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3-26-0137

FIRST AMENDMENT TO
CONDOMINIUM DECLARATION
FOR
SPICEWOOD POINT TOWNHOMES

STATE OF TEXAS ~~PL 8-8325~~ 3224 * 5.00
 X KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS X

THAT, WHEREAS, SPICEWOOD ASSOCIATES, a Texas general partnership, is the Declarant named in that certain Condominium Declaration appearing of record in Volume 8131, Page 863, et seq., of the Real Property Records of Travis County, Texas, by which a condominium regime was established upon certain land owned by the Declarant and situated in Travis County, Texas, as more fully described therein, and the said Declarant is the owner of all of the constituent condominium-units comprising the regime, now known as SPICEWOOD POINT TOWNHOMES;

WHEREAS, there is contained within the said regime a certain Building "J", composed of nine (9) units, which units are correctly depicted and/or enumerated upon the Exhibit "B"--Site Plan, the Exhibit "B"--Floor Plan, and the Exhibit "C"--Shares of Common Elements, Common Expenses, and Voting/Limited Common Elements, all being plats and exhibits attached to and made part of the Condominium Declaration for Spicewood Point Townhomes, recorded as described above;

WHEREAS, by reason of inadvertent misstatement or error, the said Building "J" units are not correctly enumerated in Subparagraph B(10) of the Exhibit "B"--Description of Buildings, Parking Structures, Units, and Limited Common Elements, of the Declaration, and the Declarant desires to amend the said portion of Exhibit "B" in order to resolve and clarify any ambiguities or conflicts caused by the error;

NOW, THEREFORE, in exercise of the right reserved to the Declarant under Article VIII, Provision 8.2, of the Declaration, SPICEWOOD ASSOCIATES does hereby amend and correct Subparagraph B(10), of Exhibit "B" as follows:

- "10. Building J. Building J has two stories and contains nine (9) units numbered (145), (146), (148), (150), (152), (247), (249), (251), (253). Six units are one bedroom flats and three units are two bedroom flats. The building has a total area of 7745.81 s.f."

The effect of this Amendment is limited to the corrective matter set forth above, and the Condominium Declaration is, in all other respects, expressly ratified and confirmed by the Declarant.

3-26-0138

SPICEWOOD ASSOCIATES, a Texas general partnership

By: *Joel Austin*
JOEL E. AUSTIN, General Partner

STATE OF TEXAS X
 X
COUNTY OF Brewer X

The foregoing First Amendment to Condominium Declaration for Spicewood Point Townhomes was acknowledged before me on the 5th day of July, 1983, by JOEL E. AUSTIN, General Partner of Spicewood Associates, a Texas general partnership, on behalf of the partnership.

NOTARY SEAL *Joy Willett*
Notary Public in and for
State of Texas
Joy Willett, Notary Public

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me, and was duly RECORDED, in the Volume and Page of the named RECORDS of Travis County, Texas, as stamp hereon by me, on

JUL 11 1983



Teris Anapolina
COUNTY CLERK
TRAVIS COUNTY, TEXAS

FILED
JUL 11 9 19 AM '83
Teris Anapolina
COUNTY CLERK
TRAVIS COUNTY, TEXAS

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