

074-01-0150

REAL PROPERTY RECORDS

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

8118560

APRIL HARBOUR CONDOMINIA

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF MONTGOMERY §

The undersigned, being the "Developer" of that real property known as APRIL HARBOUR CONDOMINIA, as the same is more fully described and set forth in that one certain Declaration of Condominium of April Harbour Condominia, having been duly filed and recorded under Montgomery County Clerk's File No. 8020720 in the Condominium Records of Montgomery County, Texas, does hereby amend said Declaration of Condominium of April Harbour Condominia which has been previously amended by instrument filed under Montgomery County Clerk's File No. 8118559 in the Condominium Records of Montgomery County, Texas (hereinafter referred to as "First Amendment"). The Developer amends the aforementioned Declaration of Condominium in accordance with provision Q of said Declaration and the aforesaid First Amendment, for the purpose of effectuating provision Q (CONTEMPLATED EXPANSION) and the aforesaid First Amendment, thereby expanding the April Harbour Condominia to annex and include that one certain adjoining tract, more fully described on Exhibit "A" attached hereto and made a part hereof for all purposes, said adjoining tract consisting of one building which contains twenty four (24) units.

As a result of this Second Amendment effectuating the expansion to and the annexation of the aforementioned tract as provided for by Provision Q of the Declaration of Condominium and the First Amendment thereto, the Condominium as expanded will consist of a seventy-five (75) unit and three (3) building Condominium which shall retain the name of April Harbour Condominia.

Also, due to the addition of the one building and twenty-four (24) units contained therein and new common areas (included within the newly annexed real property described on Exhibit "A")

074-01-0151

to the Condominium, there will necessarily be a change in the percentage of ownership in the Common Areas and a change in the percentage of value assigned to each Unit in the newly expanded Condominium. Commencing with the filing of this Second Amendment in the Condominium Records of Montgomery County, Texas, the newly revised percentage of value assigned to each Unit in the Condominium, as is set forth below, shall be determinative of the proportionate share of each respective owner in the proceeds and expenses of administration and the value of such owner's vote at a meeting of the Association. The total value of the Condominium is one hundred percent (100%).

Unit No.	Unit Type	Total Sq. Ft.	Percentage Ownership Common Element	Votes Per Unit
Building "A"				
120	B	1,139.03	1.56399	1.56399
220	B	1,139.03	1.56399	1.56399
320	B	1,139.03	1.56399	1.56399
121	C	1,146.88	1.57477	1.57477
221	C	1,146.88	1.57477	1.57477
321	C	1,146.88	1.57477	1.57477
122	C	1,146.88	1.57477	1.57477
222	C	1,146.88	1.57477	1.57477
322	C	1,146.88	1.57477	1.57477
123	B	1,139.03	1.56399	1.56399
223	B	1,139.03	1.56399	1.56399
323	B	1,139.03	1.56399	1.56399
124	B	1,139.03	1.56399	1.56399
224	B	1,139.03	1.56399	1.56399
324	B	1,139.03	1.56399	1.56399
125	C	1,146.88	1.57477	1.57477
225	C	1,146.88	1.57477	1.57477
325	C	1,146.88	1.57477	1.57477
126	C	1,146.88	1.57477	1.57477
226	C	1,146.88	1.57477	1.57477
326	C	1,146.88	1.57477	1.57477
127	B	1,139.03	1.56399	1.56399
227	B	1,139.03	1.56399	1.56399
327	B	1,139.03	1.56399	1.56399
Building "B"				
128	D	1,517.37	2.08348	2.08348
228	D	1,517.37	2.08348	2.08348
328	D	1,517.37	2.08348	2.08348
129	A	805.57	1.10612	1.10612
229	A	805.57	1.10612	1.10612
329	A	805.57	1.10612	1.10612
130	A	805.57	1.10612	1.10612
230	A	805.57	1.10612	1.10612
330	A	805.57	1.10612	1.10612
131	A	805.57	1.10612	1.10612
231	A	805.57	1.10612	1.10612
331	A	805.57	1.10612	1.10612

074-01-0152

Unit No.	Unit Type	Total Sq. Ft.	Percentage Ownership Common Element	Votes Per Unit
<u>Building "B" cont'd.</u>				
132	A	805.57	1.10612	1.10612
232	A	805.57	1.10612	1.10612
332	A	805.57	1.10612	1.10612
133	A	805.57	1.10612	1.10612
233	A	805.57	1.10612	1.10612
333	A	805.57	1.10612	1.10612
134	A	805.57	1.10612	1.10612
234	A	805.57	1.10612	1.10612
334	A	805.57	1.10612	1.10612
135	A	805.57	1.10612	1.10612
235	A	805.57	1.10612	1.10612
335	A	805.57	1.10612	1.10612
136	D	1,517.37	2.08348	2.08348
236	D	1,517.37	2.08348	2.08348

Building "C"

First Floor:

112	A	807.35	1.10856	1.10856
113	A	807.35	1.10856	1.10856
114	A	807.35	1.10856	1.10856
115	A	807.35	1.10856	1.10856
116	A	807.35	1.10856	1.10856
117	A	807.35	1.10856	1.10856
118	A	807.35	1.10856	1.10856
119	A	807.35	1.10856	1.10856

Second Floor:

212	A	807.35	1.10856	1.10856
213	A	807.35	1.10856	1.10856
214	A	807.35	1.10856	1.10856
215	A	807.35	1.10856	1.10856
216	A	807.35	1.10856	1.10856
217	A	807.35	1.10856	1.10856
218	A	807.35	1.10856	1.10856
219	A	807.35	1.10856	1.10856

Third Floor:

312	A	807.35	1.10856	1.10856
313	A	807.35	1.10856	1.10856
314	A	807.35	1.10856	1.10856
315	A	807.35	1.10856	1.10856
316	A	807.35	1.10856	1.10856
317	A	807.35	1.10856	1.10856
318	A	807.35	1.10856	1.10856
319	A	807.35	1.10856	1.10856

074-01-0153

Also attached hereto and marked Exhibit "B" is a plat of the newly annexed real property which is made a part hereof for all purposes. This plat, together with the plat shown as Exhibit "B" on the Declaration of Condominium of April Harbour Condominia, shall set forth the real property which constitutes April Harbour Condominia .

Except for the changes stated in this Amendment, all of the other provisions of the Declaration of Condominium of April Harbour Condominia and the Exhibits attached thereto filed for record under Montgomery County Clerk's File No. 8020720 and the First Amendment thereto filed for record under Montgomery County Clerk's File No. _____, shall remain in full force and effect.

EXECUTED this 24th day of April, 1981.

DEVELOPER:

APRIL HARBOUR JOINT VENTURE:

ATTEST:

HOUSTON TERRA COMPANY

Jane Ford
Jane Ford ASST. SECRETARY
Asst. Secretary

BY: Ben M. Dyer
Ben M. Dyer, Vice President
ROBERT E. ARMSTRONG, INC.

Jane Ford
Jane Ford ASST. SECRETARY
Asst. Secretary

BY: Robert E. Armstrong
Robert E. Armstrong

Antonio Ballerca
ANTONIO BALLESCA, TRUSTEE
Antonio Ballerca, Trustee

THE STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Ben M. Dyer, the Vice President of Houston Terra Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said company.



WITNESSED UNDER MY HAND AND SEAL OF OFFICE this 9th day of April, 1981.

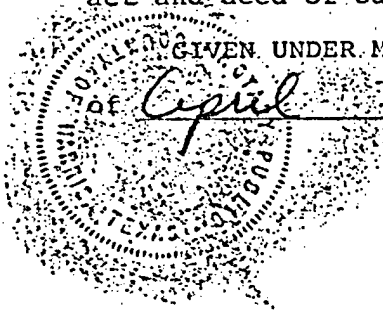
Cristela N. Harrison
Notary Public in and for
Harris County, Texas
Cristela N. Harrison
(Printed Name of Notary Public)
My commission expires: 10-9-84

CRISTELA N. HARRISON
Notary Public - State Of Texas
My Commission Expires Oct. 9, 1984
Go Get It By Harco Ins. Services

074-01-0154

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Robert E. Armstrong, the President of Robert E. Armstrong, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.



GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of April, 1981.

Cristela N. Harrison
Notary Public in and for
Harris County, Texas
CRISTELA N. HARRISON
(Printed Name of Notary Public)
My commission expires: 10-9-84

CRISTELA N. HARRISON
Notary Public - State Of Texas
My Commission Expires Oct. 9, 1984
Bonded By Harco Ins. Services

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared ANTONIO BALLESCA, TRUSTEE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of April, 1981.

Cristela N. Harrison
Notary Public in and for
Harris County, Texas
CRISTELA N. HARRISON
(Printed Name of Notary Public)
My commission expires: 10-9-84

CRISTELA N. HARRISON
Notary Public - State Of Texas
My Commission Expires Oct. 9, 1984
Bonded By Harco Ins. Services

074-01-0155

056-01-2009

EXHIBIT "A"

A TRACT OF LAND CONTAINING 1.1940 ACRES
OUT OF THE W.C. CLARK SURVEY, ABSTRACT 6
MONTGOMERY COUNTY, TEXAS AND BEING MORE
PARTICULARLY DESCRIBED BY METES AND BOUNDS

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All booklets, additions and changes were present at the time the instrument was filed and recorded.

AS FOLLOWS:

ORIGINAL DIM

BEGINNING at a point being the southeast corner of April Harbour Condominia Section One, (as recorded in Volume 1, page 34, Montgomery County Condominium Records), said point also being the southern most point of the herein described tract;

THENCE: North 68° 44' 19" West, a distance of 323.54 feet along the east boundary line of April Harbour Section One to a point for corner;

THENCE: North 63° 34' 11" East, a distance of 58.50 feet along April Harbour Section One to a point for corner;

THENCE: North 26° 25' 49" West, a distance of 133.44 feet along April Harbour Section One to a point for corner falling on a curve to the right, said curve being the south R.O.W. line of Marine Drive, (60' R.O.W.);

THENCE: In a northeasterly direction along the afore-mentioned curve to the right with a central angle of 16° 55' 58", a radius of 370.00 feet and a arc length of 109.35 feet to a point for tangency, said length being the south R.O.W. line of Marine Drive;

THENCE: North 73° 58' 25" East, a distance of 20.84 feet along the south R.O.W. line of Marine Drive to a point for curve to the left;

THENCE: Along the afore-mentioned curve to the left with a central angle of 06° 55' 58", a radius of 380.00 feet and a arc length of 45.98 feet to a point for corner, said curve being the south R.O.W. line of Marine Drive;

THENCE: South 26° 25' 49" East, a distance of 277.07 feet to a point for angle;

THENCE: South 15° 39' 51" East, a distance of 84.13 back to the POINT OF BEGINNING and containing 1.1940 acres of land.

CENTURY ENGINEERING, INC.
Job No. 78016-02

FILED FOR RECORD

1981 JAN 29 PM 12:22

Roy Harris
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY
I hereby certify that this instrument was filed in File Number 056-01-2009 on the 29th day of the month of January, 1981, and was duly recorded in the Public Records of said County of Montgomery County, Texas.

JAN 29 1981



Roy Harris
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

EXHIBIT "A"

CONSENT OF MORTGAGEE

The undersigned, UNITED SAVINGS ASSOCIATION, being the owner and holder of an existing mortgage and lien upon and against the land and property described as the real property in the foregoing Second Amendment to Declaration of Condominium of April Harbour Condominia as such mortgagee and lienholder does hereby consent to said Second Amendment and Exhibits "A" and "B" attached thereto and to the recording of same for submission of said property to the provisions and condominium regime of April Harbour Condominia and its Declaration and By-Laws and the Texas Condominium Act.

This consent shall not be construed or operate as a release of said mortgage or liens owned and held by the undersigned, or any part thereof, but the undersigned agrees that its said mortgages and liens shall hereafter be upon and against each and all of the individual condominium units and all appurtenances thereto, and all of the undivided shares and interests in the Common Elements of the property described in Exhibit "A" of the Second Amendment to Declaration of Condominium of April Harbour

Condominia

EXECUTED this 23 day of APRIL, 1981.

UNITED SAVINGS ASSOCIATION

ATTEST

BY:

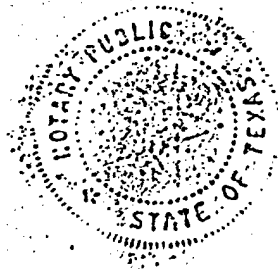
Carole Vick
Carole Vick

[Signature]

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared David R. Graham, the First Vice President of UNITED SAVINGS ASSOCIATION, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Association.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23rd day of April, 1981.



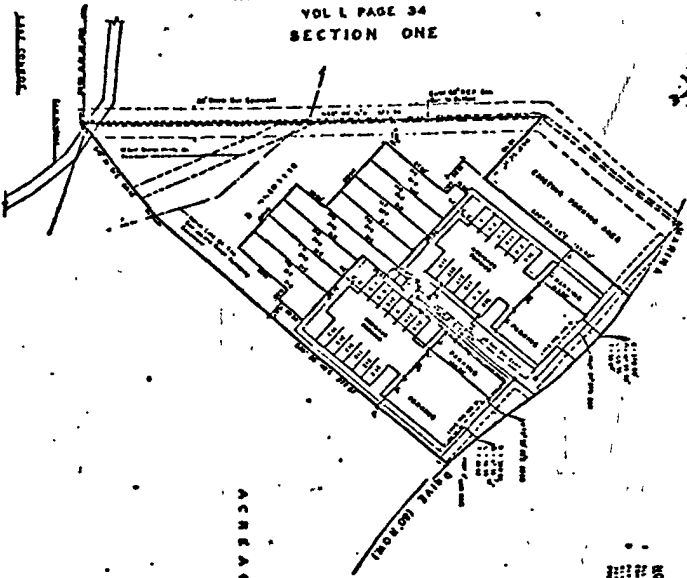
Karen Ann Jones
Notary Public in and for
Harris County, Texas
My Commission expires: 9-3-84
Karen Ann Jones

074-01-0157

APRIL HARBOUR CONDOMINIA
VOL 1 PAGE 34
SECTION ONE



APRIL SOUND SUBDIVISION
SECTION NINE
VOL 8 PAGES 4



ACREAGE

APRIL HARBOUR
CONDOMINIA

SECTION TWO
BEING A TRACT OF LAND CONTAINING 1.840 ACRES
OUT OF THE W. C. CLARK SURVEY, ABSTRACT
100 & SITUATED IN MONTGOMERY COUNTY, TEXAS
OWNER: APRIL HARBOUR JOINT VENTURE
HOUSTON, TEXAS

ENGINEER: CENTURY ENGINEERING, INC.
1111 NORTH LOOP WEST, SUITE 1000, HOUSTON, TEXAS 77028

6118300



PROPERTY MAP

NOTE:
1. ALL DISTANCES ARE TO BE MEASURED AS SHOWN ON THIS MAP.
2. ALL DISTANCES ARE TO BE MEASURED TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.

SECTION ONE
BEING A TRACT OF LAND CONTAINING 1.840 ACRES
OUT OF THE W. C. CLARK SURVEY, ABSTRACT
100 & SITUATED IN MONTGOMERY COUNTY, TEXAS
OWNER: APRIL HARBOUR JOINT VENTURE
HOUSTON, TEXAS

SECTION TWO
BEING A TRACT OF LAND CONTAINING 1.840 ACRES
OUT OF THE W. C. CLARK SURVEY, ABSTRACT
100 & SITUATED IN MONTGOMERY COUNTY, TEXAS
OWNER: APRIL HARBOUR JOINT VENTURE
HOUSTON, TEXAS

SECTION ONE
BEING A TRACT OF LAND CONTAINING 1.840 ACRES
OUT OF THE W. C. CLARK SURVEY, ABSTRACT
100 & SITUATED IN MONTGOMERY COUNTY, TEXAS
OWNER: APRIL HARBOUR JOINT VENTURE
HOUSTON, TEXAS

SECTION TWO
BEING A TRACT OF LAND CONTAINING 1.840 ACRES
OUT OF THE W. C. CLARK SURVEY, ABSTRACT
100 & SITUATED IN MONTGOMERY COUNTY, TEXAS
OWNER: APRIL HARBOUR JOINT VENTURE
HOUSTON, TEXAS

SECTION ONE
BEING A TRACT OF LAND CONTAINING 1.840 ACRES
OUT OF THE W. C. CLARK SURVEY, ABSTRACT
100 & SITUATED IN MONTGOMERY COUNTY, TEXAS
OWNER: APRIL HARBOUR JOINT VENTURE
HOUSTON, TEXAS

SECTION TWO
BEING A TRACT OF LAND CONTAINING 1.840 ACRES
OUT OF THE W. C. CLARK SURVEY, ABSTRACT
100 & SITUATED IN MONTGOMERY COUNTY, TEXAS
OWNER: APRIL HARBOUR JOINT VENTURE
HOUSTON, TEXAS



APRIL HARBOUR JOINT VENTURE
HOUSTON, TEXAS

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HOUSTON, TEXAS

APRIL HARBOUR JOINT VENTURE
HOUSTON, TEXAS

APRIL HARBOUR JOINT VENTURE
HOUSTON, TEXAS

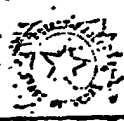
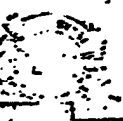
APRIL HARBOUR JOINT VENTURE
HOUSTON, TEXAS

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HOUSTON, TEXAS

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HOUSTON, TEXAS

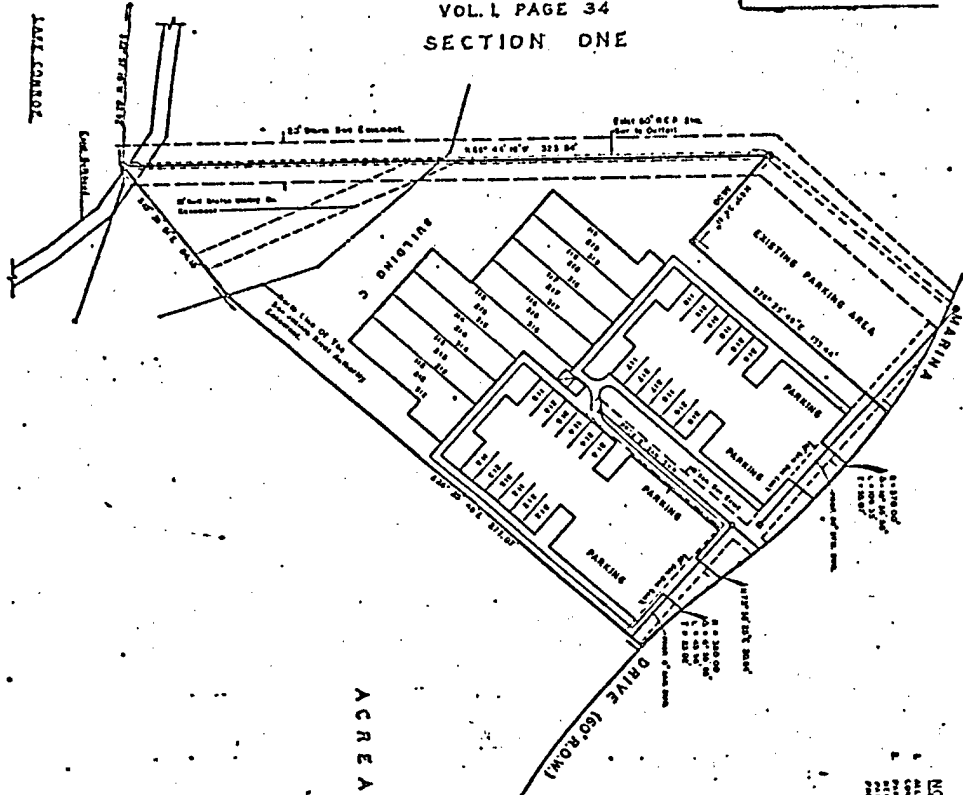
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HOUSTON, TEXAS

APRIL HARBOUR JOINT VENTURE
HOUSTON, TEXAS

APRIL HARBOUR JOINT VENTURE
HOUSTON, TEXAS

APRIL HARBOUR CONDOMINIA
VOL. I PAGE 34
SECTION ONE

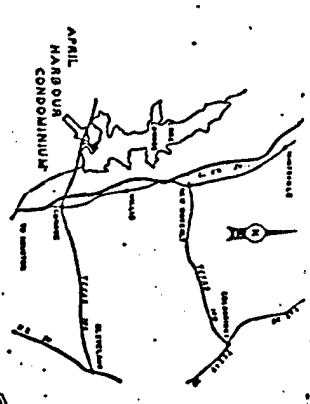
074-01-0158



APRIL SOUND SUBDIVISION
SECTION NINE
VOL. B PAGE 34

ACREAGE

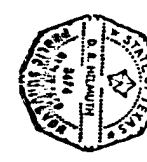
NOTE
ALL EXISTING AREAS
SHOWN ARE FOR
REFERENCE ONLY
NO ASSURANCE IS
MADE AS TO
THEIR ACCURACY
OR COMPLETION



APRIL HARBOUR
CONDOMINIUM
SECTION TWO

BEING A TRACT OF LAND CONTAINING 1.1940 ACRES
OUT OF THE W. C. CLARK SURVEY, ABSTRACT
NO. 6, SITUATED IN MONTGOMERY COUNTY, TEXAS
OWNER: APRIL HARBOUR JOINT VENTURE
HOUSTON, TEXAS.

ALL RIGHTS RESERVED
BY
CENTURY ENGINEERING, INC.
1974
REGISTERED PROFESSIONAL ENGINEER
NO. 3473
MONTGOMERY COUNTY, TEXAS

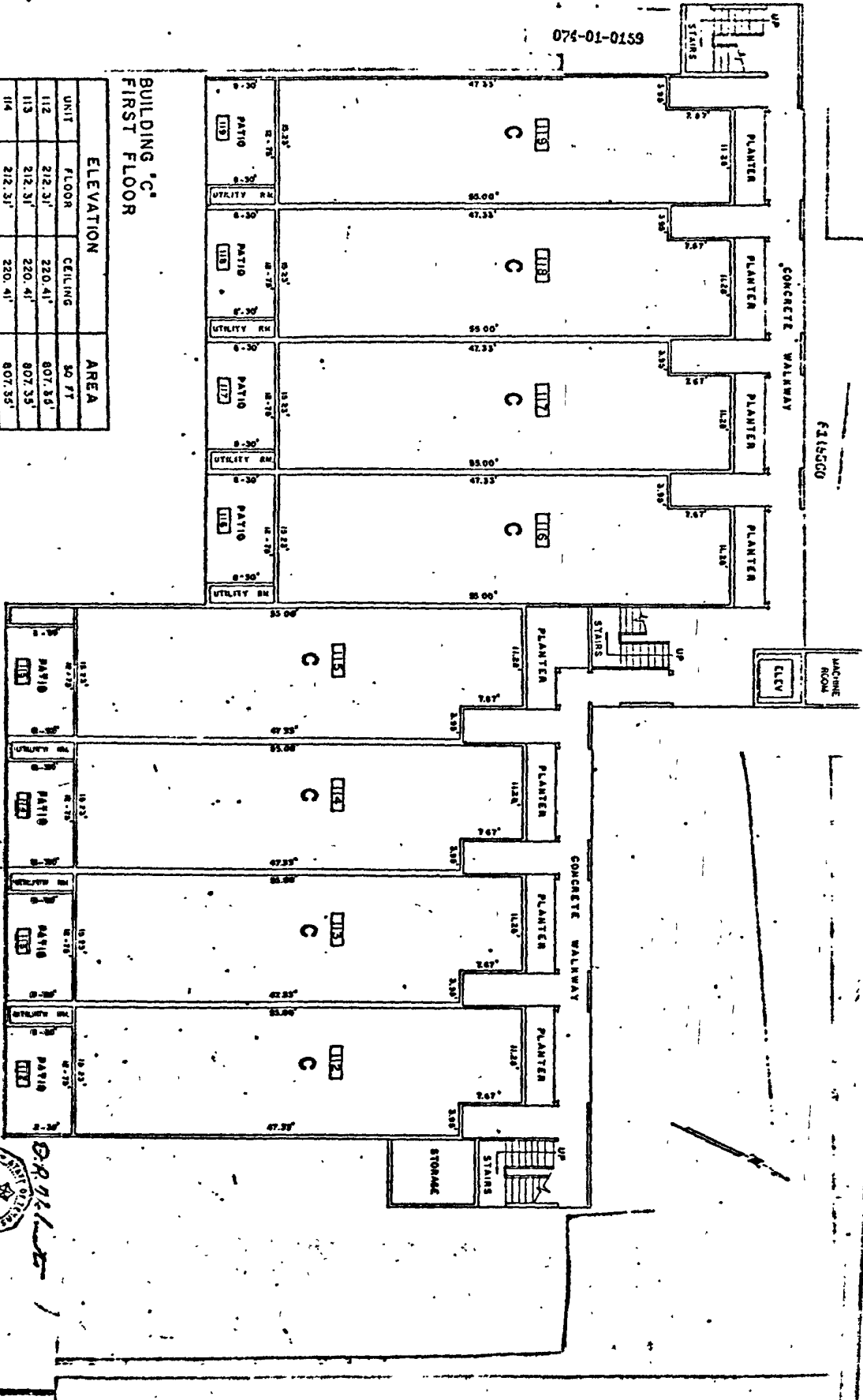


CENTURY ENGINEERING, INC.	
APRIL HARBOUR CONDOMINIUM	
EXHIBIT 'B'	
SITE PLAN	
DATE	BY
1974	O. S. McLAUGHLIN
SCALE	AS SHOWN
PROJECT	APRIL HARBOUR CONDOMINIUM
NO. 3473	

074-01-0159

ELEVATION			AREA
UNIT	FLOOR	CeILING	SQ FT
112	212.3'	220.4'	807.35'
113	212.3'	220.4'	807.35'
114	212.3'	220.4'	807.35'
115	212.3'	220.4'	807.35'
116	212.3'	220.4'	807.35'
117	212.3'	220.4'	807.35'
118	212.3'	220.4'	807.35'
119	212.3'	220.4'	807.35'

**BUILDING 'C'
FIRST FLOOR**



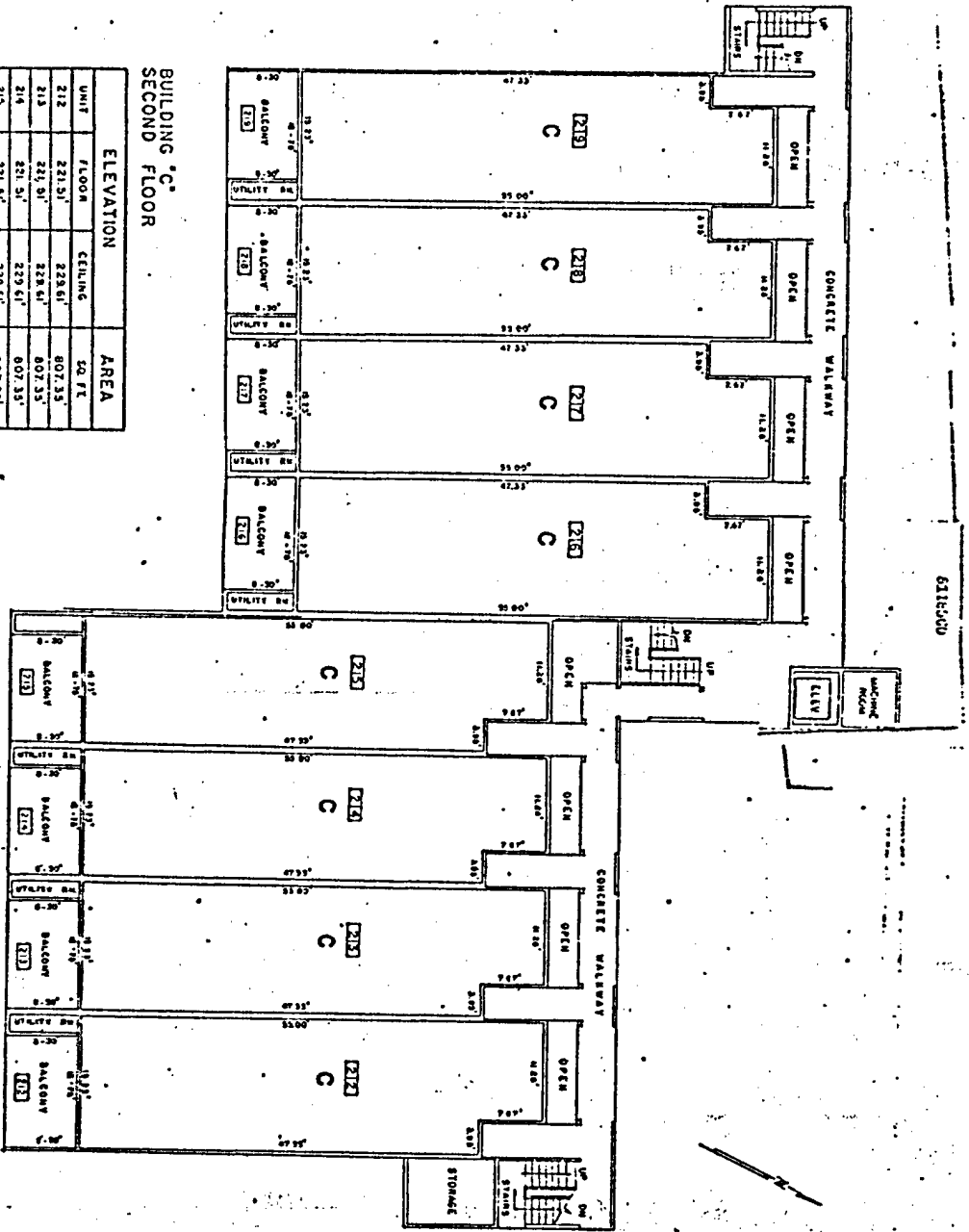
CENTURY ENGINEERING, INC.
 4701 N. HARRISON TOWER
 14th FLOOR
 HOUSTON, TEXAS 77002
 PHONE: 770-211-1111
 FAX: 770-211-1112
 BUILDING 'C' FIRST FLOOR



0910-01-160

BUILDING 'C'
SECOND FLOOR

UNIT	FLOOR	CEILING	AREA
212	221.51'	228.61'	807.35'
213	221.51'	228.61'	807.35'
214	221.51'	228.61'	807.35'
215	221.51'	228.61'	807.35'
216	221.51'	228.61'	807.35'
217	221.51'	228.61'	807.35'
218	221.51'	228.61'	807.35'
219	221.51'	228.61'	807.35'

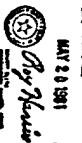
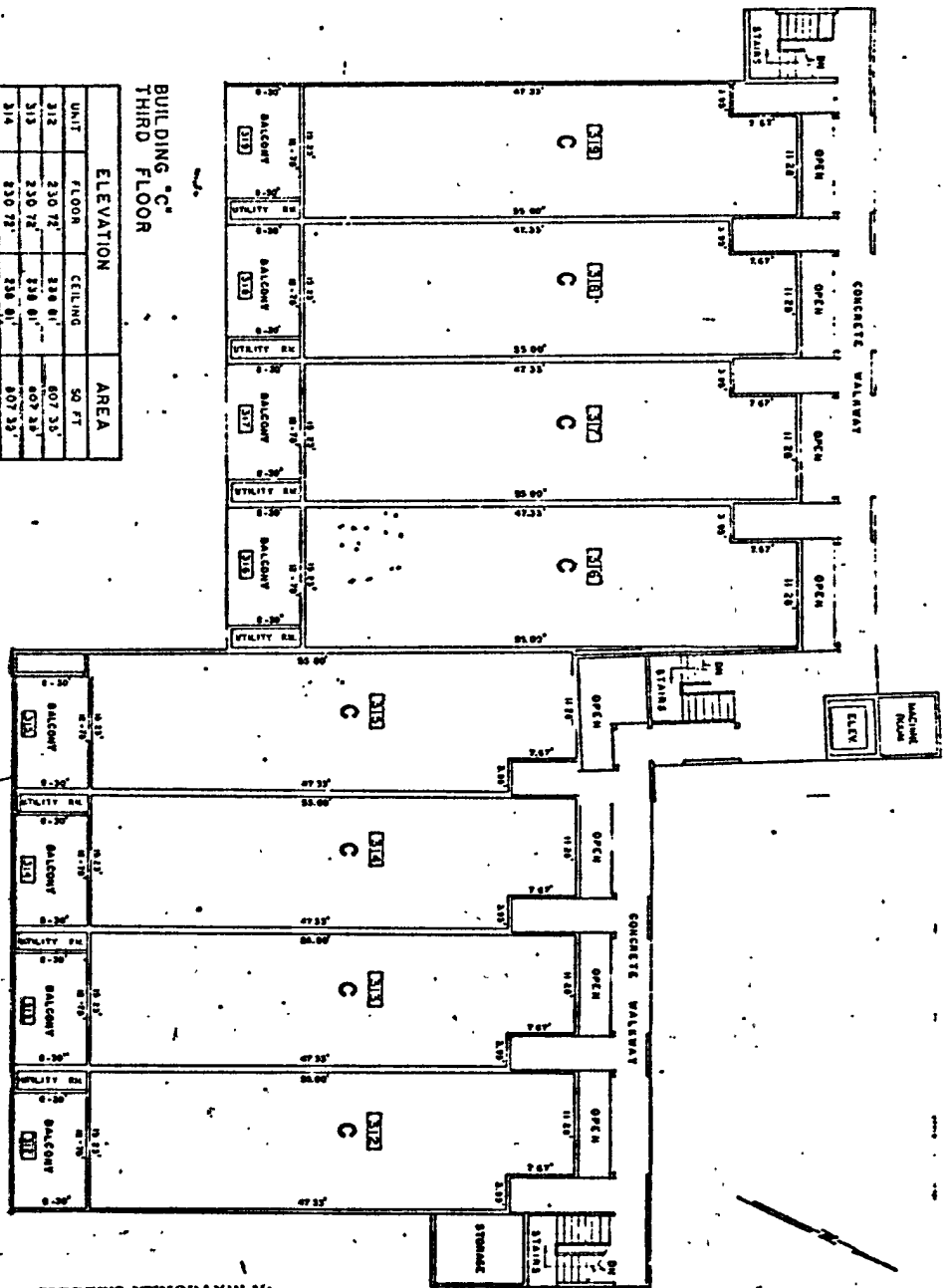


CENTURY ENGINEERING INC.
 20100 HILTIER CONDOMINIUM
 20100 HILTIER CONDOMINIUM
 20100 HILTIER CONDOMINIUM
 BUILDING SECOND FLOOR

074-01-0161

**BUILDING "C"
THIRD FLOOR**

UNIT	FLOOR	CeILING	AREA
312	230.72'	238.01'	607.35'
313	230.72'	238.01'	607.35'
314	230.72'	238.01'	607.35'
316	230.72'	238.01'	607.35'
318	230.72'	238.01'	607.35'
317	230.72'	238.01'	607.35'
319	230.72'	238.01'	607.35'



FILED FOR RECORD
MAY 20 1981
Ray H. Hester
Professional Engineer



CENTURY ENGINEERING, INC.
1000 W. 10th Street
Oklahoma City, Oklahoma 73106
Tel. 246-1111
FAX 246-1112

PROJECT: BUILDING "C" THIRD FLOOR

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All block-outs, additions and changes were present at the time the instrument was filed and recorded.

4318000