

ORIGINAL FILED
BUT NOT COMPARED

DEC 10 2009



AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Armbrust & Brown, L.L.P.
100 Congress Ave., Suite 1300
Austin, Texas 78701

Dancy E. Rafter
County Clerk, Williamson Co., TX

NINTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR PARADISO VILLAS

A Residential Condominium, Located in Williamson County, Texas

ADDING UNITS 42 AND 51
AND CONVERTING UNITS 2, 3, 4, AND 5 INTO GENERAL COMMON ELEMENTS

Cross Reference to Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 200609882 in the Official Public Records of Williamson County, Texas, as amended by that certain First Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 2007023480 in the Official Public Records of Williamson County, Texas, as amended by that certain Second Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 2007063486 in the Official Public Records of Williamson County, Texas, as amended by that certain Third Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 2007104795 in the Official Public Records of Williamson County, Texas, as amended by that certain Fourth Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 2008011334 in the Official Public Records of Williamson County, Texas, as amended by that certain Fifth Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 2008041131 in the Official Public Records of Williamson County, Texas, as amended by that certain Sixth Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 2008069380 in the Official Public Records of Williamson County, Texas, as amended by that certain Seventh Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 2009007301 in the Official Public Records of Williamson County, Texas and further amended by that certain Eighth Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 2009072877 in the Official Public Records of Williamson County, Texas.

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

This Ninth 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 that certain First Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 2007023480 in the Official Public Records of Williamson County, Texas, as amended by that certain Second Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 2007063486 in the Official Public Records of Williamson County, Texas, as amended by that certain Third Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 2007104795 in the Official Public Records of Williamson County, Texas, as amended by that certain Fourth Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 2008011334 in the Official Public Records of Williamson County, Texas, as amended by that certain Fifth Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 2008041131 in the Official Public Records of Williamson County, Texas, as amended by that certain Sixth Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 2008069380 in the Official Public Records of Williamson County, Texas, as amended by that certain Seventh Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 2009007301 in the Official Public Records of Williamson County, Texas and further amended by that certain Eighth Amendment Declaration of Condominium Regime for Paradiso Villas recorded as Document No. 2009072877 in the Official Public Records of Williamson County, Texas (collectively, the "Declaration").

B. Pursuant to *Provision A.3.11* of Appendix "A" to the Declaration, Declarant may amend the Declaration unilaterally and without the consent of other Owners or any mortgagee to create Units, General Common Elements and Limited Common Elements within the Property and to convert Units into General Common Elements in the exercise of statutory development rights.

C. Pursuant to Section 82.060 of the Texas Uniform Condominium Act, to exercise a statutory development right, Declarant must prepare, execute and record an amendment to the Declaration and record new plats and plans for that real property. The amendment to the Declaration must reallocate the allocated interests among all Units.

D. In accordance with *Provision A.3.9* of Appendix "A" to the Declaration, Declarant has reserved the right, during the Development Period, to create Units, General Common Elements, and Limited Common Elements within the Property and 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.

E. Declarant desires to amend the Declaration for the purpose of creating two (2) additional Units within the Regime and converting Unit Nos. 2, 3, 4, and 5 in the Regime into General Common Elements. The total number of Units within the Regime after giving effect to this Amendment is equal to forty-nine (49), and the total number of Units which Declarant has reserved the right to create by amendment is equal to eighty-eight (88).

NOW THEREFORE, the Declaration is hereby amended as follows:

1. **Creation of Units.** In accordance with the rights reserved by the Declarant pursuant to *Section 5.1* of the Declaration and *Provisions A.3.9 and A.3.11* of Appendix "A" to the Declaration, Declarant hereby creates two (2) Units, which are designated as Unit Nos. 42 and 51 (collectively, the "New Units"). The New Units are hereby classified as Units which MUST BE BUILT.

2. **Conversion of Units into General Common Elements.** In accordance with the rights reserved by the Declarant pursuant to *A.3.9 and A.3.11* of Appendix "A" to the Declaration, Declarant hereby converts Unit Nos. 2, 3, 4 and 5 (the "Converted Units") in the Regime into General Common Elements.

3. **Replacement of Attachment 2.** Attachment 2 to the Declaration is hereby deleted in its entirety and the Plats and Plans attached hereto as Attachment 1 (the "New Plats and Plans") are substituted in their place. The New Plats and Plans: (i) assign an identifying number to all Units; (ii) describe the portion of the limited common elements created or assigned to all Units; and (iii) include the information required by Section 82.059 of the Texas Uniform Condominium Act.

4. **Replacement of Attachment 3.** The Percentage Interests allocated to all Units within the Regime, after the addition of the New Units, is set forth on Attachment 2, attached hereto. Attachment 2, attached hereto, will supersede and replace Attachment 3 attached to the Declaration.

5. **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.

EXECUTED to be effective as of the 3rd day of December, 2009.

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: [Signature]
Printed Name: Richard Topfer
Title: Managing Director

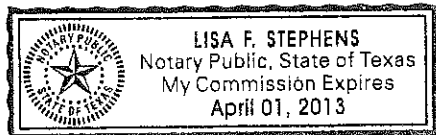
THE STATE OF TEXAS §

COUNTY OF Travis §

This instrument was acknowledged before me this 3 day of December, 2009 by Richard Topfer, Managing Director 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.

(SEAL)

[Signature]
Notary Public Signature



ATTACHMENT 1

ATTACHMENT 2 TO THE DECLARATION OF CONDOMINIUM REGIME FOR
PARADISO VILLAS

SEE EXHIBIT NEXT PAGE ORIGINAL CERTIFICATION

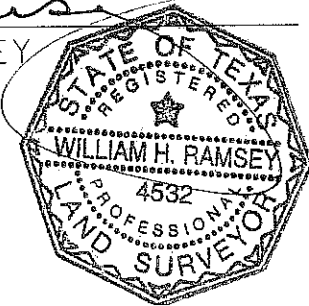
PARADISO CONDOMINIUMS A CONDOMINIUM COMMUNITY

KNOW ALL MEN BY THESE PRESENTS:

THAT I, WILLIAM H. RAMSEY, DO HEREBY CERTIFY THAT THIS SURVEY CONTAINS ALL THE INFORMATION REQUIRED OF PLATS AND PLANS UNDER SECTION 82.059 OF THE TEXAS UNIFORM CONDOMINIUM ACT, CHAPTER 82, TEXAS PROPERTY CODE.



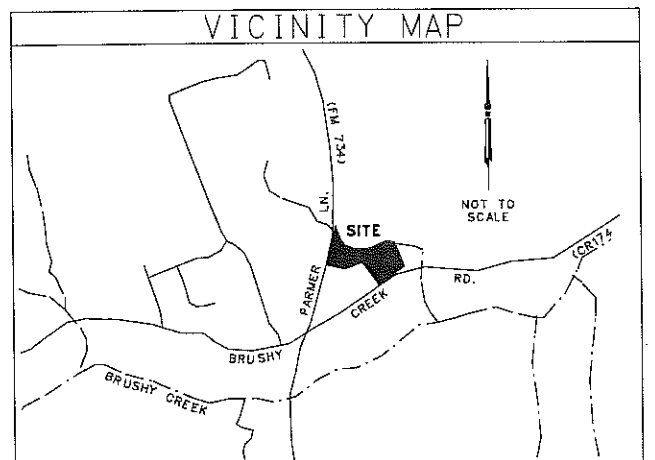
WILLIAM H. RAMSEY
R.P.L.S. #4532



12-7-09
DATE

RAMSEY LAND SURVEYING, L.L.C.

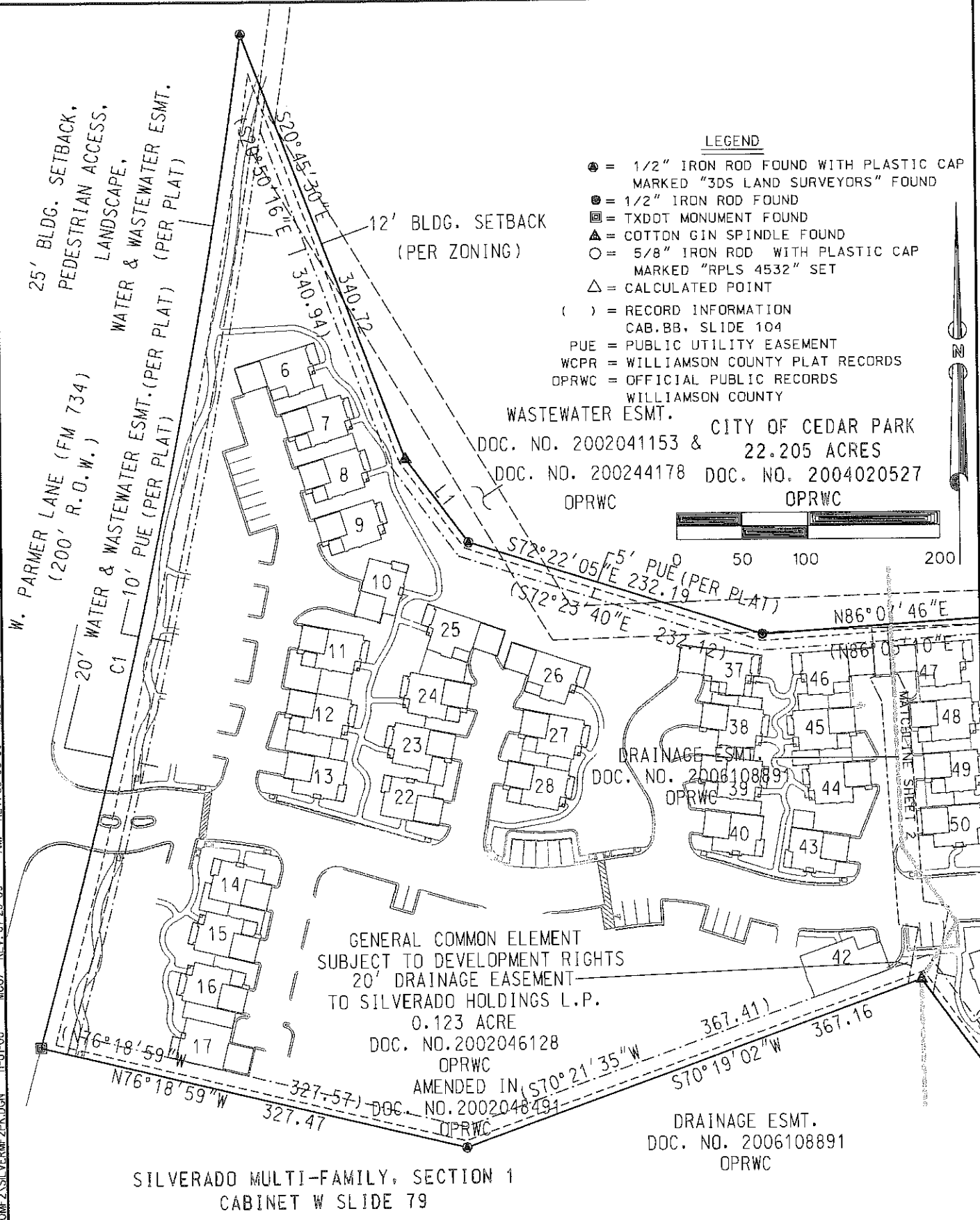
8718 SOUTHWEST PARKWAY
P.O. BOX 92768
AUSTIN, TEXAS 78709-2768
PHONE (512) 301-9398
FAX (512) 301-9395
rlsurvey@flash.net



GENERAL NOTES

- 1) All improvements and land reflected on the plat are designated as general common elements, save and except portions of the regime designated as limited common elements or units: (i) in the Declaration of Condominium Regime for Paradiso Villas (the "Declaration") or (ii) on the plats and plans of the regime.
- 2) Ownership and use of condominium units is subject to the rights and restrictions contained in the Declaration.
- 3) Each unit, building, limited common element and general common element is subject to special rights reserved by the Declarant as provided Provision A.4. of Appendix "A" to the Declaration. Pursuant to such provisions, among other things, Declarant has reserved the right to (i) complete or make improvements indicated on the plat and plans, as provided in Provision A.4(i) of Appendix "A" to the Declaration; (ii) exercise any development right permitted by the Texas Uniform Condominium Act (the "Act") and the Declaration, including the addition of real property the regime, which property may be added as units, general common elements and/or limited common elements, as provided in Section 2.2 of the Declaration and Provision A.4(ii) of Appendix "A" to the Declaration; (iii) make the property part of a larger condominium or planned community, as provided in Provision A.4(iii) of Appendix "A" to the Declaration; (iv) use units owned or leased by Declarant as models, storage areas, and offices for the marketing, management, maintenance, customer service, construction, and leasing of the property, as provided in Provision A.4(iv) of Appendix "A" to the Declaration; and (v) appoint or remove any Declarant-appointed officer or director of the Association during the Declarant control period (as defined in the Declaration) consistent with the Act, as provided in Provision A.4(vii) of Appendix "A" to the Declaration. As provided in Provision A.4(v) of Appendix "A" to the Declaration, for purposes of promoting, identifying, and marketing the property, Declarant reserves an easement and right to place or install signs, banners, flags, display lighting, potted plants, exterior decorative items, seasonal decorations, temporary window treatments, and seasonal landscaping on the property, including items and locations that are prohibited to other owners. Declarant reserves an easement and right to maintain, relocate, replace, or remove the same from time to time within the property. As provided in Provision A.4(vi) of Appendix "A" to the Declaration, Declarant has an easement and right of ingress and egress in and through the common elements (as defined in the Declaration) and units owned or leased by Declarant for purposes of constructing, maintaining, managing, and marketing the property, and for discharging Declarant's obligations under the Act and the Declaration.

P:\PROJECTS\930\SILVERADO\MF2\SILVERMF2PK.DGN 11-01-08 MCO/REV.01-29-09 AM/REV.09-08-09 MCO/REV.12-07-09 MCO



LEGEND

- = 1/2" IRON ROD FOUND WITH PLASTIC CAP MARKED "3DS LAND SURVEYORS" FOUND
- = 1/2" IRON ROD FOUND
- = TXDOT MONUMENT FOUND
- ▲ = COTTON GIN SPINDLE FOUND
- = 5/8" IRON ROD WITH PLASTIC CAP MARKED "RPLS 4532" SET
- △ = CALCULATED POINT
- () = RECORD INFORMATION
CAB. BB, SLIDE 104
- PUE = PUBLIC UTILITY EASEMENT
- WCPR = WILLIAMSON COUNTY PLAT RECORDS
- OPRWC = OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY



25' BLDG. SETBACK,
PEDESTRIAN ACCESS,
LANDSCAPE,
WATER & WASTEWATER ESMT.
(PER PLAT)

W. PARMER LANE (FM 734)
(200' R.O.W.)

20' WATER & WASTEWATER ESMT. (PER PLAT)

10' PUE (PER PLAT)

WASTEWATER ESMT.
DOC. NO. 2002041153 & CITY OF CEDAR PARK
22.205 ACRES
DOC. NO. 200244178 DOC. NO. 2004020527
OPRWC OPRWC

GENERAL COMMON ELEMENT
SUBJECT TO DEVELOPMENT RIGHTS
20' DRAINAGE EASEMENT
TO SILVERADO HOLDINGS L.P.
0.123 ACRE
DOC. NO. 2002046128
OPRWC

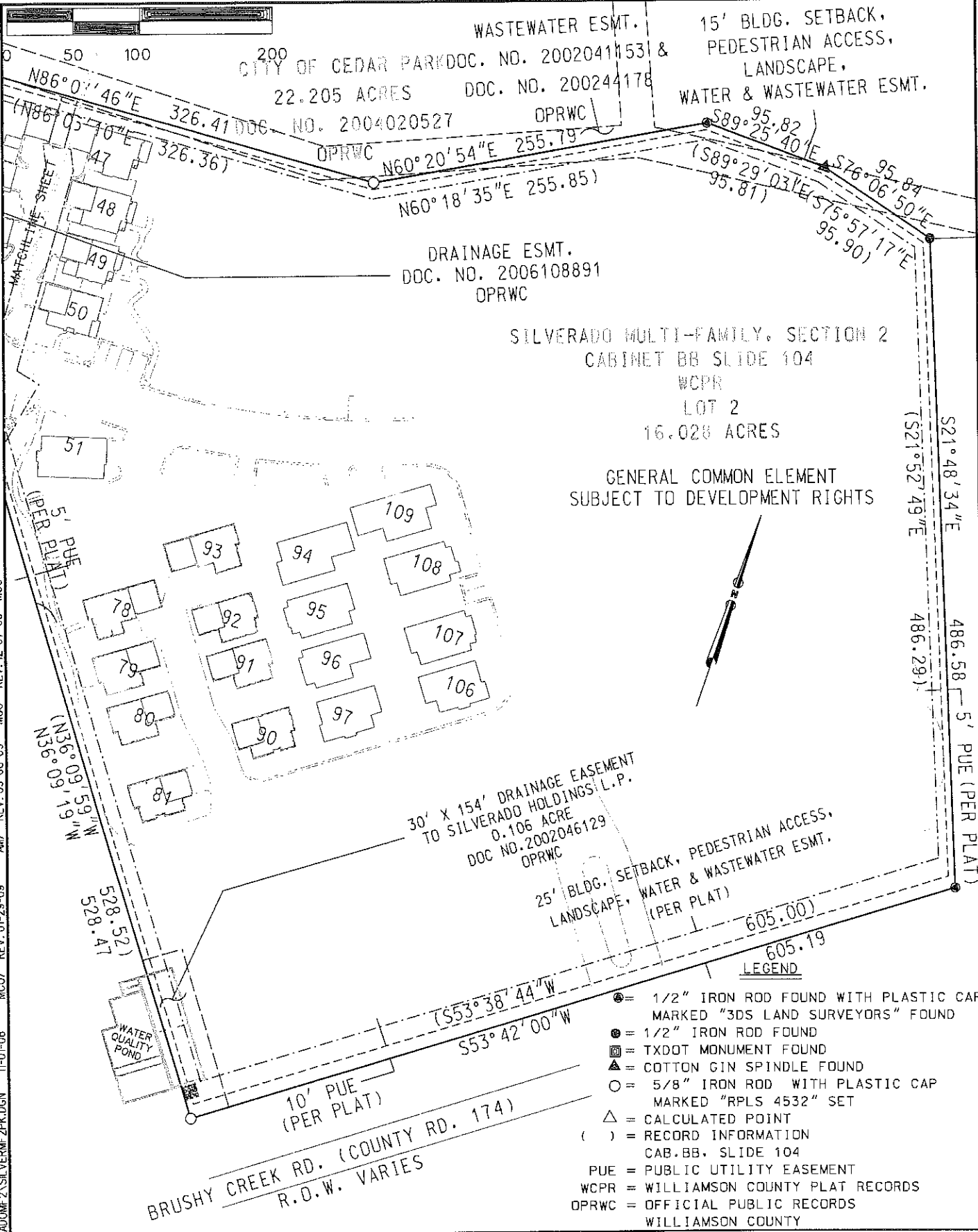
DRAINAGE ESMT.
DOC. NO. 2006108891
OPRWC

SILVERADO MULTI-FAMILY, SECTION 1
CABINET W SLIDE 79

RAMSEY LAND SURVEYING, L.L.C.

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bramsey@lssurveying.com

**PARADISO CONDOMINIUMS
CONDOMINIUM MAP EXHIBIT**



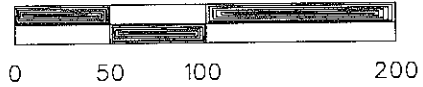
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PARADISO CONDOMINIUMS
CONDOMINIUM MAP EXHIBIT
 JOB NO. 930-21 SHEET 2 OF 2 C.O.A. GRID NO. 6-43

LEGEND

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25' BLDG. SETBACK,
PEDESTRIAN ACCESS,
LANDSCAPE,
WATER & WASTEWATER ESMT.
(PER PLAT)

W. PARMER LANE (FM 734)
(200' R.O.W.)

12' BLDG. SETBACK
(PER ZONING)

WASTEWATER ESMT.
DOC. NO. 2002041153 & CITY OF CEDAR PARK
DOC. NO. 200244178 DOC. NO. 22.205 ACRES
OPRWC DOC. NO. 2004020527
OPRWC

DRAINAGE ESMT.
DOC. NO. 2008108891
OPRWC

GENERAL COMMON ELEMENT
SUBJECT TO DEVELOPMENT RIGHTS

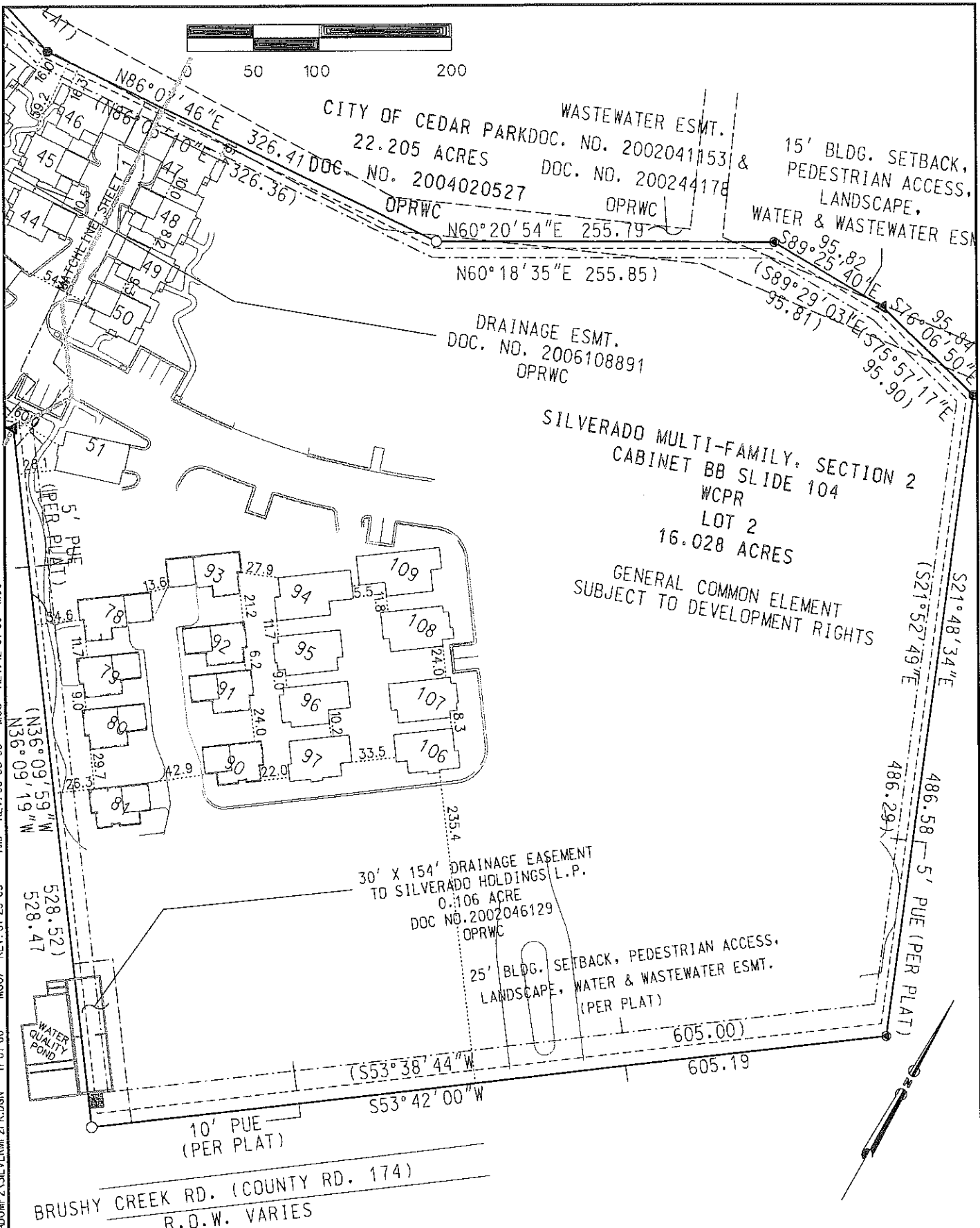
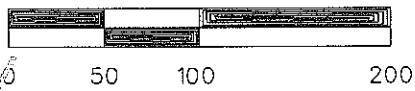
SILVERADO MULTI-FAMILY, SECTION 1
CABINET W SLIDE 79

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**PARADISO CONDOMINIUMS
DIMENSIONAL CONTROL**

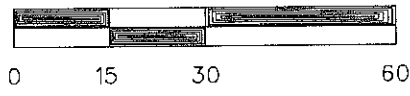
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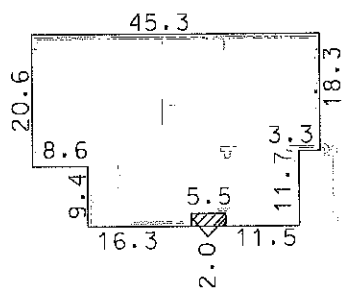
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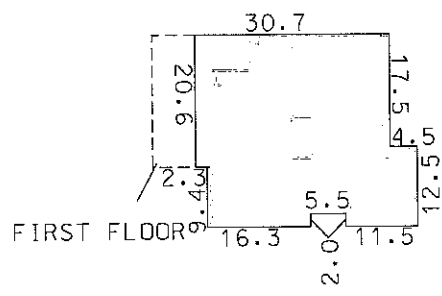
PARADISO CONDOMINIUMS
 DIMENSIONAL CONTROL



FIRST FLOOR



SECOND FLOOR



ALL BUILDINGS ARE
TWO STORY BRICK, ROCK AND STUCCO

VERTICAL ELEVATIONS OF UNIT
VERTICAL DISTANCE
ABOVE BUILDING FOUNDATION
(PER ARCHITECTURAL PLAN)

FOUNDATION SECOND FLOOR ATTIC FLOOR
0' 9.0' 19.2'

LEGEND

- L.C.E. = LIMITED COMMON ELEMENT
- = CONCRETE PORCH OR PATIO (L.C.E.)

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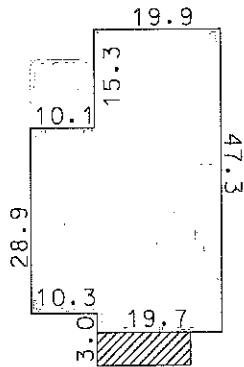
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PARADISO CONDOMINIUMS
A CONDOMINIUM COMMUNITY

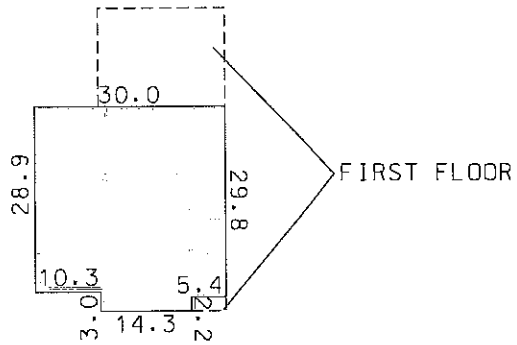
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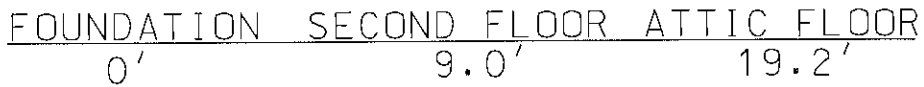


SECOND FLOOR



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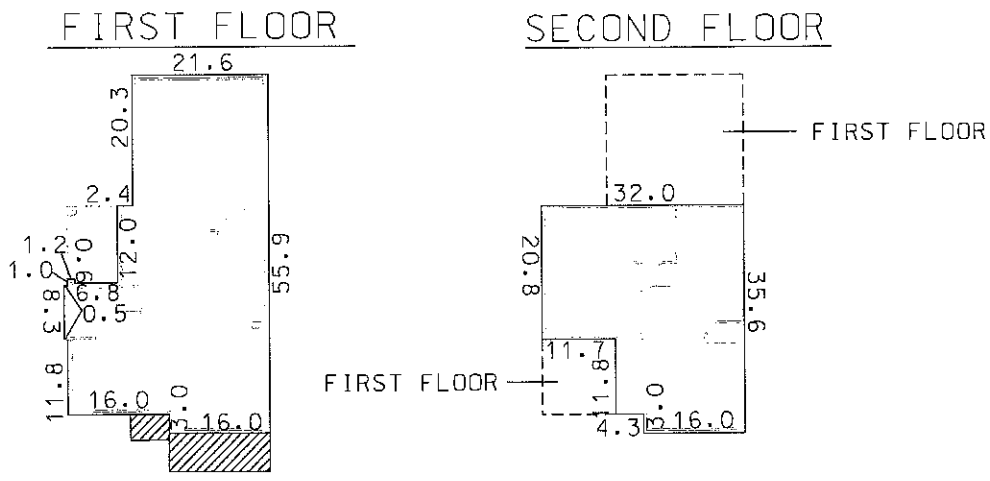
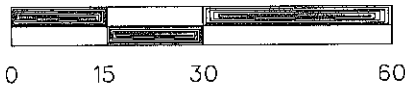
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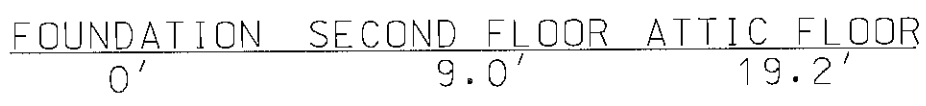
PARADISO CONDOMINIUMS
A CONDOMINIUM COMMUNITY

UNIT MAP BUILDINGS 7-9,11,12,15,16,23,24,27,28,
38,39,44,45,48,49,79,80,91,92,95,96,107 & 108



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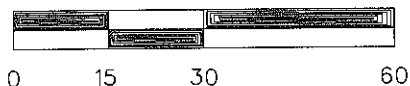
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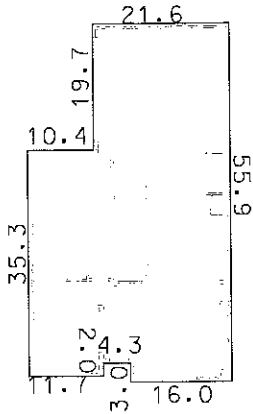
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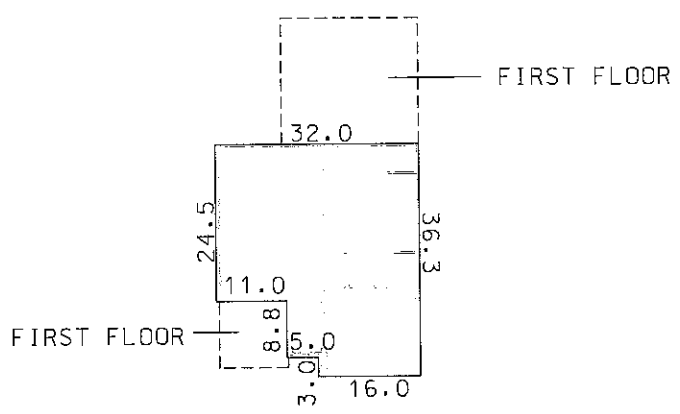
PARADISO CONDOMINIUMS
 A CONDOMINIUM COMMUNITY
 UNIT MAP BUILDING 6,26,78,93 & 94



FIRST FLOOR

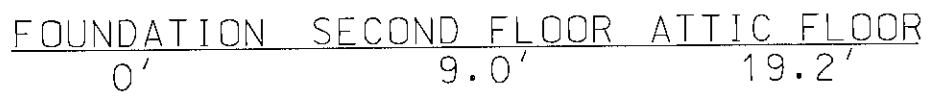


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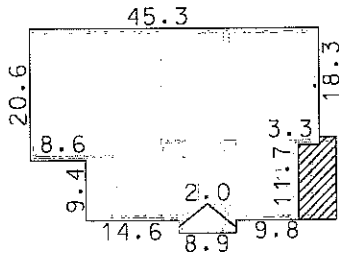
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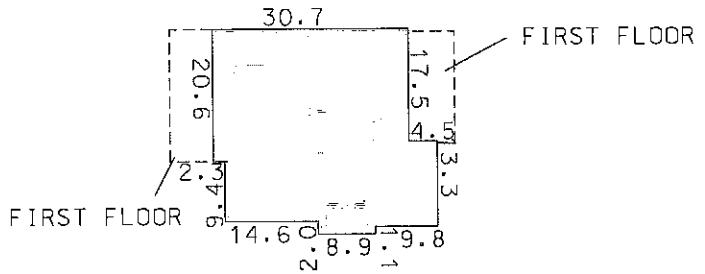
PARADISO CONDOMINIUMS
A CONDOMINIUM COMMUNITY
UNIT MAP BUILDING 17,25,
37,46,47 & 109



FIRST FLOOR

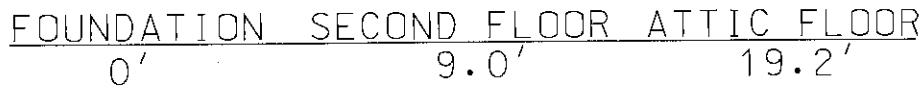


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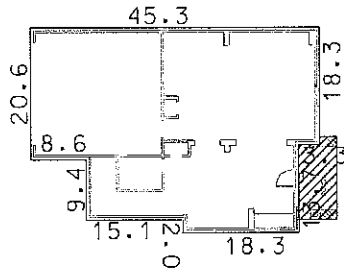
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**PARADISO CONDOMINIUMS
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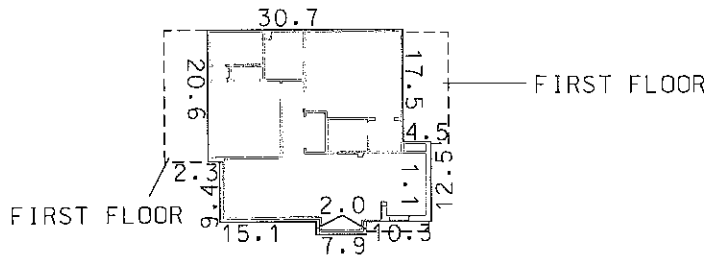
UNIT MAP BUILDINGS 40, 43 & 50



FIRST FLOOR



SECOND FLOOR



ALL BUILDINGS ARE
TWO STORY BRICK, ROCK AND STUCCO

VERTICAL ELEVATIONS OF UNIT
VERTICAL DISTANCE
ABOVE BUILDING FOUNDATION
(PER ARCHITECTURAL PLAN)

FOUNDATION SECOND FLOOR ATTIC FLOOR
0' 9.0' 19.2'

LEGEND

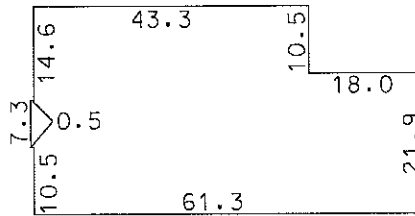
- L.C.E. = LIMITED COMMON ELEMENT
- = CONCRETE PORCH OR PATIO (L.C.E.)

RAMSEY LAND SURVEYING, L.L.C.

8718 SOUTHWEST PARKWAY
P.O. BOX 92768
AUSTIN, TEXAS 78709-2768
PHONE (512) 301-9398
FAX (512) 301-9395
bramsey@lsurveying.com

PARADISO CONDOMINIUMS
A CONDOMINIUM COMMUNITY

UNIT MAP BUILDING 22



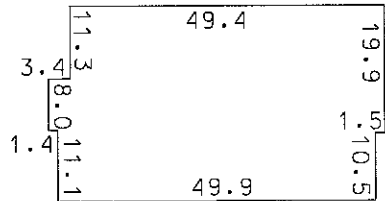
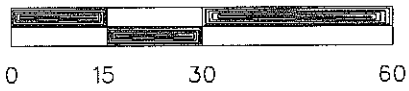
P:\PROJECTS\930\SILVERADOMF2\SILVERMF2PK.DGN 12-07-09 MCO

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**PARADISO CONDOMINIUMS
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UNIT 42



P:\PROJECTS\930\SILVERADOMF2\SILVERMF2PK.DGN 12-07-09 MCO

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**PARADISO CONDOMINIUMS
 A CONDOMINIUM COMMUNITY**

UNIT 51

ATTACHMENT 2

**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 1/49. 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.

WILLIAMSON COUNTY CLERK
P.O. BOX 18
GEORGETOWN, TEXAS 78627
(512) 943-1515

ISSUED TO: ARMBRUST & BROWN

RECEIPT # 491201
DATE 12/10/2009 12:40:16 PM

DOCUMENT #	FCS	FEE
2009089892	21	96.00
CONDOMINIUM		

Total Amount Due	\$96.00
CHECK 57930	96.00
Total Payments:	\$96.00

THANK YOU
NANCY E. RISTER
COUNTY CLERK
Deputy: BARRICK