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**FIRST AMENDMENT TO THE
CONDOMINIUM DECLARATION
FOR
GEORGETOWN ON HILLCREST CONDOMINIUMS**

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STATE OF TEXAS §
 §
COUNTY OF DALLAS §

10/14/02 3501980 \$13.00
Deed

This FIRST AMENDMENT TO THE CONDOMINIUM DECLARATION FOR GEORGETOWN ON HILLCREST CONDOMINIUMS is made effective the 27th day of August, 2002, by Georgetown on Hillcrest Homeowners Association, Inc.

WITNESSETH:

WHEREAS, Hillcrest Associates, a Texas joint venture prepared and declared an instrument entitled Condominium Declaration for Georgetown on Hillcrest Condominiums dated November 16, 1984, and recorded at Volume 84236, Page 3473 *et seq.* of the Deed Records of Dallas County, Texas (the "Declaration"); and

WHEREAS, Little Lote Investment Corporation, successor to Hillcrest Associates, a Texas joint venture executed and filed a Certificate of Correction of Error to the Condominium Declaration for Georgetown on Hillcrest Condominium dated October 19, 1993, which is recorded at Volume 93206, Page 1750 *et seq.* of the Deed Records of Dallas County, Texas; and

WHEREAS, Williamsburg Properties, Ltd. ("Williamsburg"), a Texas limited partnership, has recently purchased 55 of the Units, which are subject to the terms and provisions of the Declaration, and intends to refurbish such Units and resell them; and

WHEREAS, Williamsburg and at least sixty-seven percent of the Members of the Association, as evidenced by the signature of the Association's officer herein below, have agreed that it is in the best interests of all Owners to grant to Williamsburg all rights, powers and benefits of Declarant as provided in the Declaration and to extend the period of time to allow Williamsburg to annex the adjoining land described in Exhibit "D" attached to the Declaration for the purpose of establishing, annexing merging one or more additional Phase(s); and

WHEREAS, Williamsburg and at least sixty-seven percent of the Members of the Association, as evidenced by the signature of the Association's officer herein below, have agreed to change the name of the Association to The Williamsburg Condominium Association; and

WHEREAS, Article VIII, Paragraph 8.1.a of the Declaration allows for amendments to be made to the Declaration upon the consent of the Owners of Units to which at least sixty-seven percent (67%) of the votes in the Association are allocated and the approval of First Mortgagees holding mortgages on Units which have at least fifty-one percent (51%) of the votes of Units subject to mortgages; and

WHEREAS, on August 27, 2002, the consent of the Owners of Units to which at least sixty-seven percent (67%) of the votes in the Association are allocated was obtained to approve of the following amendments to the Declaration; and

WHEREAS, the approval of First Mortgagees holding mortgages on Units which have at least fifty-one percent (51%) of the votes of Units subject to mortgages was obtained to approve of the following amendments to the Declaration.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Article I, Paragraph 1.1.f of the Declaration is hereby amended by deleting that paragraph in its entirety and substituting the following therefor:

f. "Condominium Owners Association" or "Association" means THE WILLIAMSBURG CONDOMINIUM ASSOCIATION, a Texas non-profit corporation, the By-Laws of which shall govern the administration of this Condominium Property and the membership of which shall be composed of all the Owners of the Condominium Units according to such By-Laws.

Any reference in the Declaration to "Georgetown on Hillcrest Homeowners Association, Inc." shall be replaced throughout the Declaration with the new name "The Williamsburg Condominium Association."

2. Article I, Paragraph 1.1.i of the Declaration is hereby amended by deleting that paragraph in its entirety and substituting the following therefor:

i. "Declarant" shall mean WILLIAMSBURG PROPERTIES, LTD., a Texas limited partnership, or its successors or assigns.

Any reference in the Declaration to "Declarant" shall now mean and refer to Williamsburg Properties, Ltd.

3. Williamsburg shall have each and every right, power and benefit granted to "Declarant" under the Declaration, including specifically, those set forth in Paragraphs 2.9(e)(14), 2.10, and 2.11.

4. The first sentence of Paragraph 2.11.a of the Declaration is deleted and the following sentence is substituted therefor:

For a period of five (5) years from the date of recordation of this First Amendment, the Declarant reserves the right, authority and power, as allowed by law, to annex the adjoining land described in Exhibit "D" attached to the Declaration for the purpose of establishing, annexing merging one or more additional Phase(s).

Except as modified by this First Amendment, the Declaration shall remain in full force and

COUNTY CLERK, DALLAS COUNTY, TEXAS

[Handwritten Signature]



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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.
COUNTY OF DALLAS
STATE OF TEXAS
I HEREBY certify this instrument was filed on the date and time stated herein by me and was recorded in the volume and page of the record records of Dallas County, Texas as stamped hereon by me.

FILED
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DALLAS COUNTY
COUNTY CLERK
DALLAS COUNTY

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