



AFTER RECORDING RETURN TO:

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**SECOND AMENDMENT TO DECLARATION
OF CONDOMINIUM REGIME
FOR 1880 AT PLUM CREEK CONDOMINIUMS
(A Residential Condominium Project located in Hays County, Texas)**

DECLARANT: PLUM CREEK (2021), LLC, a Texas limited liability company

Cross reference to that certain Declaration of Condominium Regime for 1880 at Plum Creek Condominiums, recorded under Document No. 22013774, Official Public Records of Hays County, Texas, as may be amended.

**SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR
1880 AT PLUM CREEK CONDOMINIUMS**

This Second Amendment to Declaration of Condominium Regime for 1880 at Plum Creek Condominiums (this "**Amendment**") is made by **PLUM CREEK (2021), LLC**, a Texas limited liability company ("**Declarant**"), and is as follows:

RECITALS

A. 1880 at Plum Creek Condominiums, a residential condominium community (the "**Regime**"), located in Hays County, Texas, was established pursuant to that certain: (i) Declaration of Condominium Regime for 1880 at Plum Creek Condominiums, recorded under Document No. 22013774, Official Public Records of Hays County, Texas, as amended (the "**Declaration**").

B. Pursuant to *Section 19.1 Declaration*, the Declaration may be amended by Owners representing at least sixty-seven percent (67%) of the votes in the Association. Declarant is the owner of at least sixty-seven percent (67%) of the total number Units in the Regime, and therefore holds at least sixty-seven percent (67%) of the votes in the Association.

C. The Declarant desires to amend the Declaration as set forth herein below.

NOW THEREFORE, the Declaration is hereby amended as follows:

1. **Leasing.** *Section 12.1* of the Declaration is hereby deleted in its entirety and replaced by the following:

12.1 **Leasing.** The leasing of Units is subject to the following conditions: (i) all leases must be in writing and must be made subject to the Documents and the Master Plan Documents; (ii) an Owner is responsible for providing the Owner's tenant with copies of the Documents and the Master Plan Documents, and notifying the tenant of changes thereto; (iii) each tenant is subject to and must comply with all provisions of the Documents, the Master Plan Documents, and Applicable Law; and (iv) no Unit may be rented for transient or hotel purposes or for a period less than thirty (30) days. The Board may adopt additional Rules which further limit the leasing of Units and shall have the express power and authority to adopt a leasing permit system which limits the number of Units which may be leased at any one time, provided, that the leasing rules and leasing permit system is not otherwise prohibited by the requirements and/or guidelines promulgated by an Underwriting Lender. Notwithstanding the foregoing provision, any additional leasing restrictions and any leasing permit system must be

SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM REGIME FOR
1880 AT PLUM CREEK CONDOMINIUMS

approved in advance and in writing by the Declarant until expiration or termination of the Development Period.

2. **Miscellaneous.** Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Declaration. Unless expressly amended by this Amendment, all other terms and provisions of the Declaration remain in full force and effect as written, and are hereby ratified and confirmed.

[SIGNATURE PAGE FOLLOWS]

SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM REGIME FOR
1880 AT PLUM CREEK CONDOMINIUMS

EXECUTED to be effective on the date this Amendment is recorded in the Official Public Records of Hays County, Texas.

DECLARANT:

PLUM CREEK (2021), LLC,
a Texas limited liability company

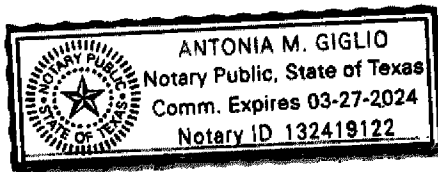
By: Crystal L. Giglio
Printed Name: Crystal L. Giglio
Title: Operations & Purchasing Coordinator

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 28th day of March, 2023, by Crystal Giglio, Operations + Purchasing Coordinator of PLUM CREEK (2021), LLC, a Texas limited liability company, on behalf of such entity.

[SEAL]

Ant. M. Giglio
Notary Public, State of Texas



SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM REGIME FOR
1880 AT PLUM CREEK CONDOMINIUMS

**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Hays County, Texas.

23019529 AMENDMENT
06/01/2023 10:03:15 AM Total Fees: \$38.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

