

**SEVENTH AMENDED DECLARATION OF LAKERIDGE TOWNHOMES,
A CONDOMINIUM**

This Seventh Amended Declaration is made this 26th day of August, 2016 by LAKERIDGE LIVING, L.P., a Texas limited partnership (Declarant) pursuant to the Texas Uniform Condominium Act, Chapter 82, Property Code of the State of Texas (the Act).

RECITALS

1. Declarant is the owner in fee simple of certain real estate situated in the City of College Station, County of Brazos, and State of Texas, more particularly described in the Declaration described below, together with all buildings and improvements now or hereafter constructed or located thereon, and all rights, privileges, easements, and appurtenances belonging to or in any way pertaining to said real estate; and
2. Declarant filed a First Restated and Amended Declaration of Lakeridge Townhomes, A Condominium dated July 8, 2010 in Volume 9722, Page 1 of the Official Records of Brazos County, Texas; an Amended Declaration of Lakeridge Townhomes, a Condominium dated May 9, 2011 in Volume 10148, Page 173, Official Records of Brazos County, Texas; a Second Amended Declaration of Lakeridge Townhomes, a Condominium dated May 4, 2012, in Volume 10659, Page 77, Official Records of Brazos County, Texas; a Third Amended Declaration of Lakeridge Townhomes, a Condominium dated February 7, 2013, in Volume 11151, Page 259, Official Records, Brazos County, Texas; a Fourth Amended Declaration of Lakeridge Townhomes, a Condominium dated July 18, 2014 in Volume 12154, Page 252, Official Records, Brazos County, Texas; a Fifth Amended Declaration of Lakeridge Townhomes, a Condominium dated June 19, 2015, in Volume 12762, Page 258, Official Records, Brazos County, Texas; and a Sixth Amended Declaration of Lakeridge Townhomes, a Condominium dated May 13, 2016, in Volume 13345, Page 165, Official Records, Brazos County, Texas (collectively called "the Declaration").
3. Declarant reserved the development rights under the Act, and desires to amend Section 13.1 of the Declaration.

NOW, THEREFORE, Declarant hereby declares as follows:

1. Section 13.1, in Article XIII, is hereby amended and is replaced in its entirety by the following:

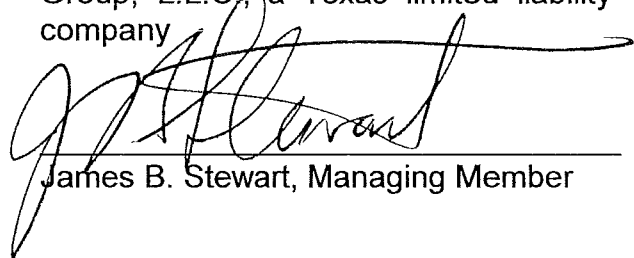
13.1 Amendments During Declarant Control Period. Any amendments to this Declaration or to the Bylaws during the Declarant Control Period shall be subject to the prior approval of all First Mortgagees, provided, however, that if any First Mortgagee fails to respond to a written request for approval within sixty (60) days of said request, approval shall be deemed to have been given by such First Mortgagee.

2. Except as provided herein, the Declaration is not amended.

Signed to be effective on the date stated above.

LAKERIDGE LIVING, L.P., a Texas limited partnership, acted for herein by its General Partner, Starfish Development Group, L.L.C., a Texas limited liability company

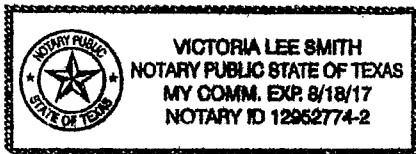
BY:

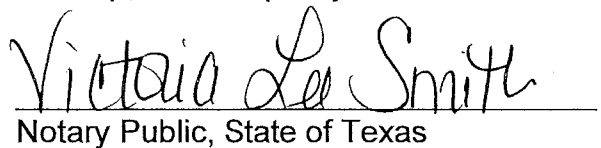

James B. Stewart, Managing Member

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on the 26th day of August, 2016, by JAMES B. STEWART, Managing Member of Starfish Development Group, L.L.C., General Partner of LAKERIDGE LIVING, L.P., a Texas limited partnership, on behalf of said partnership, in the capacity therein stated.




Notary Public, State of Texas

RECORDING PAID FOR BY: HLEP 100107
AFTER RECORDING RETURN TO:

CULLY LIPSEY
1021 University Drive East
College Station, Texas 77840

PREPARED IN THE LAW OFFICE OF:
HOELSCHER, LIPSEY, ELMORE, & POOLE, P.C.
1021 University Drive East
College Station, Texas 77840

WCL\DECL\LAKERIDGE LIVING\SEVENTH AMENDMENT (1a)

Filed for Record in:
BRAZOS COUNTY

On: Aug 26, 2016 at 03:51P

As a
Recording

Document Number: 01274495

Amount 30.00

Receipt Number - 583132

By:
Kim Green

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the Official Public records of:

BRAZOS COUNTY

as stamped hereon by me.

Aug 26, 2016

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

Official Receipt for Recording in:

Brazos County Clerk
P.O. BOX 111
Official Records Department
Bryan 77806-0111

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Thank You
KAREN MCQUEEN - Brazos County Clerk

By - Kim Green

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