

21 01910

AFTER RECORDING RETURN TO:

Barlow Garsek & Simon, LLP

Attn: Zach Garsek

920 Foch Street

Fort Worth, Texas 76107

SEVENTH AMENDMENT TO DECLARATION OF
THE WATERS AT HORSESHOE BAY RESORT CONDOMINIUM

*A Residential Condominium Community Located
in Llano County, Texas*

DECLARANT: JAFFE INTERESTS, LP F/K/A HORSESHOE BAY RESORT, LTD. a Texas limited partnership by and through its duly authorized GENERAL PARTNER, JAFFE INTERESTS, INC., a Texas corporation, by and through Ron Lynn Mitchell, Vice President

Cross Reference to Declaration of The Waters at Horseshoe Bay Resort Condominium recorded in Vol. 3, Pages 314-412 of the Official Public Records of Llano County, Texas, as amended by that certain First Amendment to Declaration of The Waters at Horseshoe Bay Resort Condominium recorded in Vol. 3, Pages 446-476 of the Official Public Records of Llano County, Texas and that certain First Supplement County, Texas to Declaration of The Waters at

Horseshoe Bay Resort Condominium recorded in Vol. 3, Pages 524-540 of the Official Public Records of Llano. Second Amendment to Declaration of The Waters at Horseshoe Bay Resort Condominium, recorded in Volume 3, Page 560, et seq., of the Condominium Records of Llano County, Texas; Assignment and Assumption of Declarant's Rights and Obligation (Waters at Horseshoe Bay), recorded in Volume 3, Page 627, of the Official Public Records of Real Property of Llano County, Texas; Third Amendment to Declaration of The Waters at Horseshoe Bay Resort Condominium, recorded in Volume 3, Page 650, et seq., of the Condominium Records of Llano County, Texas; Fourth Amendment to Declaration of The Waters at Horseshoe Bay Resort Condominium, recorded in Volume 3, Page 694, et seq., of the Condominium Records of Llano County, Texas; Second Supplement to Declaration of The Waters at Horseshoe Bay Resort Condominium (Building 5), recorded in Volume 3, Page 607, et seq., of the Condominium Records of Llano County, Texas; Amendment To Declaration of Covenants, Conditions and Restrictions For The Waters Condominium Association, Inc. (Building 5), dated November 13, 2015, recorded in Volume 4, Page 150, et seq., of the Condominium Records of Llano County, Texas; Fifth Amendment to Declaration of The Waters at Horseshoe Bay Resort Condominium, recorded in Volume 3, Page 889, et seq., of the Condominium Records of Llano County, Texas; Sixth Amendment to Declaration of The Waters at Horseshoe Bay Resort Condominium, recorded as Instrument No. 1904905, of the Condominium Records of Llano County, Texas.

SEVENTH AMENDMENT TO DECLARATION OF THE WATERS AT HORSESHOE BAY RESORT CONDOMINIUM

This SEVENTH Amendment to Declaration of Horseshoe Bay Resort Condominium (the "***Amendment***") is made by JAFFE INTERESTS, LP F/K/A HORSESHOE BAY RESORT, LTD. a Texas limited partnership ("***Declarant***"), pursuant to the Texas Uniform Condominium Act ("***TUCA***"), and is as follows:

RECITALS:

A. The Waters at Horseshoe Bay Resort Condominium., a condominium regime (the "Regime"), located in Llano County, Texas, was established pursuant to that certain Declaration of The Waters at Horseshoe Bay Resort Condominium recorded in Vol. 3, Pages 314-412 of the Official Public Records of Llano County, Texas, as amended by the following: First Amendment to Declaration of The Waters at Horseshoe Bay Resort Condominium recorded in Vol. 3, Pages 446-476 of the Official Public Records of Llano County, Texas and that certain First Supplement to Declaration of The Waters at Horseshoe Bay Resort Condominium recorded in Vol. 3, Pages 524-540 of the Official Public Records of Llano County, Texas; and that certain First Supplement County, Texas to Declaration of The Waters at Horseshoe Bay Resort Condominium recorded in Vol. 3, Pages 524-540 of the Official Public Records of Llano. Second Amendment to Declaration of The Waters at Horseshoe Bay Resort Condominium, recorded in Volume 3, Page 560, et seq., of the Condominium Records of Llano County, Texas; Assignment and Assumption of Declarant's Rights and Obligation (Waters at Horseshoe Bay), recorded in Volume 3, Page 627, of the Official Public Records of Real Property of Llano County, Texas; Third Amendment to Declaration of The Waters at Horseshoe Bay Resort Condominium, recorded in Volume 3, Page 650, et seq., of the Condominium Records of Llano County, Texas; Fourth Amendment to Declaration of The Waters at Horseshoe Bay Resort Condominium, recorded in Volume 3, Page 694, et seq., of the Condominium Records of Llano County, Texas; Second Supplement to Declaration of The Waters at Horseshoe Bay Resort Condominium (Building 5), recorded in Volume 3, Page 607, et seq., of the Condominium Records of Llano County, Texas; Amendment To Declaration of Covenants, Conditions and Restrictions For The Waters Condominium Association, Inc. (Building 5), dated November 13, 2015, recorded in Volume 4, Page 150, et seq., of the Condominium Records of Llano County, Texas; Fifth Amendment to Declaration of The Waters at Horseshoe Bay Resort Condominium, recorded in Volume 3, Page 889, et seq., of the Condominium Records of Llano County, Texas; Sixth Amendment to Declaration of The Waters at Horseshoe Bay Resort Condominium, recorded at Instrument No. 1904905 (the "***Declaration***").

B. During the "***Development Period***" (as defined in the Declaration), and pursuant to Section B.3.8 of Appendix B to the Declaration, Declarant may amend the Declaration unilaterally and without the consent of other Owners or any mortgagee for any reason.

C. The "***Development Period***" as such term is defined in *Section 1.13* of the Declaration, is a twenty (20) year period commencing on the date the Declaration was recorded in the Official Public Records of Llano County, Texas. The Declaration was recorded in the Official Public Records of Llano County, Texas on December 13, 2006.

D. Declarant desires to amend the Declaration for the purpose of amending the term of the Development Period and the Declarant Control Period.

E. Terms capitalized but otherwise not defined herein shall have the meanings given to them in the Declaration.

NOW THEREFORE, the Declaration is hereby amended as follows:

1. The "***Development Period***" is hereby amended to mean the thirty (30) year period beginning the date the Declaration was recorded (December 13, 2006).

2. The duration of the "***Declarant Control Period***" is hereby amended to be from the date the Declaration was recorded (December 13, 2006) for a maximum period not to exceed the earlier of (1) thirty (30) years from the date the Declaration was recorded (December 13, 2006) or (2) 120 days after title to 75% of the Units in the Property that may be created (including property subject to annexation) has been conveyed to Owners other than Declarant.

3. 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]

Executed to be effective as of the 4 day of March, 2021.

DECLARANT:

JAFFE INTERESTS, LP,
a Texas limited

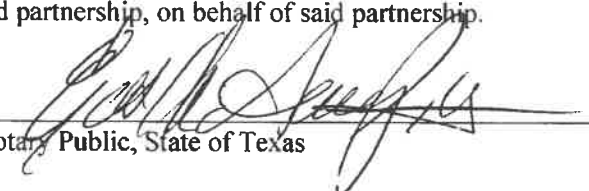
By: Jaffe Interests, Inc., a Texas corporation
Its General Partner


Name: Lynn Pitts
Title: Vice President

STATE OF TEXAS

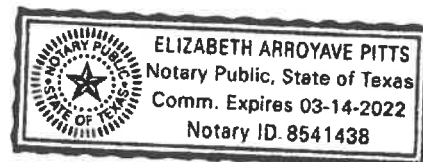
COUNTY OF TARRANT

This instrument was acknowledged before me on the 4 day of March, 2021, by Lynn Pitts as Vice President of Jaffe Interests, Inc., a Texas corporation, as General Partner of JAFFE INTERESTS, LP, a Texas limited partnership, on behalf of said partnership.


Notary Public, State of Texas


Commission Expiration Date: _____

[Notary Seal]



✓
Craw & Dudley PUC
6810 RR 2147 W
P.O. Box 8903
Horseshoe Bay Tx 78657

STATE OF TEXAS
COUNTY OF LLANO
FILED AND RECORDED AT 4:17 O'CLOCK P.M. ON
THE 5 DAY OF March A.D. 2021. ✓
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 CONDOMINIUM Records of Llano County, Texas.
INSTRUMENT NO.

 Marci Hadeler 21-01910
COUNTY CLERK, LLANO CO., TEXAS
BY A. Jafsch DEPUTY NO OF PAGES: 5