

****** Electronically Filed Document ******

**Brazos County, TX
Karen McQueen
County Clerk**

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Parties:

**Direct-
Indirect-**

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******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.



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, TEXAS

Honorable Karen McQueen, County Clerk, Brazos County

**SECOND AMENDMENT TO
DECLARATION OF COPPER CREEK CONDOS,
A CONDOMINIUM**

THIS Second Amendment to Declaration is made this 1st day of June, 2016, by River Ridge Townhomes, Ltd., a Texas limited partnership ("Declarant"), acted for herein by its General Partner, SKYCO Management, L.L.C., a Texas limited liability company, pursuant to the Texas Uniform Condominium Act, Chapter 82, Property Code of the State of Texas ("Act").

As per the provisions and rights contained in the "Declaration", as recorded in Volume 13045, Pages 165 through 245, Official Records of Brazos County, Texas, and the "First Amended Declaration", as recorded in Volume 13092, Pages 272 through 273, Official Records of Brazos County, Texas, the Declaration and First Amendment are hereby amended as follows:

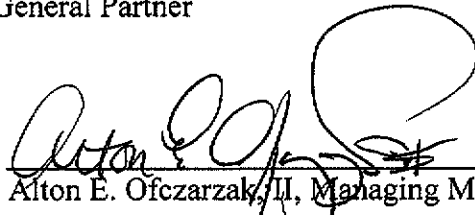
- I. As per the Declaration and the First Amended Declaration, the Condominium project, as shown and described in the Declaration and the First Amended Declaration, is hereby amended to include and add Phase II of the Additional Real Estate, as shown and described in the Declaration, and on and in the plats and documents attached thereto, and Phase II is hereby made a part of the Condominium, and Phase II is hereby subject to the terms, provisions and covenants of the Condominium and/or Declaration and the First Amendment for all purposes.
- II. Phase II is hereby made a part of the Condominium, and Phase II is hereby made subject to the terms, provisions and covenants of the Condominium and/or Declaration for all purposes.
- III. The building located in Phase II is Building "B", as shown on the drawing attached hereto as Exhibit "A". The Unit number for each Unit, the dimensions of each Unit, and the plan of each particular Unit in Building "B" are additionally described and set forth in Exhibit "A" attached hereto.
- IV. As per Section 3.7 of the Declaration, the percentage interest of each Unit Owner in the Condominium, in the Common Elements and Common Expenses after the addition of the seven (7) Units located in Phase II shall be in the ratios set forth on Exhibit "B" attached hereto and incorporated herein.
- V. Declarant retains the right to add all or any portion of the Additional Real Estate as defined in the Declaration to the Condominium as per the terms of the Declaration.

This Amendment shall be binding upon all property located within and subject to the Declaration.

WITNESS MY HAND effective as of the 1st day of June, 2016.

RIVER RIDGE TOWNHOMES, LTD.,
a Texas limited partnership

By: SKYCO MANAGEMENT, L.L.C.,
a Texas limited liability company,
its General Partner

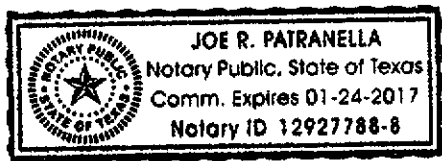
By: 
Alton E. Ofczarzak, II, Managing Member

THE STATE OF TEXAS §

COUNTY OF BRAZOS §

I, Joe R. Patranella, a Notary Public, do hereby certify that Alton E. Ofczarzak, II, Managing Member of Skyco Management, L.L.C., a Texas limited liability company, acting in its capacity as General Partner of River Ridge Management, Ltd., a Texas limited partnership, personally appeared before me on this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official seal on this 1st day of June, 2016.



Joe R. Patranella
Notary Public, State of Texas

EXHIBIT "A"
TO
SECOND AMENDMENT TO DECLARATION OF COPPER CREEK CONDOS
PROPERTY, PLATS AND PLANS

EXHIBIT "B"
TO
SECOND AMENDMENT TO DECLARATION OF COPPER CREEK CONDOS

PERCENT INTEREST CHART

<u>Bldg. No.</u>	<u>Unit No. On Plans</u>	<u>Percent Interest</u>
A	302	3.8967%
A	303	3.8967%
A	304	3.8967%
A	305	3.8967%
A	306	3.8967%
A	307	3.8967%
A	308	3.8967%
E	343	2.5829 %
E	344	3.8967%
E	345	3.8967%
E	346	3.8967%
E	347	3.8967%
E	348	3.8967%
E	349	3.8967%
E	350	3.8967%
E	351	3.8967%
E	352	3.8967%
E	353	3.8967%
E	354	3.8967%
B	309	3.8967%
B	310	3.8967%
B	311	3.8967%
B	312	3.8967%
B	313	3.8967%
B	314	3.8967%
B	315	3.8967%