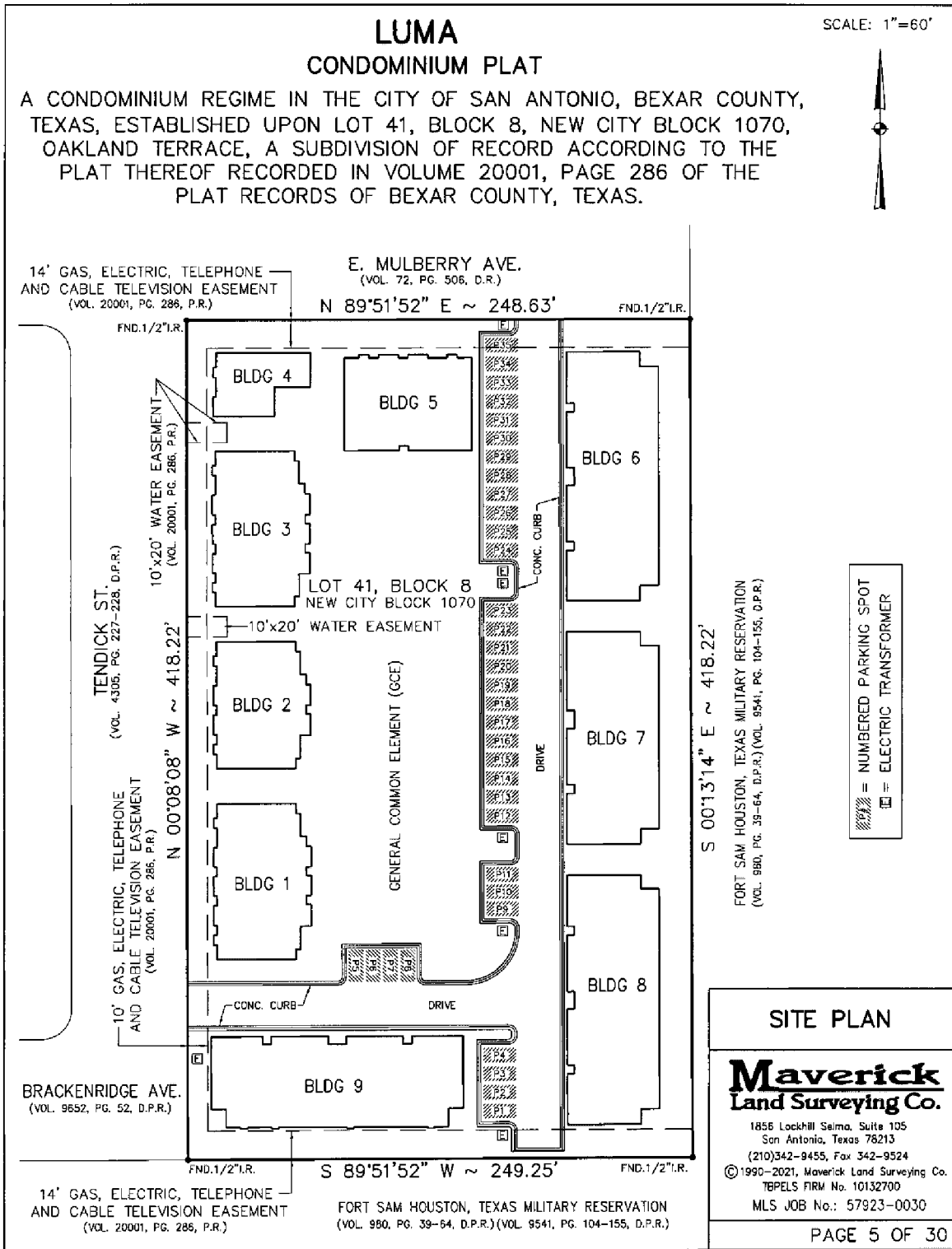
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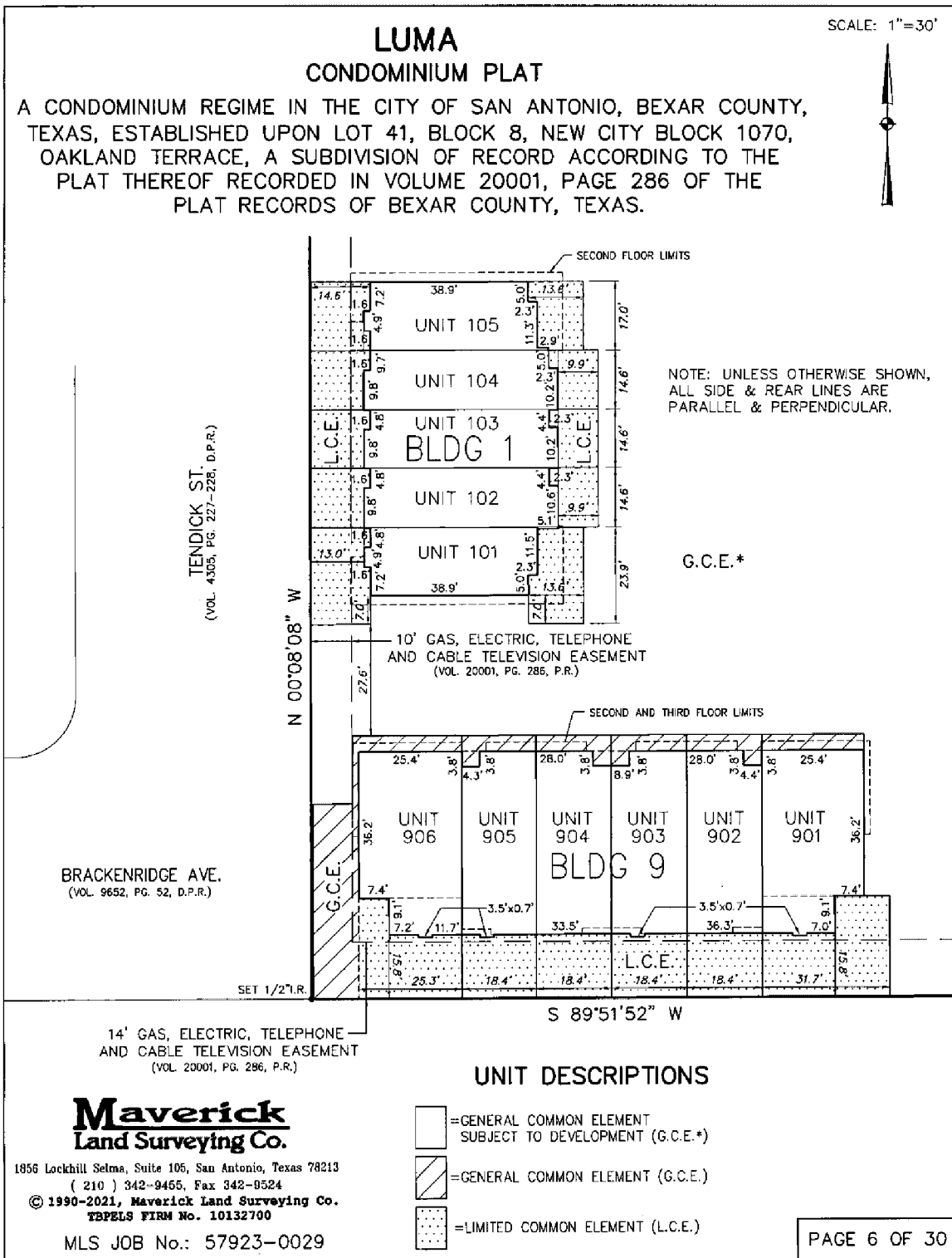
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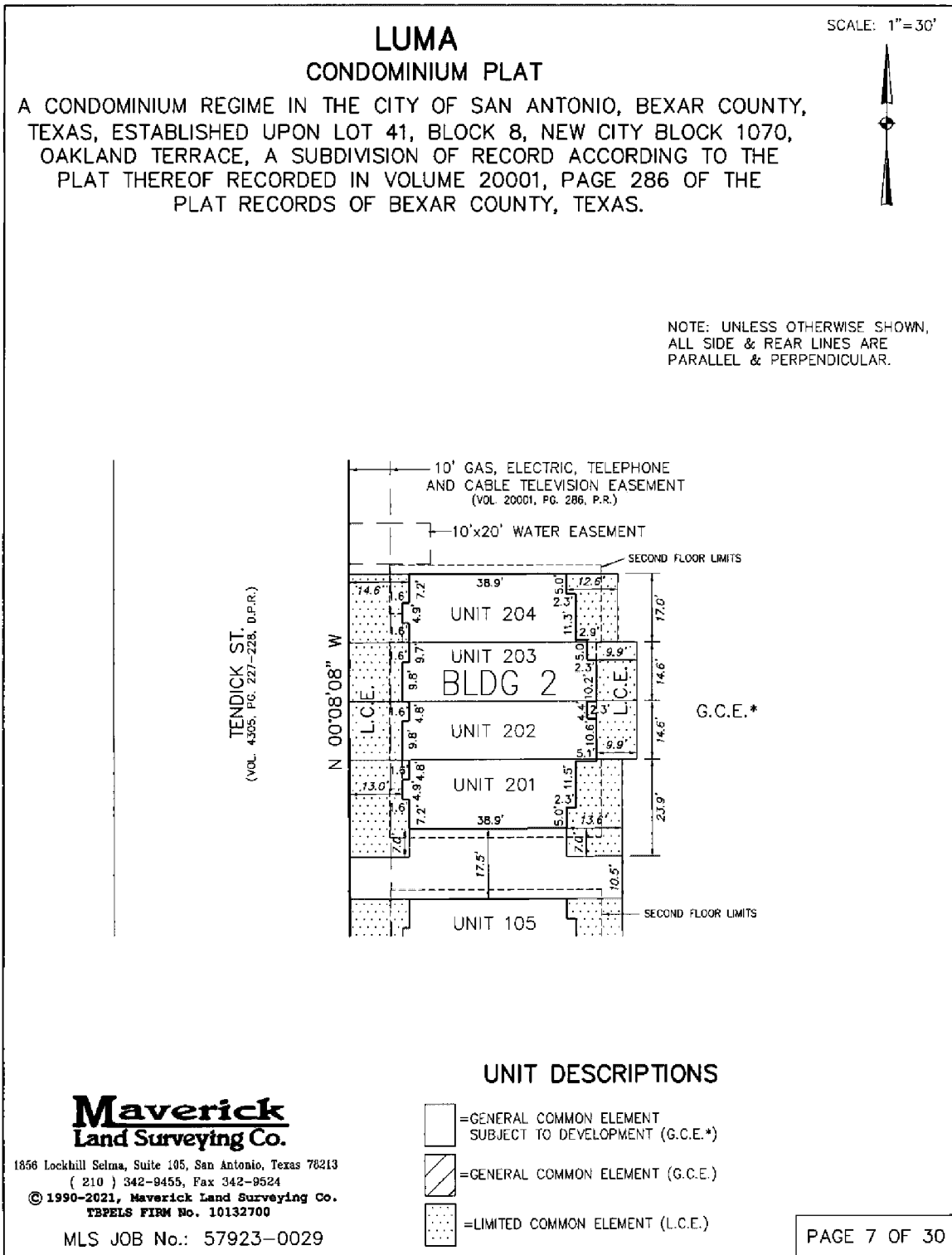




