



Brazos County, Texas

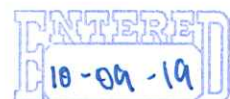
**Second Amendment
to
Declaration of Condominium
for
The Villages at Traditions Condominium**

AFTER RECORDING, RETURN TO:

West, Webb, Allbritton & Gentry, P.C.
Attn: Michael H. Gentry
1515 Emerald Plaza
College Station, Texas 77845

The Villages at Traditions Condominium Second Amendment

**BASE FILE COPY
DO NOT REMOVE**



**SECOND AMENDMENT
TO
DECLARATION OF CONDOMINIUM
FOR THE VILLAGES AT TRADITIONS CONDOMINIUM**

THIS SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM FOR THE VILLAGES AT TRADITIONS CONDOMINIUM ("Amendment") is made this 4th day of October, 2019, by Traditions Acquisition Partnership, L.P., a Texas limited partnership and TAP Construction, LLC, a Texas limited liability company (each in its capacity as the "Declarant").

WITNESSETH:

WHEREAS, Declarant recorded a Declaration of Condominium for The Villages at Traditions Condominium on June 14, 2017, in the Official Records of Brazos County, Texas, at Volume 14082, Page 219, as amended by First Amendment to Declaration of Condominium for The Villages at Traditions Condominium dated June 20, 2017, and recorded in the Official Records of Brazos County, Texas, at Volume 14094, Page 70 (as amended now or in the future, the "Declaration");

WHEREAS, all capitalized terms used herein that are not otherwise defined shall have the meaning given those words in the Declaration;

WHEREAS, the Declarant desires to amend the Declaration for the purpose of revising Exhibit "C" of the Declaration;

WHEREAS, pursuant to Section 18.02, Section 5.04 and Section 5.06 of the Declaration, this amendment to the Declaration does not require the consent of any Person other than Declarant.

NOW, THEREFORE, Declarant hereby amends the Declaration as set forth below.

1. Item 1 of Exhibit "C" of the Declaration is hereby amended and restated in its entirety with the exhibit set forth on Exhibit A attached hereto. Declarant hereby ratifies and confirms each plat or replat of the Initial Property referenced on Exhibit A attached hereto, and further confirms that the areas referred to as Common Area 1R-2 of Block 1, Common Area 2R of Block 1, Common Area 3R of Block 1 and any other common area designated on such plat or replat is General Common Element, except that the area designated as Common Area 1, Block 2 of the plat recorded at Volume 13746, Page 278, Official Records, Brazos County, Texas is outside of this Condominium scheme and is not Common Element with respect to this Condominium. Declarant hereby further confirms that all undeveloped areas within the area shown as Lot 1R-2 is Common Element of the Condominium until any such area is designated as a Unit of the Condominium, whether already existing or designated in the future.
2. Item 2 of Exhibit "C" of the Declaration is hereby amended and restated in its entirety with the exhibits set forth on Exhibit B attached hereto. Accordingly, Declarant hereby confirms that it has created Units 1-10 and 55-76 and such units are hereby established for all purposes pursuant to the Declaration. Declarant further confirms that all remaining undeveloped areas within the Initial Property shall remain as General Common Element until such time as Declarant shall exercise its development rights with respect to the creation of additional units or other improvements that may constitute Limited Common Element thereon.
3. No Other Changes. Except as amended herein, the Declaration remains in full force and effect.

[Signature Page Follows]

IN WITNESS WHEREOF, duly authorized officers of the undersigned Declarant have executed this Amendment under seal, this 4th day of October, 2019.

DECLARANT:


Traditions Acquisition Partnership, L.P.,
a Texas limited partnership

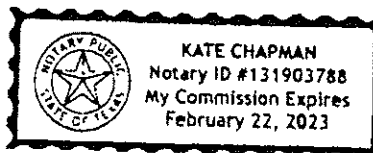
By: Traditions Acquisition Partnership GP, LLC,
a Texas limited liability company
Its General Partner

By: 
David R. Segers, Vice President

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 4 day of October, 2019 by David R. Segers, in his capacity as Vice President of Traditions Acquisition Partnership GP, LLC, a Texas limited liability company, the General Partner of Traditions Acquisition Partnership, L.P., a Texas limited partnership.

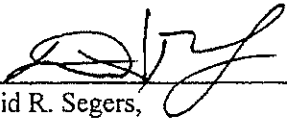

NOTARY PUBLIC, State of Texas



TAP Construction, LLC,
a Texas limited liability company

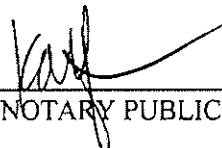
By: Traditions Acquisition Partnership, L.P.,
a Texas limited partnership
Its Sole Member

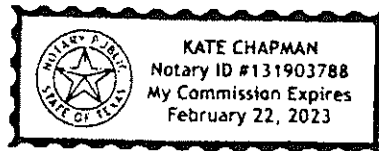
By: Traditions Acquisition Partnership GP, LLC,
a Texas limited liability company
Its General Partner

By: 
David R. Segers,
Vice President

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

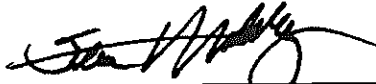
This instrument was acknowledged before me on the 4 day of October, 2019 by David R. Segers, in his capacity as Vice President of Traditions Acquisition Partnership GP, LLC, a Texas limited liability company, the General Partner of Traditions Acquisition Partnership, L.P., a Texas limited partnership, the Sole Member of TAP Construction, LLC, a Texas limited liability company.


NOTARY PUBLIC, State of Texas



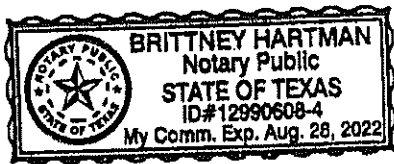
Consent of Extraco Banks

EXTRACO BANKS, N.A., a National Banking Association, joins herein solely for the purpose of subordinating its lien of record against the Property to the covenants, conditions, and restrictions contained in this Amendment; provided, however, such subordination of EXTRACO BANKS, N.A.'s lien does not extend to any lien or charge authorized or imposed by the Declaration.

By: 
Name: Steve Mobley
Title: City President

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 7 day of October, 2019, by Steve Mobley, City President of EXTRACO BANKS, N.A., a national banking association, on behalf of such national banking association.




NOTARY PUBLIC, State of Texas

EXHIBIT A

EXHIBIT C, ITEM 1

Recorded Plat of Initial Property recorded at Volume 13746, Page 278, Official Records, Brazos County, Texas, as amended by Replat of Initial Property recorded at Volume 14331, Page 283, Official Records, Brazos County, Texas, as amended by Replat of Initial Property recorded at Volume 15000, Page 139, Official Records, Brazos County, Texas

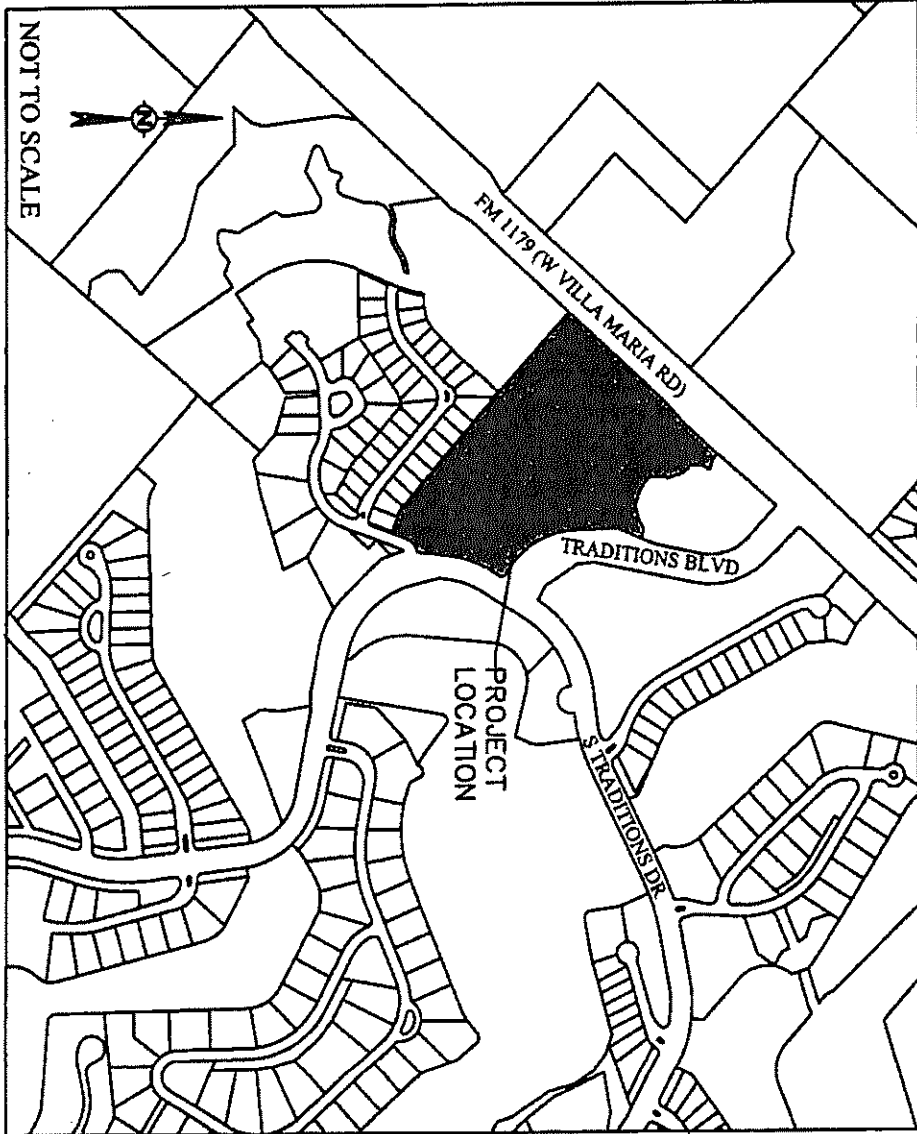
EXHIBIT B

EXHIBIT C, ITEM 2

Phases I – III of The Villages at Traditions Condominium, consisting of 32 Units, 1-10 and 55-76

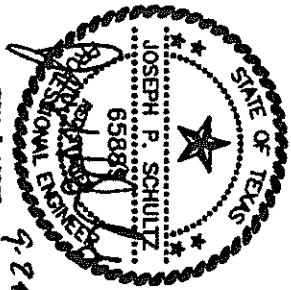
[attached]

VICINITY MAP



THE VILLAGES AT TRADITIONS

19.315 ACRES
 UNITS 1-10 & 55-76
 PLAT & PLAN
 SHEET 1 OF 3



FRM # 12327
 SCHULTZ ENGINEERING, LLC
 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JOSEPH P. SCHULTZ, P.E., LICENSE NO. 65889 ON SEPTEMBER 24, 2019.

THE VILLAGES AT TRADITIONS

19.315 ACRES
 UNITS 1-10 & 55-76
 PLAT & PLAN
 SHEET 3 OF 3

Curve Table

| CURVE # | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD DIRECTION |
|---------|---------|---------|------------|---------|---------|-----------------|
| C1 | 364.51' | 368.96' | 056°27'09" | 198.59' | 348.95' | S30°31'53"E |
| C2 | 228.06' | 524.94' | 024°53'30" | 118.86' | 226.27' | S18°47'47"W |
| C3 | 96.25' | 115.54' | 047°44'51" | 51.14' | 93.52' | S43°44'02"W |

LINE TABLE

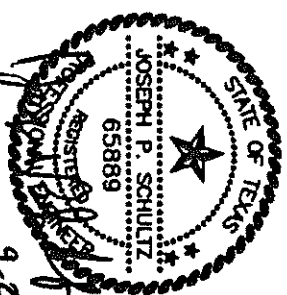
| LINE # | LENGTH | DIRECTION |
|--------|---------|---------------|
| L1 | 21.85' | S58° 45' 28"E |
| L2 | 21.21' | S13° 45' 28"E |
| L3 | 43.12' | S31° 14' 32"W |
| L4 | 133.11' | S8° 21' 02"W |
| L5 | 58.17' | S18° 51' 38"W |
| L6 | 85.90' | N70° 08' 24"W |
| L7 | 100.48' | N48° 05' 04"E |
| L8 | 31.62' | S44° 30' 31"E |
| L9 | 40.41' | S73° 42' 31"E |
| L10 | 10.61' | S38° 26' 37"E |
| L11 | 30.76' | S37° 54' 11"W |
| L12 | 54.13' | S2° 38' 52"W |
| L13 | 51.51' | S42° 53' 51"E |
| L14 | 67.55' | S17° 36' 00"E |
| L15 | 57.70' | S5° 34' 57"W |
| L16 | 53.43' | S0° 26' 42"E |
| L17 | 42.85' | S48° 30' 13"E |
| L18 | 44.34' | S62° 54' 05"E |
| L19 | 56.88' | S75° 07' 28"E |
| L20 | 54.42' | N77° 24' 52"E |

LINE TABLE

| LINE # | LENGTH | DIRECTION |
|--------|---------|---------------|
| L21 | 48.47' | N58° 38' 30"E |
| L22 | 47.31' | S78° 40' 53"E |
| L23 | 122.56' | S22° 37' 48"W |
| L24 | 160.09' | N57° 30' 15"E |
| L25 | 106.97' | S67° 34' 40"E |
| L26 | 84.51' | N32° 04' 42"E |
| L27 | 387.95' | N35° 20' 02"W |
| L28 | 483.15' | S24° 27' 57"E |
| L29 | 591.51' | N21° 49' 51"W |
| L30 | 650.74' | S22° 58' 39"E |
| L31 | 649.51' | N16° 41' 52"W |
| L32 | 383.94' | S23° 42' 01"E |
| L33 | 333.46' | N77° 18' 14"W |
| L34 | 286.51' | N62° 36' 58"W |
| L35 | 243.06' | S89° 56' 56"E |
| L36 | 226.35' | S75° 41' 43"W |
| L37 | 212.74' | S81° 20' 40"W |
| L38 | 205.71' | S48° 00' 28"W |
| L39 | 340.02' | S73° 47' 47"E |
| L40 | 367.23' | S81° 36' 45"E |

LINE TABLE

| LINE # | LENGTH | DIRECTION |
|--------|---------|---------------|
| L41 | 400.32' | S88° 18' 27"E |
| L42 | 437.97' | N86° 08' 38"E |
| L43 | 479.10' | N61° 28' 58"E |
| L44 | 655.98' | N13° 47' 43"W |
| L45 | 625.89' | S18° 00' 38"E |
| L46 | 599.48' | S22° 37' 24"E |
| L47 | 559.76' | N15° 07' 14"W |
| L48 | 614.25' | N17° 38' 05"W |



9-24-19
 FROM # 12327
 SCHULTZ ENGINEERING, LLC
 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JOSEPH P. SCHULTZ, P.E., LICENSE NO. 65889 ON SEPTEMBER 24, 2019.



VG-267-2019-1374680

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1374680
Volume : 15621

Real Property Recordings

Recorded On: October 07, 2019 04:14 PM

Number of Pages: 11

" Examined and Charged as Follows: "

Total Recording: \$62.00

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

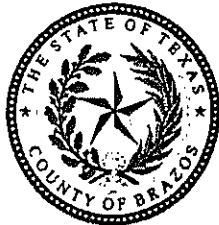
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1374680
Receipt Number: 20191007000098
Recorded Date/Time: October 07, 2019 04:14 PM
User: Mary G
Station: CCLERK09

Record and Return To:

WEST,WEBB,ALLBRITTON & GENTRY, P.C.
1515 EMERALD PLAZA
COLLEGE STATION TX 77845



STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX