

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

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

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**Document Number: 2016-1273313  
Recorded As : ERX-RECORDINGS**

**Recorded On: August 15, 2016  
Recorded At: 02:55:44 pm  
Number of Pages: 10  
Book-VI/Pg: Bk-OR VI-13544 Pg-149  
Recording Fee: \$62.00**

**Parties:**

**Direct-  
Indirect-**

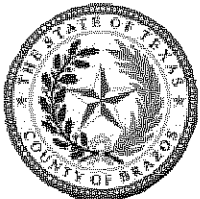
**Receipt Number: 582136  
Processed By: Patsy Montalbano**

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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.

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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

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

THIS Third Amendment to Declaration is made this 15<sup>th</sup> day of August, 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, Page 165, Official Records of Brazos County, Texas, the "First Amended Declaration", as recorded in Volume 13092, Page 272, Official Records of Brazos County, Texas, and the "Second Amended Declaration", as recorded in Volume 13385, Page 78, the Declaration, First Amended Declaration, and Second Amended Declaration are hereby amended as follows:

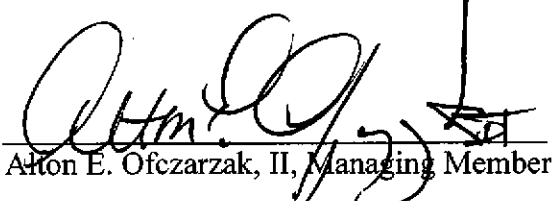
- I. As per the Declaration, the First Amended Declaration, and the Second Amended Declaration, the Condominium project, as shown and described in the Declaration, the First Amended Declaration, and the Second Amended Declaration, is hereby amended to include and add Phase III of the Additional Real Estate, as shown and described in the Declaration, and on and in the plats and documents attached thereto, Phase III is hereby made a part of the Condominium, and Phase III is hereby subject to the terms, provisions and covenants of the Condominium and/or Declaration, the First Amended Declaration and the Second Amended Declaration for all purposes.
- II. Phase III is hereby made a part of the Condominium, and Phase III is hereby made subject to the terms, provisions and covenants of the Condominium and/or Declaration for all purposes.
- III. The buildings located in Phase III are Building "C", Building "D", Building "F" and Building "G", 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 for the previously mentioned Buildings 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 twenty-seven (27) Units located in Phase III 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 15<sup>th</sup> day of August, 2016.

RIVER RIDGE TOWNHOMES, LTD.,  
a Texas limited partnership

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

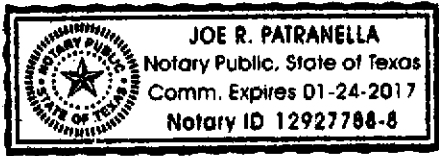
By:   
Alton E. Ofczarzak, II, Managing Member

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 15<sup>th</sup> day of August, 2016.

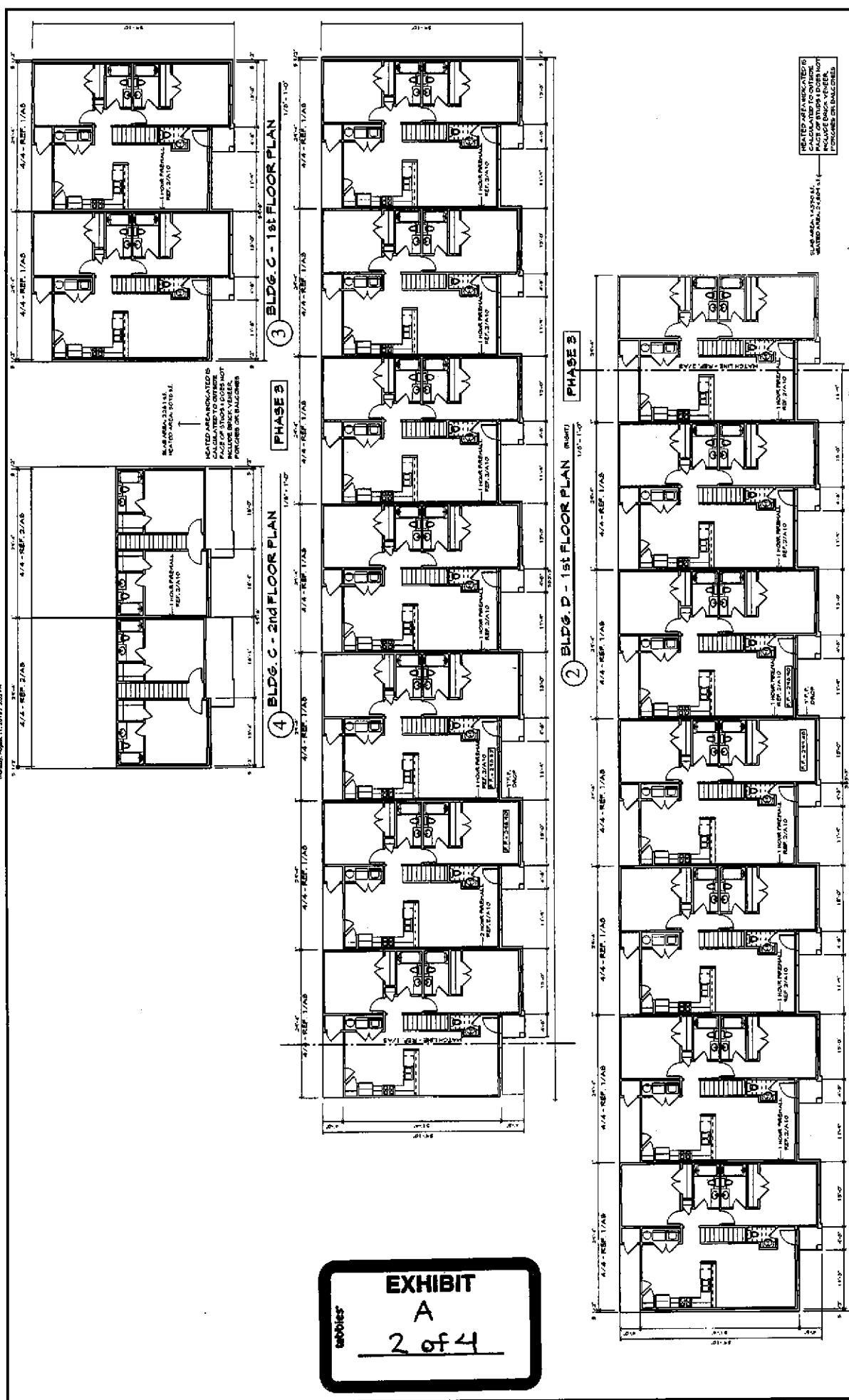


Joe R. Patranella  
Notary Public, State of Texas

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



13 299, 4th Fl. C  
Houston, August 11, 2016 12:03 PM



THIS AREA IS NOT TO BE CALCULATED TO COVER THE ENTIRE AREA OF THE UNIT INCLUDING BENCHES, LOCKERS AND BALCONIES. BALCONY AREA IS NOT INCLUDED IN THIS AREA.

SUN AREA: 1,570 S.F.  
SUNDED AREA: 2,884 S.F.

**EXHIBIT**  
**A**  
2 of 4



**COPPER CREEK CONDOS**  
COLLEGE STATION  
TEXAS  
**Transition Design Service**  
301 W. Villa Matha Road • Bryan, Texas 77801 • (979) 822-7777

DATE: AUG. 30.16  
**A3**

**PHASE B**

**1 BLDG. D - 1st FLOOR PLAN** (REV) 1/8" = 1'-0"

**PHASE B**

**2 BLDG. D - 1st FLOOR PLAN** (REV) 1/8" = 1'-0"

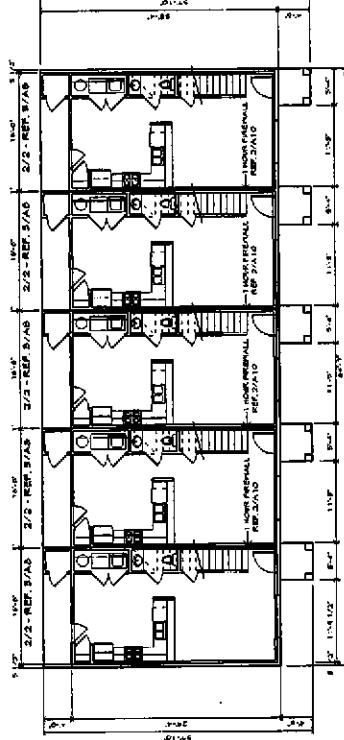
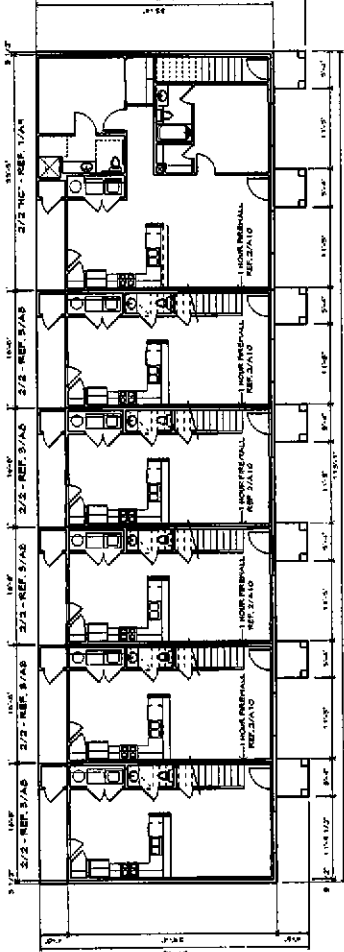
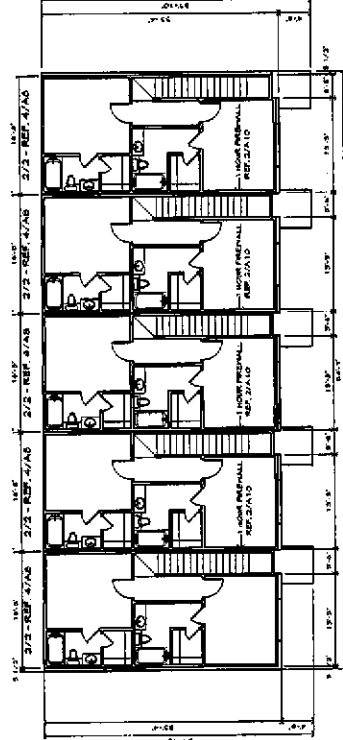
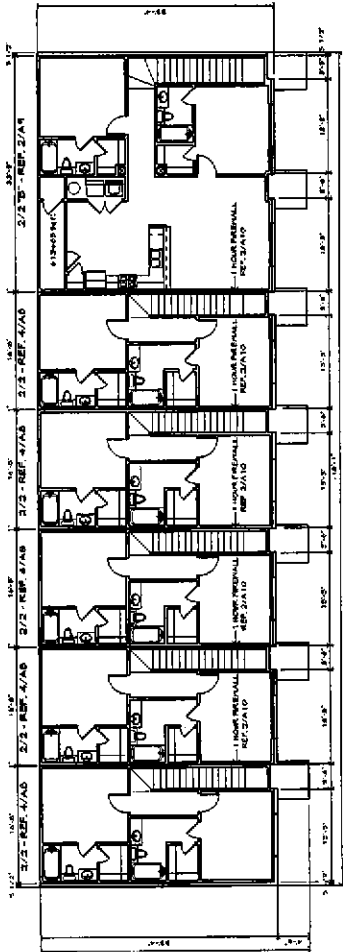
**PHASE 3**

**4 BLDG. C - 2nd FLOOR PLAN** 1/8" = 1'-0"

**3 BLDG. C - 1st FLOOR PLAN** 1/8" = 1'-0"



3/7/2014 10:58 AM  
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HEATED AREA INDICATED  
CALCULATED TO OUTSIDE  
FACE OF BRICK EXTERIOR  
INCLUDES BALCONY, PORCHES  
OR PATIOS

UNHEATED AREA INDICATED  
CALCULATED TO OUTSIDE  
FACE OF BRICK EXTERIOR  
INCLUDES BALCONY, PORCHES  
OR PATIOS



COPPER CREEK CONDOS  
COLLEGE STATION TEXAS  
Transition Design Service  
201 W. Villa Media Road • Bryan, Texas 77801 • (979) 822-7777

DATE: APR 30 14  
A7

tabbles  
EXHIBIT  
A  
4 of 4

**EXHIBIT "B"**  
**TO**  
**THIRD 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	2.0569%
A	303	2.0569%
A	304	2.0569%
A	305	2.0569%
A	306	2.0569%
A	307	2.0569%
A	308	2.0569%
E	343	1.3634%
E	344	2.0569%
E	345	2.0569%
E	346	2.0569%
E	347	2.0569%
E	348	2.0569%
E	349	2.0569%
E	350	2.0569%
E	351	2.0569%
E	352	2.0569%
E	353	2.0569%
E	354	2.0569%
B	309	2.0569%
B	310	2.0569%
B	311	2.0569%
B	312	2.0569%
B	313	2.0569%
B	314	2.0569%
B	315	2.0569%
C	316	2.0569%
C	317	2.0569%
D	330	2.0569%
D	331	2.0569%
D	332	2.0569%
D	333	2.0569%
D	334	2.0569%
D	335	2.0569%
D	336	2.0569%
D	337	2.0569%
D	338	2.0569%
D	339	2.0569%
D	340	2.0569%
D	341	2.0569%

D	342	2.0569%
F	318	1.3634%
F	319	1.3634%
F	320	1.3634%
F	321	1.3634%
F	322	1.3634%
F	323	1.3634%
F	324	1.3634%
G	325	1.3634%
G	326	1.3634%
G	327	1.3634%
G	328	1.3634%
G	329	1.3634%