ATTACHMENT 1 - Page 4
 FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR
 LUMA CONDOMINIUMS







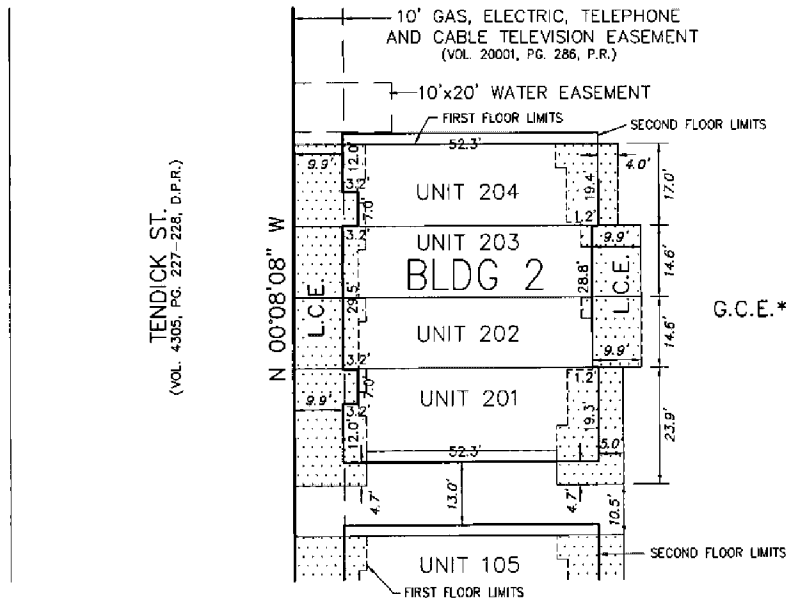
LUMA CONDOMINIUM PLAT

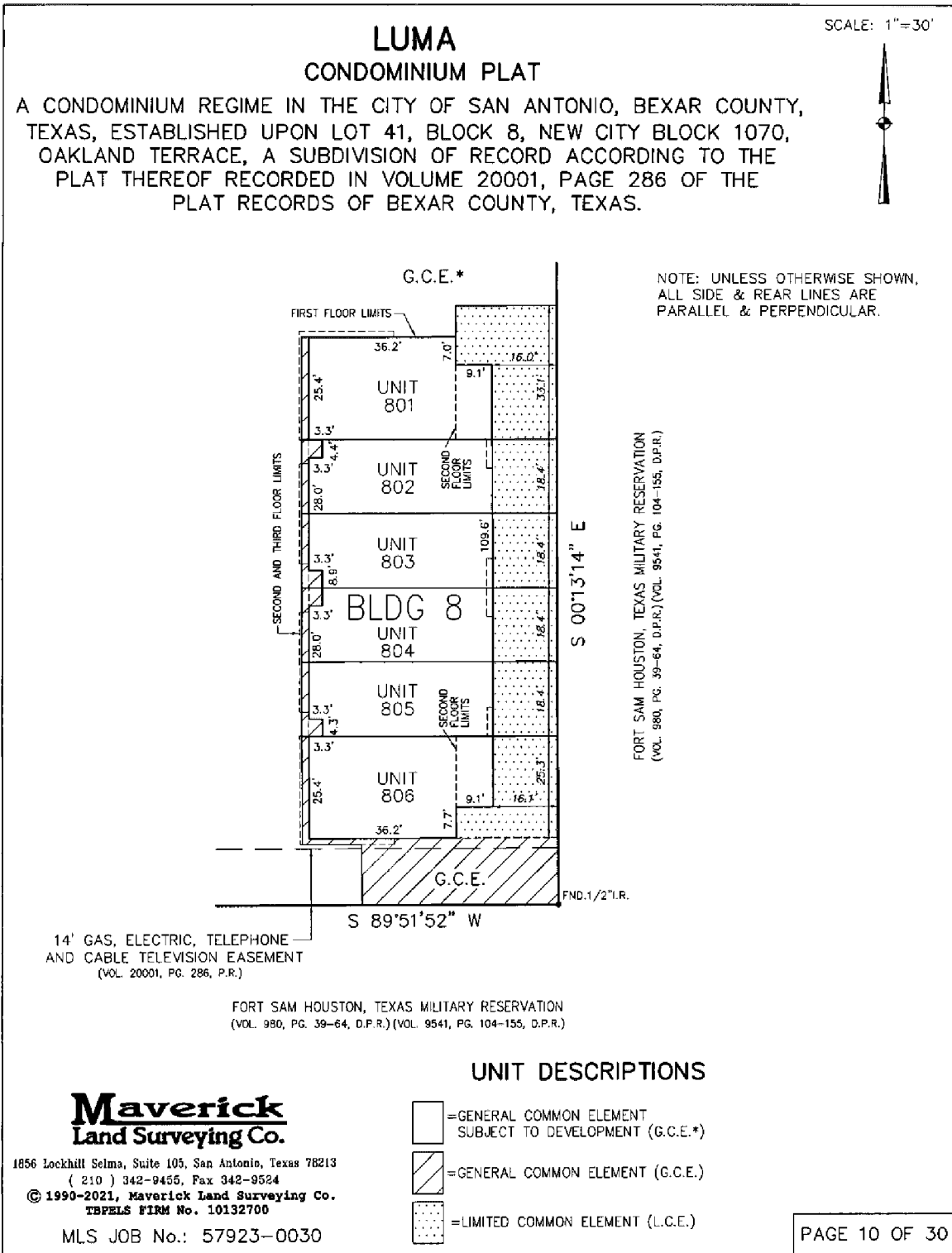
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A CONDOMINIUM REGIME IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHED UPON LOT 41, BLOCK 8, NEW CITY BLOCK 1070, OAKLAND TERRACE, A SUBDIVISION OF RECORD ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20001, PAGE 286 OF THE PLAT RECORDS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



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





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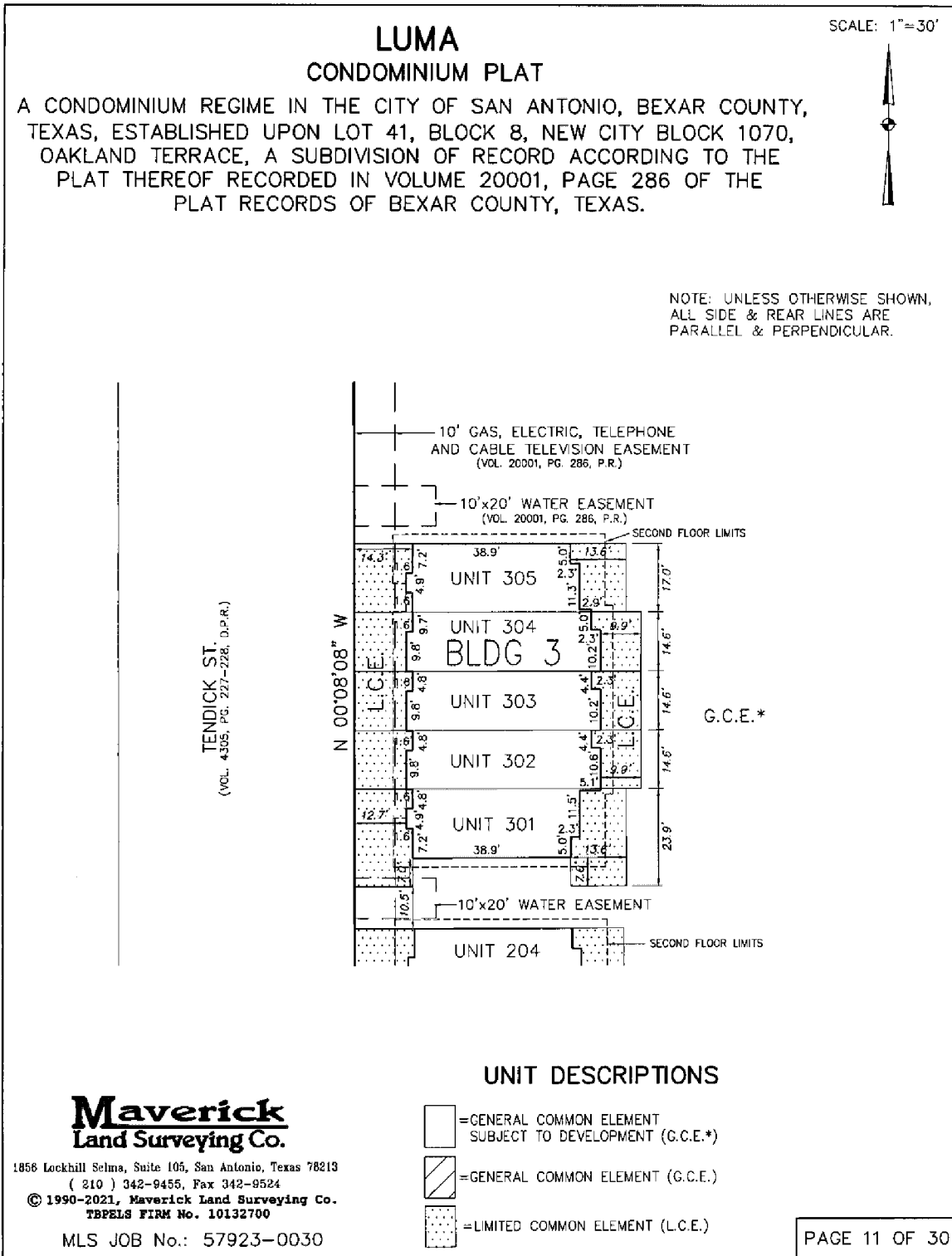
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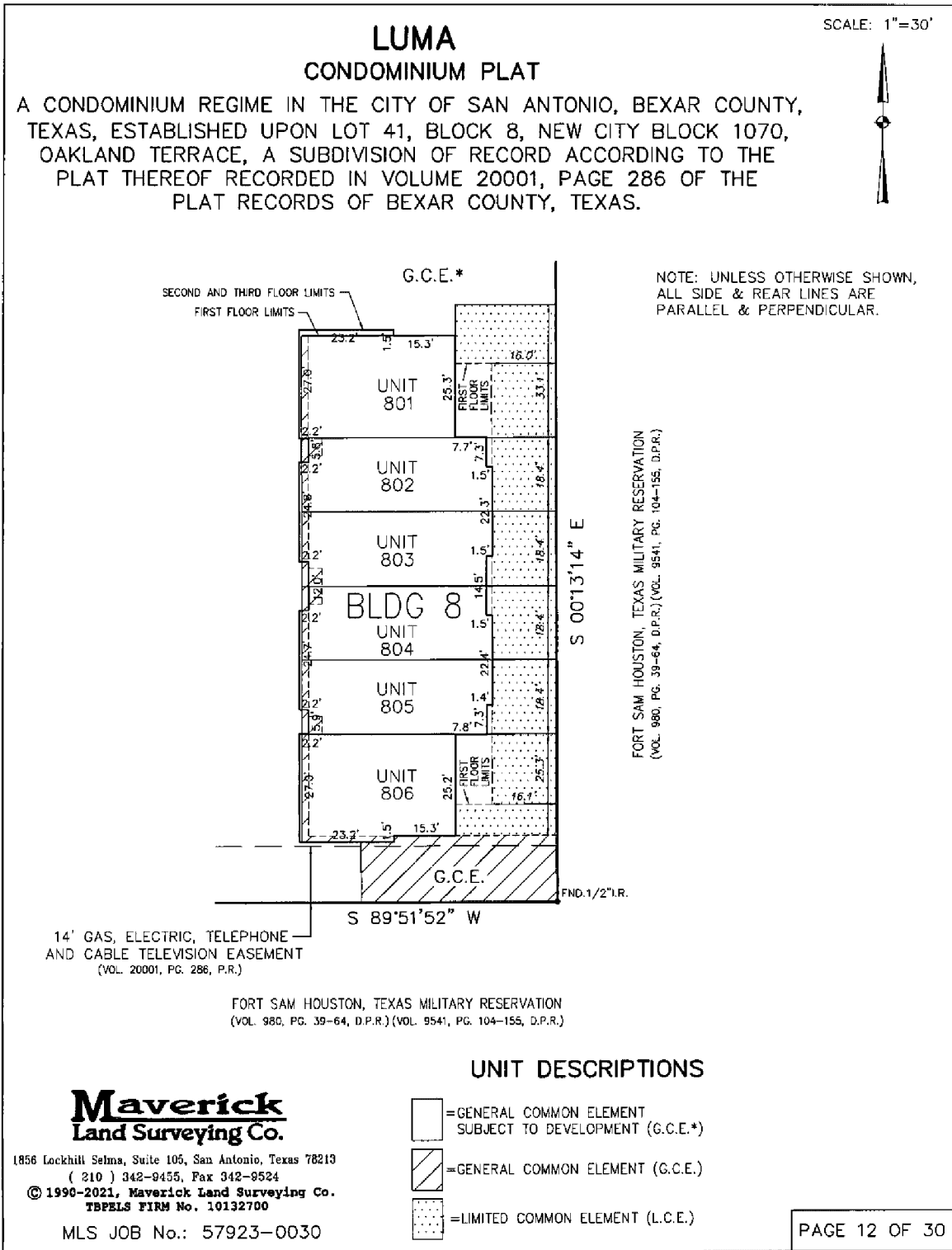
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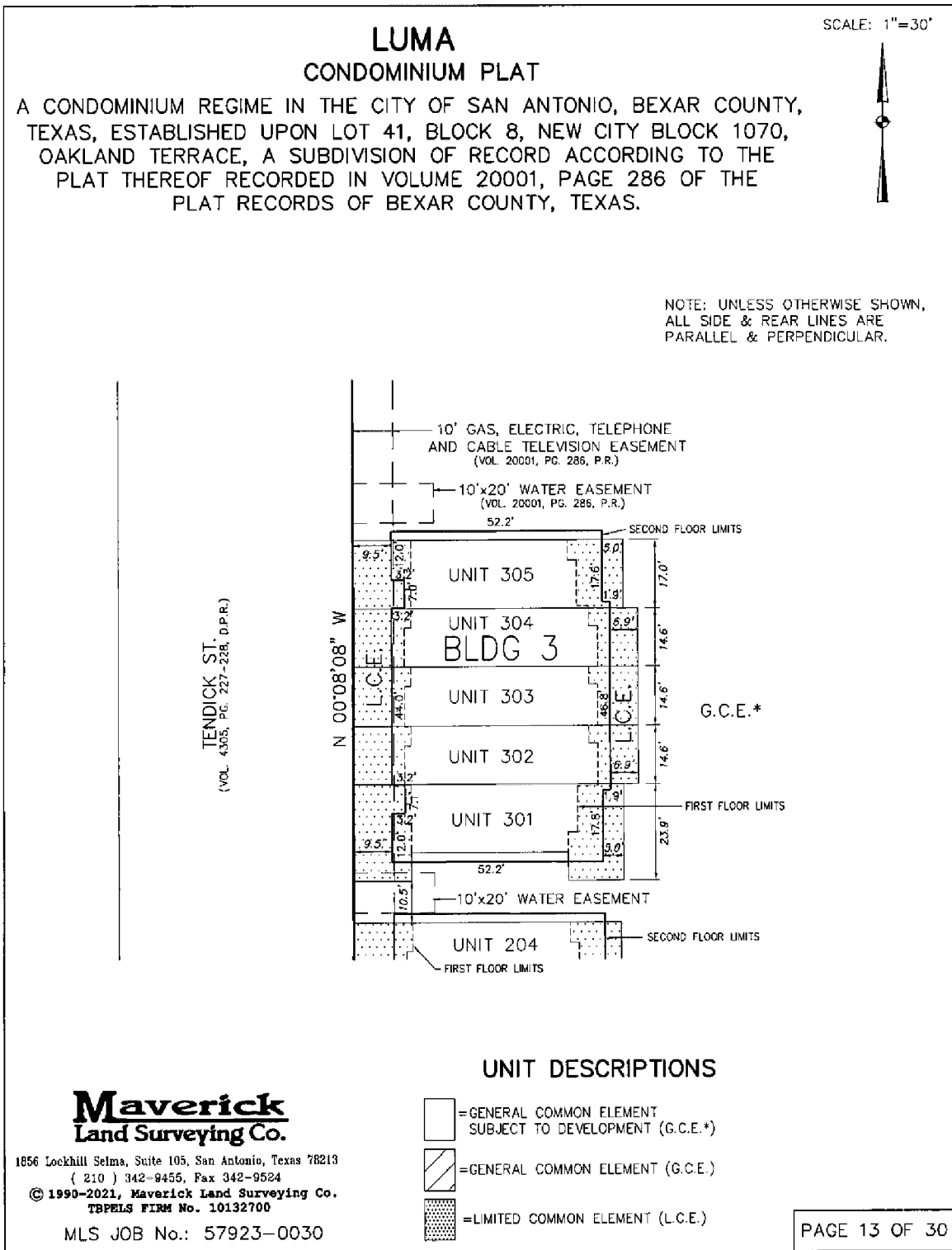
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ATTACHMENT 1 - Page 10

FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR
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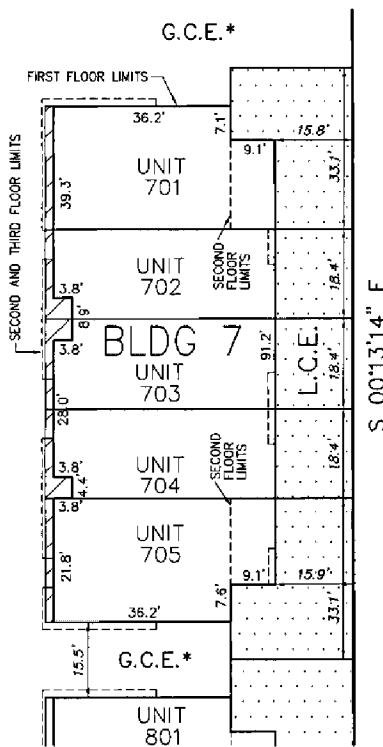
LUMA CONDOMINIUM PLAT

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FORT SAM HOUSTON, TEXAS MILITARY RESERVATION
(VOL. 980, PG. 38-64, D.P.R.), (VOL. 9541, PG. 104-155, D.P.R.)

UNIT DESCRIPTIONS

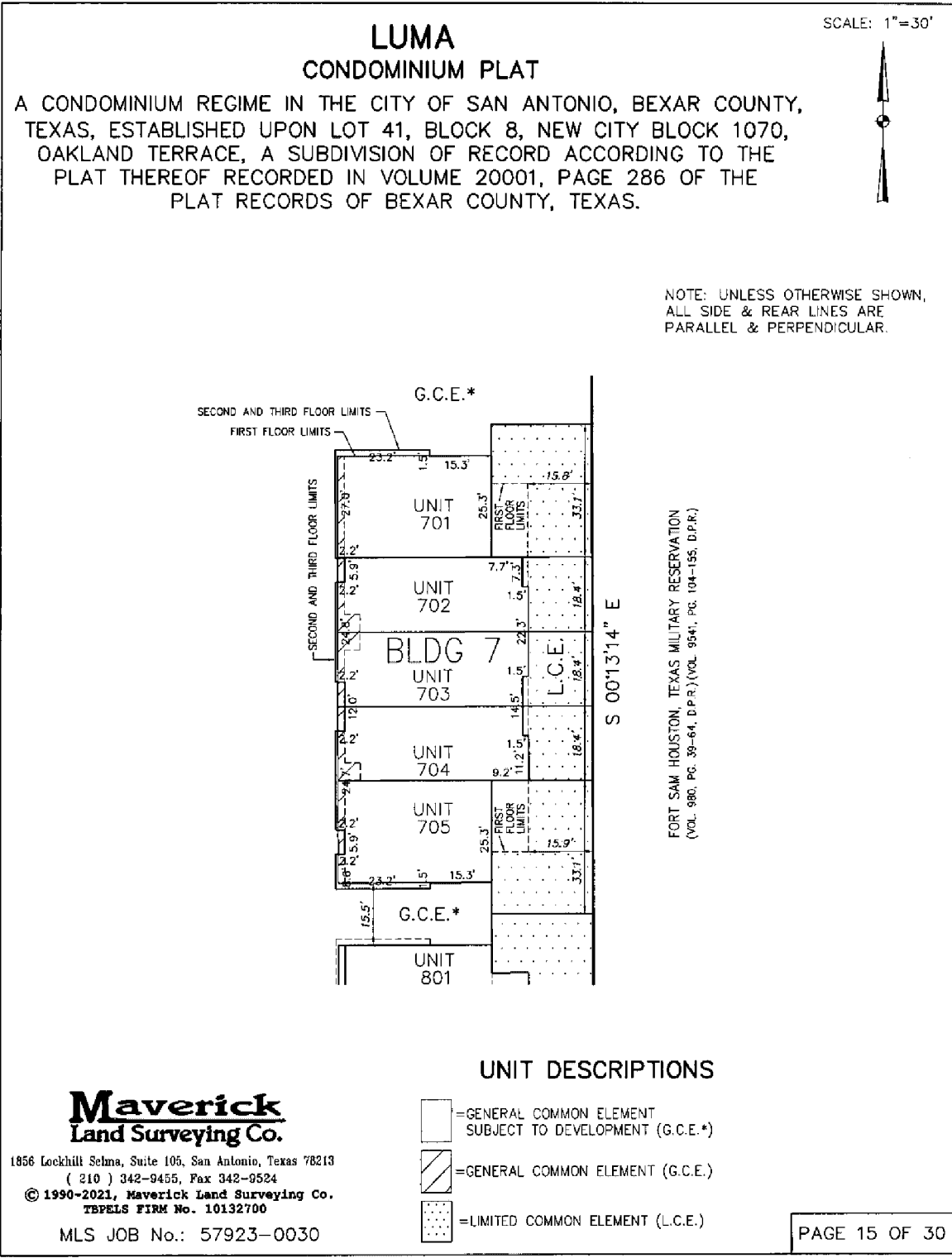
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- =LIMITED COMMON ELEMENT (L.C.E.)

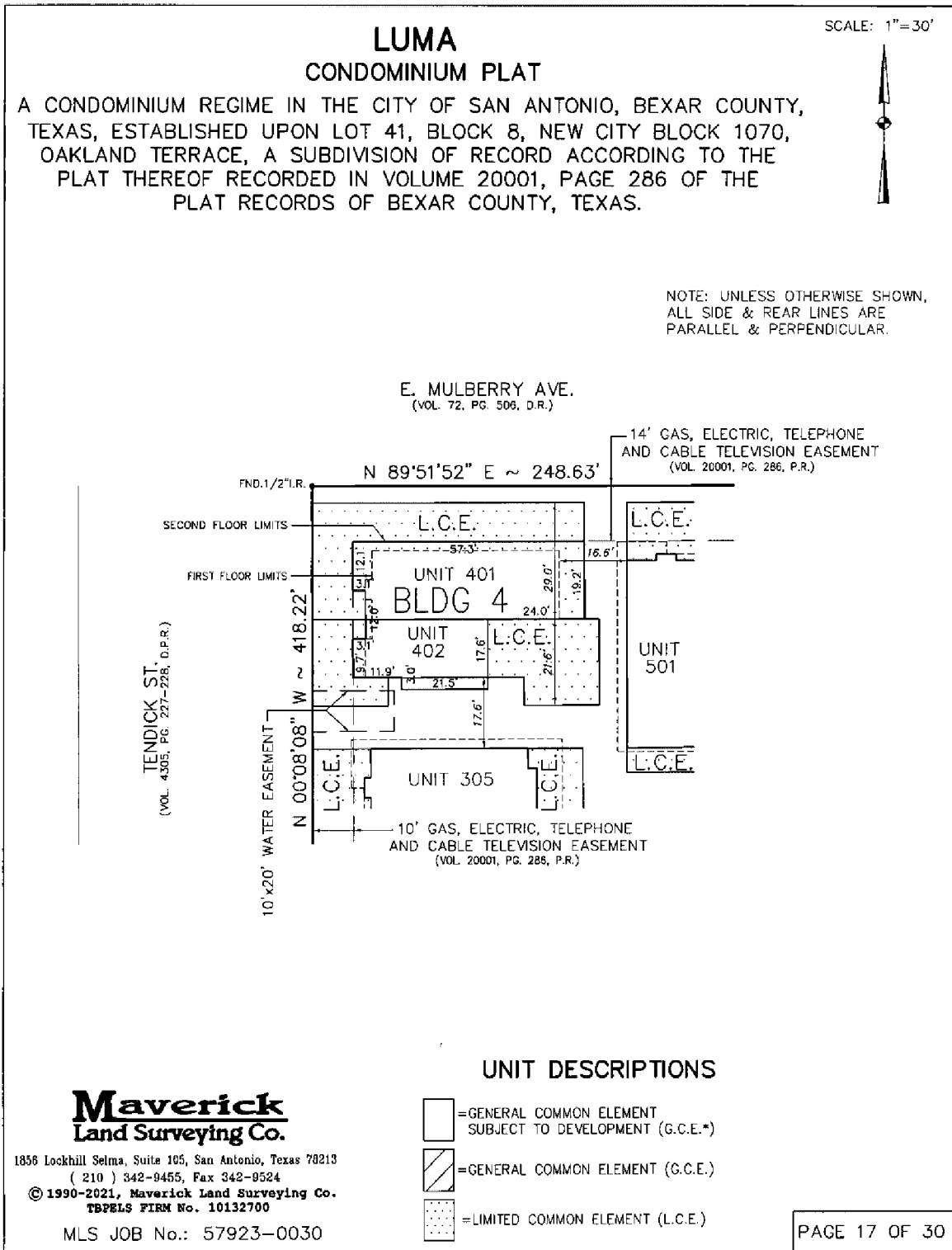
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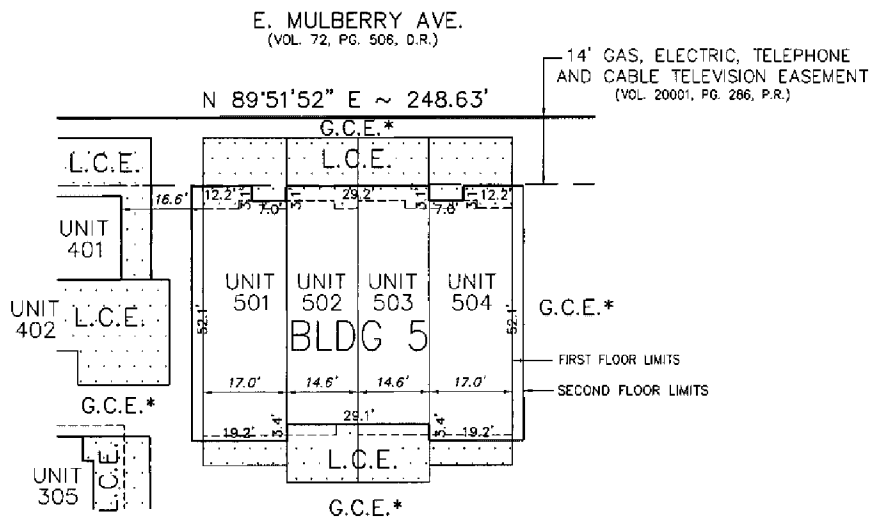
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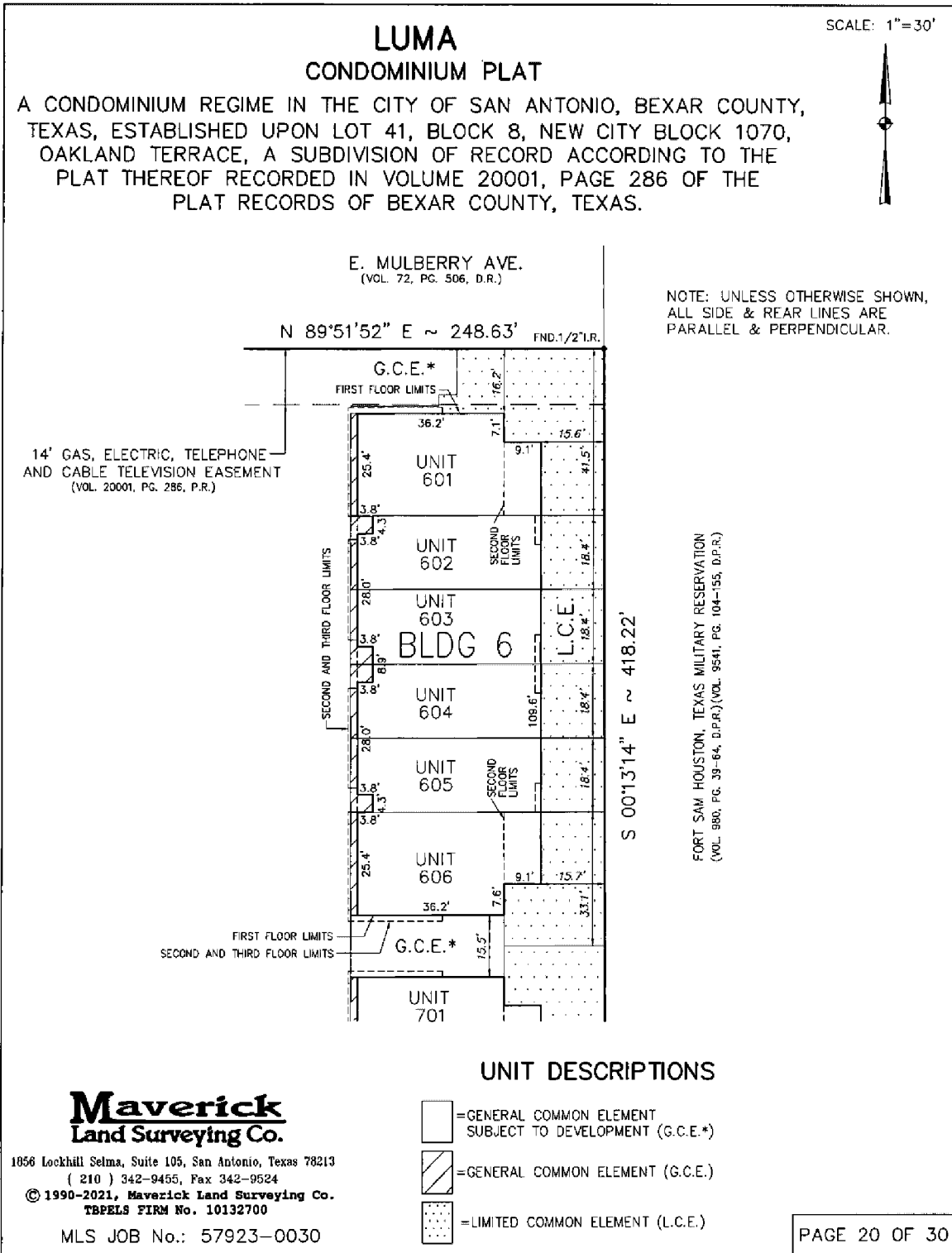
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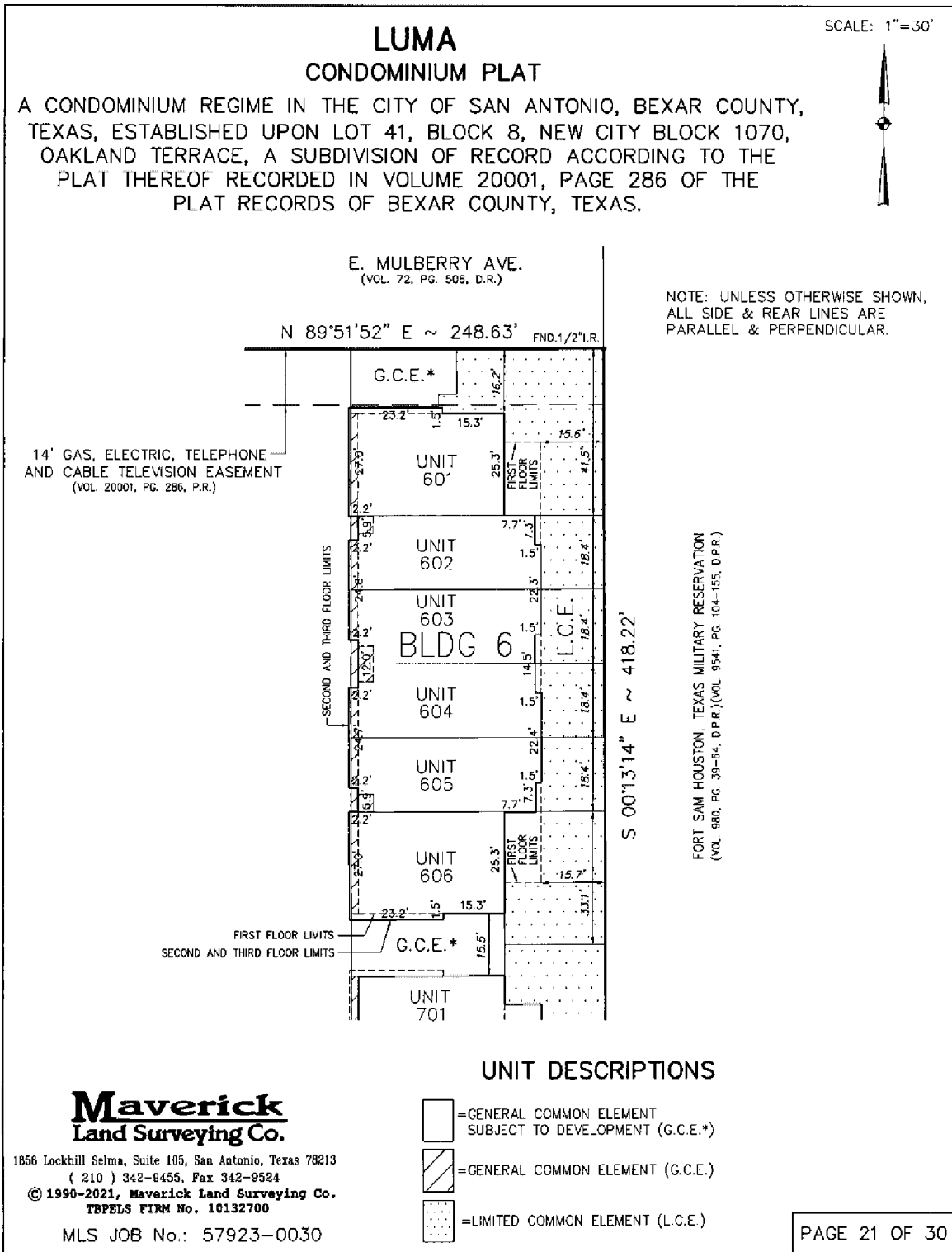
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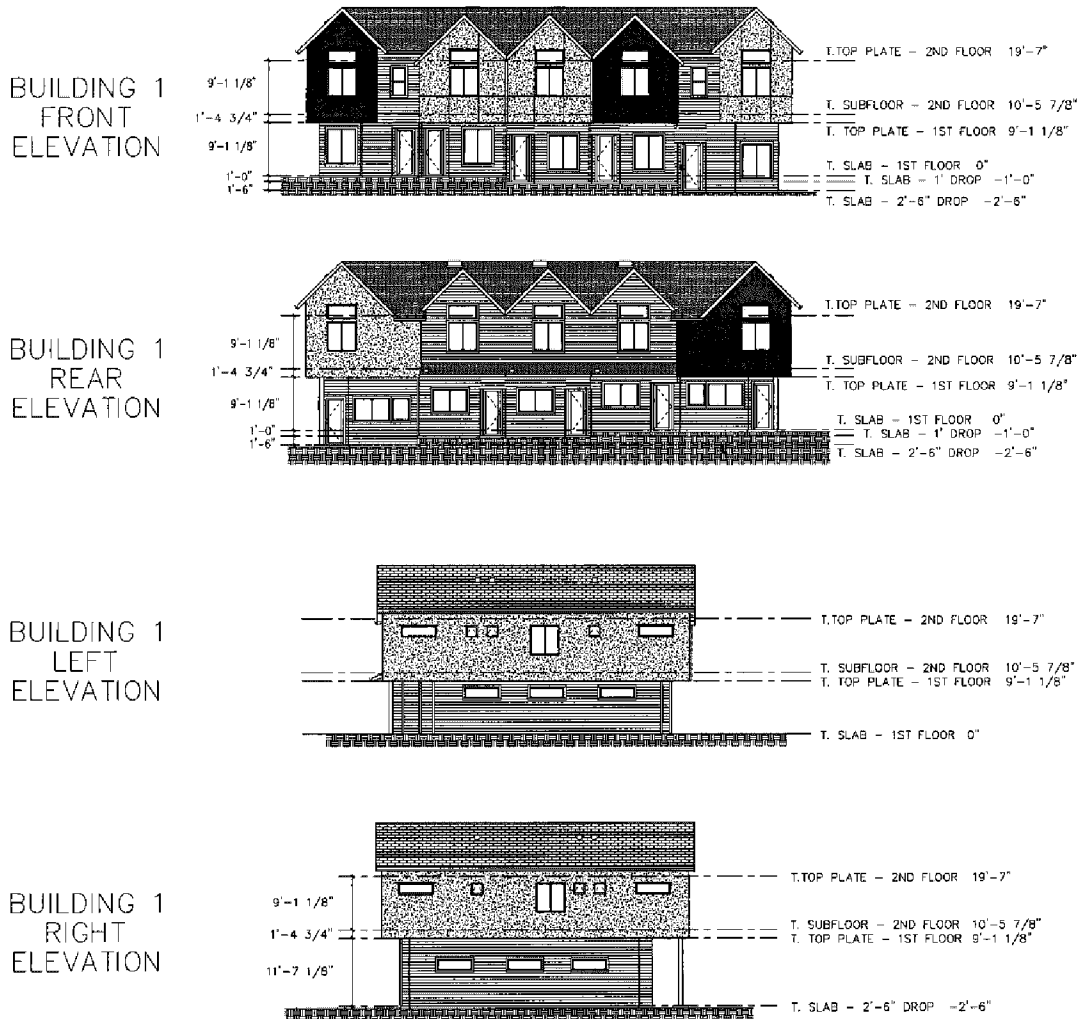
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BUILDING 1 ELEVATIONS

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**LUMA
CONDOMINIUM PLAT**

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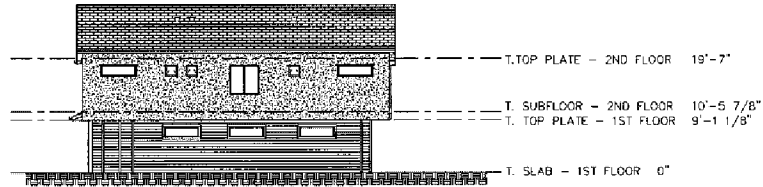
BUILDING 2
FRONT
ELEVATION



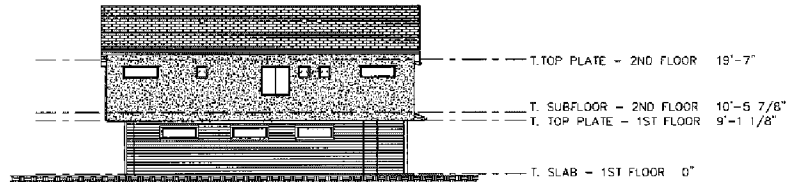
BUILDING 2
REAR
ELEVATION



BUILDING 2
LEFT
ELEVATION



BUILDING 2
RIGHT
ELEVATION



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BUILDING 2 ELEVATIONS

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LUMA CONDOMINIUM PLAT

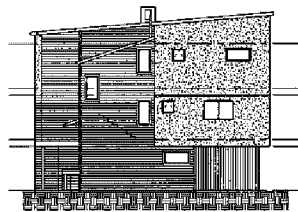
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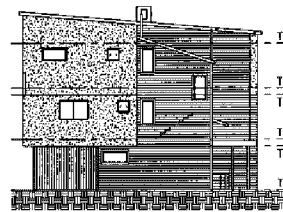
BUILDING 9—FRONT ELEVATION



BUILDING 9—REAR ELEVATION



BUILDING 9—LEFT ELEVATION



BUILDING 9—RIGHT ELEVATION

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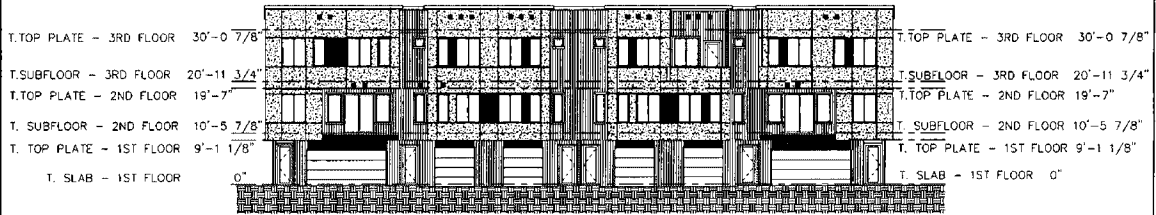
BUILDING 9 ELEVATIONS

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LUMA CONDOMINIUM PLAT

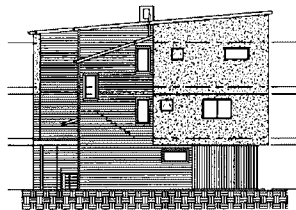
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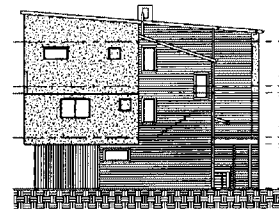
BUILDING 8--FRONT ELEVATION



BUILDING 8--REAR ELEVATION



BUILDING 8--LEFT ELEVATION



BUILDING 8--RIGHT ELEVATION

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BUILDING 8 ELEVATIONS

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BUILDING 3 ELEVATIONS

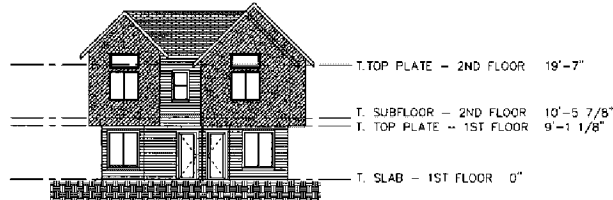
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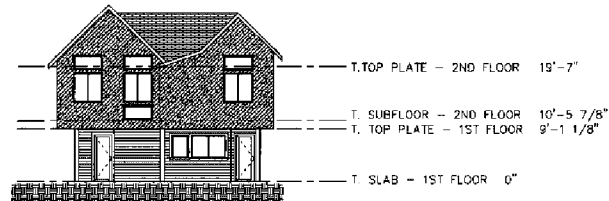
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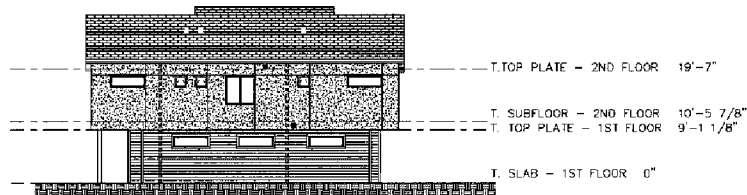
BUILDING 4
FRONT
ELEVATION



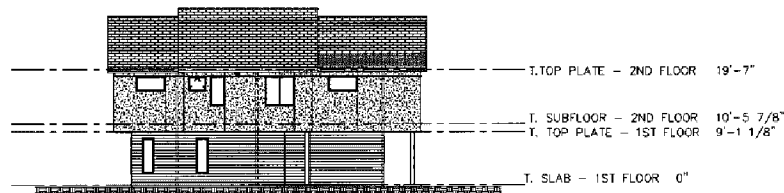
BUILDING 4
REAR
ELEVATION



BUILDING 4
LEFT
ELEVATION



BUILDING 4
RIGHT
ELEVATION



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BUILDING 4 ELEVATIONS

MLS JOB No.: 57923-0030

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LUMA CONDOMINIUM PLAT

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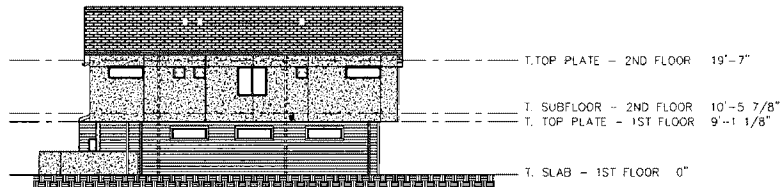
BUILDING 5
FRONT
ELEVATION



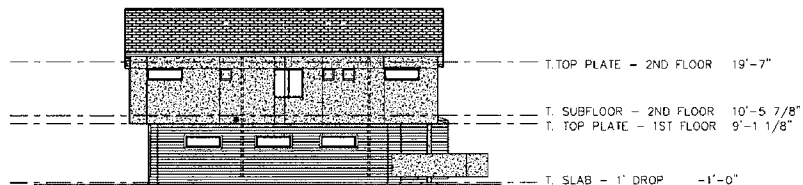
BUILDING 5
REAR
ELEVATION



BUILDING 5
LEFT
ELEVATION



BUILDING 5
RIGHT
ELEVATION



Maverick Land Surveying Co.

1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213
(210) 342-0455, Fax 342-9524
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TBPELS FIRM No. 10132700

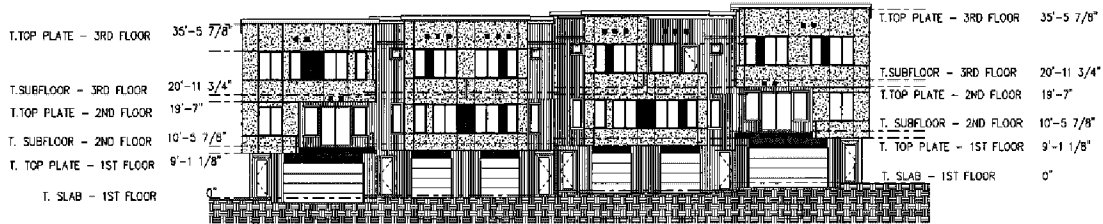
BUILDING 5 ELEVATIONS

MLS JOB No.: 57923-0030

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LUMA CONDOMINIUM PLAT

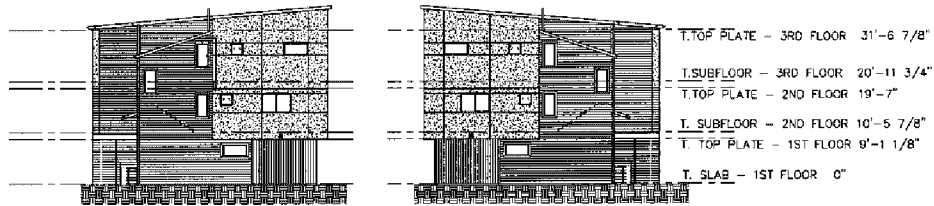
A CONDOMINIUM REGIME IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHED UPON LOT 41, BLOCK 8, NEW CITY BLOCK 1070, OAKLAND TERRACE, A SUBDIVISION OF RECORD ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20001, PAGE 286 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.



BUILDING 6-FRONT ELEVATION



BUILDING 6-REAR ELEVATION



BUILDING 6-LEFT ELEVATION

BUILDING 6-RIGHT ELEVATION

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BUILDING 6 ELEVATIONS

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ATTACHMENT 3

COMMON INTEREST ALLOCATION

The Common Interest Allocation and percentage of liability for Common Expenses for each Unit is 1/43. Each Unit is allocated one (1) vote.

ATTACHMENT 3

FOURTH 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: 1/31/2022 3:11 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk