



COND

2012042404

5 PGS



AFTER RECORDING RETURN TO:

Joshua D. Bernstein
Armbrust & Brown, PLLC
100 Congress Ave., Suite 1300
Austin, Texas 78701

**THIRTEENTH AMENDMENT TO
DECLARATION OF CONDOMINIUM REGIME
FOR PARADISO VILLAS**

A Residential Condominium, Located in Williamson County, Texas

CONVERTING UNIT 1 INTO COMMON ELEMENTS

Cross Reference to the following documents, each recorded in the Official Public Records of Williamson County, Texas: (i) Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 200609882; (ii) First Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 2007023480; (iii) Second Amendment Declaration of Condominium Regime for Paradiso Villas; (iv) Third Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 2007104795; (v) Fourth Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 2008011334; (vi) Fifth Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 2008041131 (vii) Sixth Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 2008069380; (viii) Seventh Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 20090073011 (ix) Eighth Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 2009072877; (x) Ninth Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 2009089892; (xi) Tenth Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 2010017707; (xii) Eleventh Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 2010079852; and (xiii) Twelfth Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 2011047124.

{W0542878.2}

**THIRTEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME
FOR PARADISO VILLAS**

This Thirteenth Amendment to Declaration of Condominium Regime for Paradiso Villas (the "Amendment") is made **CASTLETOP CAPITAL ENERGY, L.P.**, a Texas limited partnership ("Declarant"), and is as follows:

RECITALS:

A. Paradiso Villas, a condominium regime (the "Regime"), located in Williamson County, Texas, was established pursuant to that certain Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 200609882 in the Official Public Records of Williamson County, Texas, as amended by the following amendments thereto, each recorded in the Official Public Records of Williamson County, Texas: (i) First Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 2007023480; (ii) Second Amendment Declaration of Condominium Regime for Paradiso Villas; (iii) Third Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 2007104795; (iv) Fourth Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 2008011334; (v) Fifth Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 2008041131 (vi) Sixth Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 2008069380; (vii) Seventh Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 20090073011 (viii) Eighth Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 2009072877; (ix) Ninth Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 2009089892; (x) Tenth Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 2010017707; (xi) Eleventh Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 2010079852; and (xii) Twelfth Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 2011047124 (collectively, the "Declaration").

B. Pursuant to *Provision A.3.11(v)* of Appendix "A" to the Declaration, Declarant may amend the Declaration unilaterally and without the consent of other Owners or any mortgagee to subdivide, combine, or reconfigure Units or convert Unit into Common Elements, in the exercise of statutory Development Rights.

C. In accordance with *Provision A.3.9* of Appendix "A" to the Declaration, Declarant has reserved the right, during the Development Period, to subdivide Units or convert Units into Common Elements. The "Development Period" as such term is defined in the Declaration, is a seven (7) year period commencing on the date the Declaration was recorded in the Official Public Records of Williamson County, Texas. The Declaration was recorded in the Official Public Records of Williamson County, Texas, on November 13, 2006.

{W0542878.2}

D. Declarant now desires to amend the Declaration for the purpose of converting Unit 1 in the Regime into Common Elements and reallocating all allocated interests among the remaining Units in consideration of same.

NOW THEREFORE, the Declaration is hereby amended as follows:

1. **Conversion of Unit 1 into Common Elements.** In accordance with the rights reserved by the Declarant pursuant to *Provisions A.3.9 and A.3.11(v)* of Appendix "A" to the Declaration, Declarant hereby converts Unit 1 in the Regime into Common Elements. Upon recording this Amendment in the Official Public Records of Travis County, Texas, Unit 1 in the Regime shall cease to exist as a separate parcel of real property, and the real property formerly comprising Unit 1 in the Regime shall become part of the Common Elements.

2. **Replacement of Attachment 3.** The Percentage Interests allocated to all Units within the Regime, after the conversion of Unit 1 in the Regime into Common Elements, is set forth on Exhibit "A", attached hereto. Exhibit "A", attached hereto, will supersede and replace Attachment 3 attached to the Declaration.

3. **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]

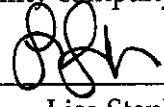
EXECUTED to be effective as of the date this Amendment has been recorded in the Official Public Records of Williamson County, Texas.

DECLARANT:

CASTLETOP CAPITAL ENERGY, L.P., a Texas limited partnership

By: Castletop Capital Management, L.P., a Texas limited partnership, its General Partner

By: Castletop Capital GP, LLC, a Texas limited liability company, its general partner

By:  _____
Lisa Stephens, Vice President

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me this 31 day of May 2012 by Lisa Stephens, Vice President of Castletop Capital GP, LLC, a Texas limited liability company, general partner of Castletop Capital Management, L.P., a Texas limited partnership, general partner of Castletop Capital Energy, L.P., a Texas limited partnership, on behalf of said limited liability company and limited partnership.



 _____
Notary Public Signature

{W0542878.2}

EXHIBIT "A"

**ATTACHMENT 3 TO THE DECLARATION OF CONDOMINIUM REGIME FOR
PARADISO VILLAS CONDOMINIUMS**

ALLOCATED INTERESTS

The Percentage of Common Element Ownership and Share of Common Expenses for each Unit is 1/135. Each Unit is allocated one (1) vote.

THE ALLOCATED INTEREST ASSIGNED TO A PARTICULAR UNIT WILL DECREASE AS ADDITIONAL UNITS ARE CREATED AND ADDED TO THE REGIME BY THE DECLARANT.

{W0542878.2}

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2012042404

Nancy E. Rister

06/04/2012 03:56 PM

MARIA \$32.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS