

AMENDED DECLARATION OF LAKERIDGE TOWNHOMES, A CONDOMINIUM

This Amended Declaration is made this 9 day of MAY, 2011
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 on Exhibit "A" attached hereto and made a part hereof, 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, other than Phase 1A, out of which some of the Units have been sold; and
2. Declarant filed a Declaration of Lakeridge Townhomes, A Condominium dated July 8, 2010 in Volume 9722, page 6 of the Official Records of Brazos County, Texas (the Declaration). The Declaration designated Phase 1A, as property submitted to the Act, but reserved phases 1B, 2, 3, and 4 as Additional Real Estate, with the notation on the plat as "**Need Not Be Built**".
3. Declarant reserved the development rights under the Act, and desires to exercise the development rights under Section 82.06(o) of the Act for the purpose of submitting a portion of the Additional Real Estate to the Act.

Now, therefore, Declarant, as the owner of the Additional Real Estate, hereby declares as follows:

1. The Declaration is hereby adopted with respect to a portion of the Additional Real Estate. Phase 1B now "**Must Be Built**" and the plat attached as Exhibit "A" is hereby amended to that extent, showing Phase 1B to be added, and the Units to be located therein (the Added Portion). Phases 2, 3, and 4 shall remain as phases which "**Need Not Be Built**". Phases 1A and 1B are also described by metes and bounds in Exhibit "A".
2. The Added Portion of the Additional Real Estate is hereby submitted to the Act, and the Added Portion of the Additional Real Estate is hereby included within Lakeridge Townhomes. The Added Portion of the Additional Real Estate shall be designated

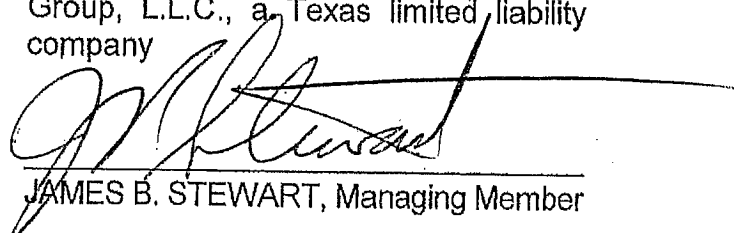
as Phase 1B.

3. Declarant, pursuant to the Act, hereby further establishes a plan of condominium ownership for the Condominium, and does hereby divide the property into two phases (Phase 1A and Phase 1B), with such phases hereby divided into 42 units, and does hereby designate all such Units for separate ownership, subject to the provisions of Section 2.4 of the Declaration.
4. The Units are hereby designated by the numbers shown on the attached Exhibit "B", and allocations to each Unit of a percentage of undivided interest in the Common Elements and of a percentage of the Common Expenses are as stated on Exhibit "B". The allocation of undivided interest in the Common Elements and of the Common Expenses has been determined by a ratio formulated upon the relation that each Unit bears to the total number of Units. The votes are equally allocated to all Units with each Unit Owner having one vote for each Unit owned.
5. Except as provided herein, the Declaration is not amended. As provided herein, the Added Portion of the Additional Real Estate is now fully subject to all of the terms and provisions of the Declaration. The units and unit allocations of units created by the Declaration are amended as provided in Exhibit "B".

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

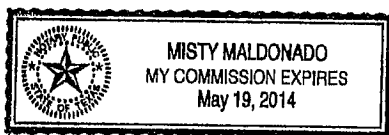
BY:


JAMES B. STEWART, Managing Member

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on the 9th day of May, 2011 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.



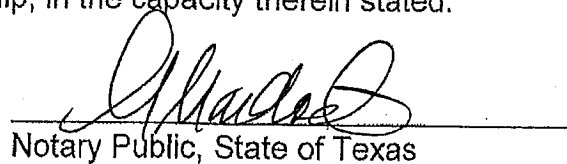

Notary Public, State of Texas

Exhibit "A"
Page 1 of 2 Pages

Being 4.341 acres (189,079 sq. ft.) of land, surveyed by Landesign Services, Inc., out of the Crawford Burnett Survey, Abstract No. 7, Brazos County, Texas and being a portion of Exhibit A, Item 2-3, called 134.041 acres, conveyed to TLS Properties, Ltd., recorded in Volume 3022, Page 187 and Volume 3091, Page 243, and part of a called 0.4848 on one acre tract conveyed to TLS Properties, Ltd., recorded in Volume 8591, Page 273 all of the Official Public Records of Brazos County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 Inch iron rebar with cap marked "LANDESIGN" set in the northwest line of said 134.041 acres and the southeast line of Lot 2, Block A, Holleman Village Addition, a subdivision of Brazos County, Texas recorded in Volume 3613, Page 285 of the Official Records of Brazos County, Texas from which a 1/2 inch iron rebar found in the southwest right of way line of Jones-Butler Road (90 foot R.O.W.) for the most easterly corner of said Lot 2, Block A, Holleman Village Addition and the most westerly corner of a called 0.38 acre tract of land conveyed to the City of College Station, Texas in Warranty Deed recorded in Volume 5064, Page 67 of the Official Public Records of Brazos County, Texas bears North 41° 28' 12" East a distance of 5.00 feet;

THENCE crossing through said 134.041 acre tract and the 0.4848 of one acre tract the following ten (10) courses:

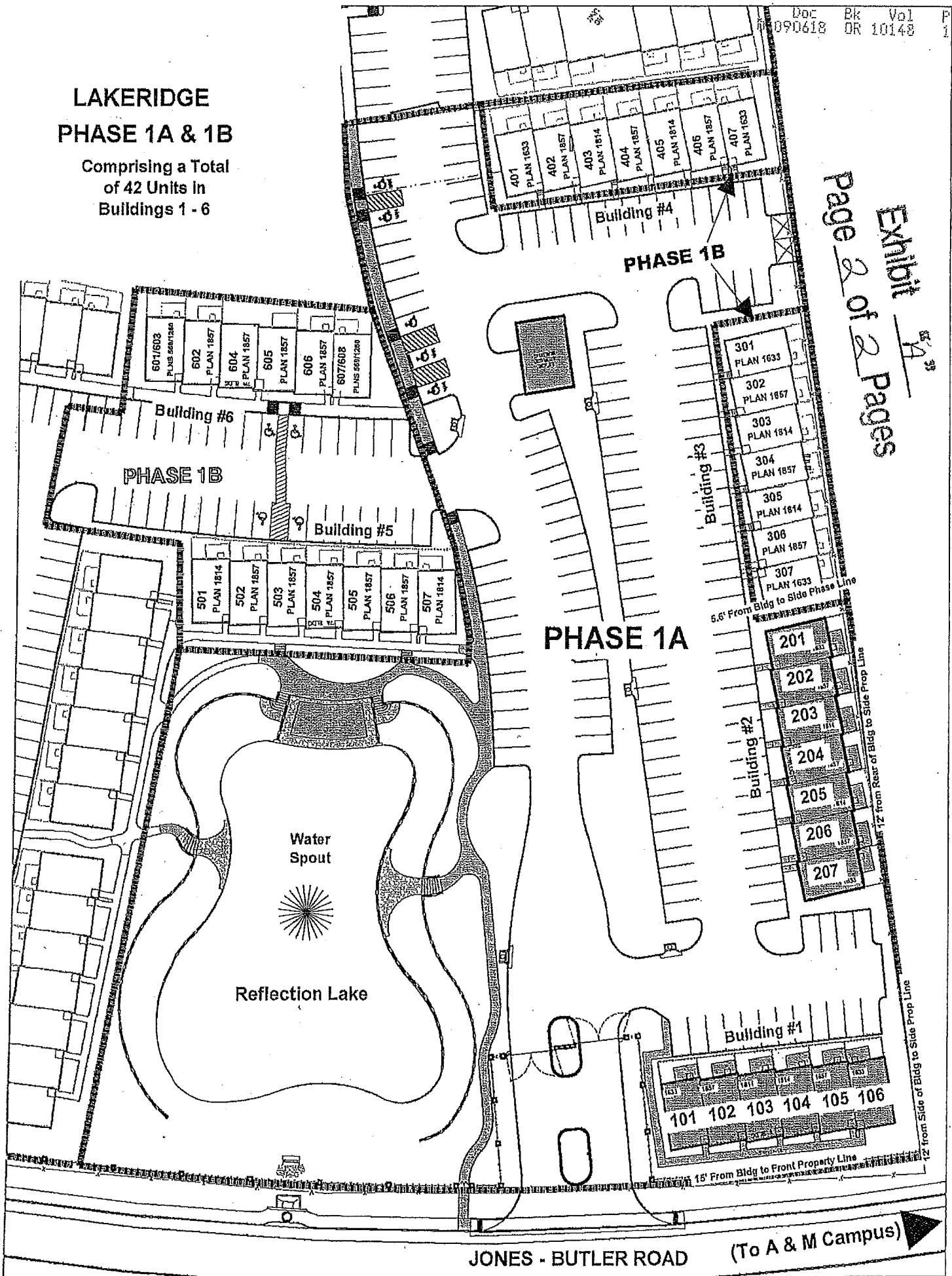
1. Along a curve to the right, having a radius of 1679.66 feet, a delta angle of 14° 55' 26", a length of 437.50 feet and a chord which bears South 40° 38' 01" East a distance of 436.26 feet to a calculated point;
2. South 61° 18' 20" West a distance of 273.17 feet to a calculated point;
3. South 48° 51' 59" West a distance of 43.32 feet to a calculated point;
4. South 33° 36' 17" East a distance of 58.76 feet to a calculated point;
5. South 57° 56' 09" West a distance of 64.97 feet to a calculated point;
6. North 32° 38' 16" West a distance of 22.38 feet to a calculated point;
7. South 57° 21' 44" West a distance of 55.27 feet to a calculated point;
8. North 34° 56' 13" West a distance of 109.55 feet to a calculated point;
9. South 44° 49' 56" West a distance of 91.98 feet to a calculated point;
10. North, 47° 37' 55" West a distance of 223.70 feet to a calculated point from which a 1/2 inch iron rebar with cap marked "LANDESIGN" found in the north right of way line of Harvey Mitchell Parkway (FM 2818) (R.O.W. width varies) at its intersection with the northwest line of said 134.041 acres, being the southeast corner of a remainder of a called 58.30 acre tract of land conveyed to ARAPAH0, LTD. in Warranty Deed recorded in Volume 354, Page 416 of the Deed Records of Brazos County, Texas, bears South 41° 28' 12" West a distance of 806.80 feet;

THENCE North 41° 28' 12" East with the northwest line of said 134.041 acre tract and the southeast line of Lot 2 a distance of 546.89 feet to the POINT OF BEGINNING, containing 4.341 acres (189,079 sq. ft.) of land, more or less.

LAKERIDGE PHASE 1A & 1B

Comprising a Total
of 42 Units in
Buildings 1 - 6

Exhibit 17
Page 2 of 2 pages



JONES - BUTLER ROAD

(To A & M Campus)

EXHIBIT "B"
TO
AMENDED DECLARATION OF LAKERIDGE TOWNHOMES,
A CONDOMINIUM

PERCENT INTEREST CHART

<u>Bldg. No.</u>	<u>Unit No. On Plans</u>	<u>Percent Interest</u>
1	101	2.381
1	102	2.381
1	103	2.381
1	104	2.381
1	105	2.381
1	106	2.381
2	201	2.381
2	202	2.381
2	203	2.381
2	204	2.381
2	205	2.381
2	206	2.381
2	207	2.381
3	301	2.381
3	302	2.381
3	303	2.381
3	304	2.381
3	305	2.381
3	306	2.381
3	307	2.381
4	401	2.381
4	402	2.381
4	403	2.381
4	404	2.381
4	405	2.381
4	406	2.381
4	407	2.381
5	501	2.381
5	502	2.381
5	503	2.381
5	504	2.381
5	505	2.381
5	506	2.381
5	507	2.381
6	601	2.381
6	602	2.381
6	603	2.381

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604
605
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607
608

	Doc	Bk	Vol	Ps
2.381	01090618	OR	10143	178
2.381				
2.381				
2.381				
2.381				

Filed for Record in:
BRAZOS COUNTY

On: May 10, 2011 at 03:49P

As a
Recording

Document Number: 01090618

Amount 36.00

Receipt Number - 412852

By:
Krystal Ocon

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.

May 10, 2011

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY