

First Amendment to Declaration

A. On November 21, 1975, the Declaration was filed of record by Harry M. Farah in Volume 642, Page 626, Real Property Records, El Paso County, Texas (the "Declaration") governing the following described real property:

Lots 1, 2, 3, 4 and East 8 feet of Lot 5, Block 25, HIGHLAND PARK ADDITION, to the City of El Paso, County of El Paso, State of Texas, and more commonly known as 2500 Scenic Crest Place.

B. The Declaration as filed described condominium units A-1 through A-10. located on the above described property. The structure of the premise governed by the Declaration has been altered by fire and settlement amongst unit owners. Consequently, and as illustrated by the attached, original Units A-2 and A-3 have been subdivided to form four new units described as: Unit A-2a, Unit A-2b, Unit A-3a, and Unit A-3b. Each of these units shall be independently marketable and transferable.

B. It is the desire of Scenic Crest Place Condominiums (the "Regime") to amend the Declaration as set forth below.

C. Pursuant to Section 21 (entitled Amendment (*sic*) of declaration) of the Declaration and demonstrated by attached exhibits, this Amendment has been approved by unit owners entitled to exercise fifty-one percent (51%) or more of the total voting power of the condominium at a meeting duly held in accordance with the bylaws of the council. Further, the terms of the Amendment have been approved in writing by the first lien holders of applicable units.

D. It is the desire of the Regime to amend the Declaration to modernize:

- i) the governing amendment procedure; and
- ii) certain unit descriptions altered by fire and mutual agreement of neighboring unit owners.

ACCORDINGLY, the Declaration is hereby amended to read as follows:

Pursuant to Section 21 of the Declaration which authorizes the amendment thereof upon an affirmative vote of fifty-one percent (51%) of the total voting power of the condominium, Scenic Crest Homeowners' Association, Inc. adopts the following amendments to the Declaration, which shall read as follows:

1. Paragraph 21 of the Declaration, "Amendment (*sic*) of declaration", SHALL BE AND IS HEREBY AMENDED IN ITS ENTIRETY TO NOW READ:

"21. Amendment.

a. This Declaration may be amended only at a meeting of the unit owners at which the amendment is approved by the holders of at least fifty-one percent (51%) of the voting percentages.

b. An amendment of the Declaration may not alter or destroy a unit or a common element without the consent of the owners and the owners' first lien mortgagees.

c. Any amendment shall be evidenced by a writing that is prepared, signed and acknowledged by the President or other officer designated by the Association to certify amendments. The amendment shall be effective upon filing in the office of the County Clerk of El Paso County, Texas."

2. Paragraph 4 of the Declaration, "Apartments", SHALL BE AND IS HEREBY AMENDED IN ITS ENTIRETY TO NOW READ:

4. The Units

4.01. *All Units Subject to Declaration.* All of the units described on Exhibit A together with all improvements located thereon and all easements, rights, licenses, and appurtenances belonging to the units shall be subject to this Declaration.

4.02 *Units.* Each owner shall be entitled to the exclusive ownership and possession of the owner's unit. Any unit may be jointly or commonly owned by more than one person. The boundaries of the unit shall be and are the interior surfaces of the perimeter walls, floors, and ceilings. The Units are further described on Exhibit A attached hereto.

3. Exhibit A attached to the Declaration SHALL BE AND IS HEREBY SUPERSEDED AND REPLACED IN ITS ENTIRETY TO NOW BE Exhibit A as attached to this First Amendment.

All amendments stated herein shall be made effective as of October __, 2009.



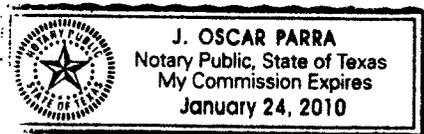
President

Scenic Crest Place Condominiums

Acknowledgment

State of Texas)
County of El Paso)

This instrument was acknowledged before me on this the 12th day of October, 2009, by AAAN RUBEN, in his capacity as acting President of Scenic Crest Place Condominiums.



[Signature]
Notary Public

Certificate of Secretary

I certify that I am the duly elected and acting secretary of Scenic Crest Place Condominiums and that this First Amendment to Declaration was approved by the members of Scenic Crest Place Condominiums, then eligible to vote, who cast votes in excess of the fifty-one percent (51%) majority requirement.

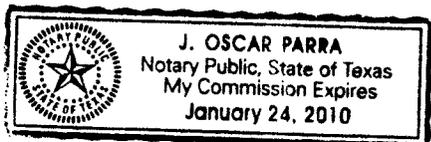
Dated: October 12, 2009

[Signature]
Secretary
Scenic Crest Place Condominiums

Acknowledgment

State of Texas)
County of El Paso)

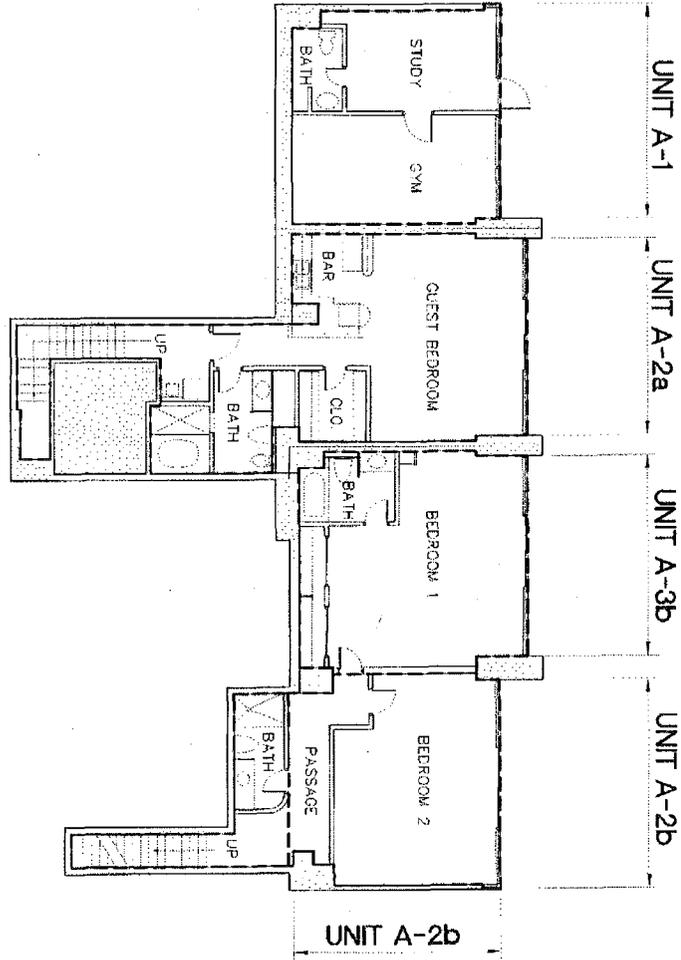
This instrument was acknowledged before me on this the 12th day of October, 2009, by AAAN RUBEN, in his/her capacity as Secretary of Scenic Crest Place Condominiums.



[Signature]
Notary Public

SUBSTREET FLOOR PLAN

SCALE: 3/32" = 1'-0"



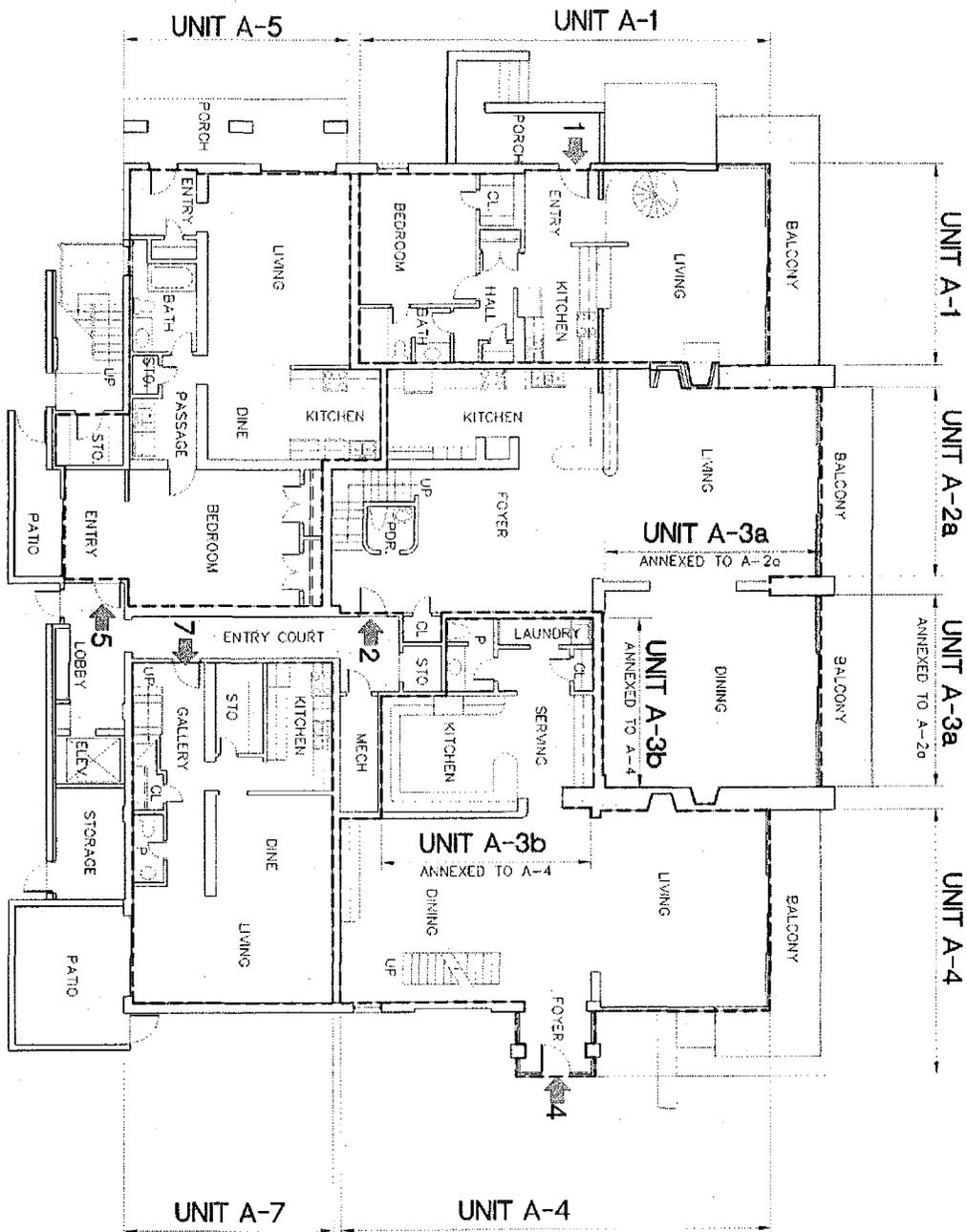
INDICATES COMMON AREAS

 AMD 4		HARRY M. FARAH & ASSOCIATES, INC. ARCHITECTS		<small> 2600 SCENIC CREST EL PASO, TEXAS </small>
		<small> MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS </small>		

Blumberg No. 5116
EXHIBIT
A

FIRST FLOOR PLAN

SCALE: 3/32" = 1' - 0"



INDICATES COMMON AREAS

AMD
2



HARRY M. FARAH & ASSOCIATES, INC.
ARCHITECTS

MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS

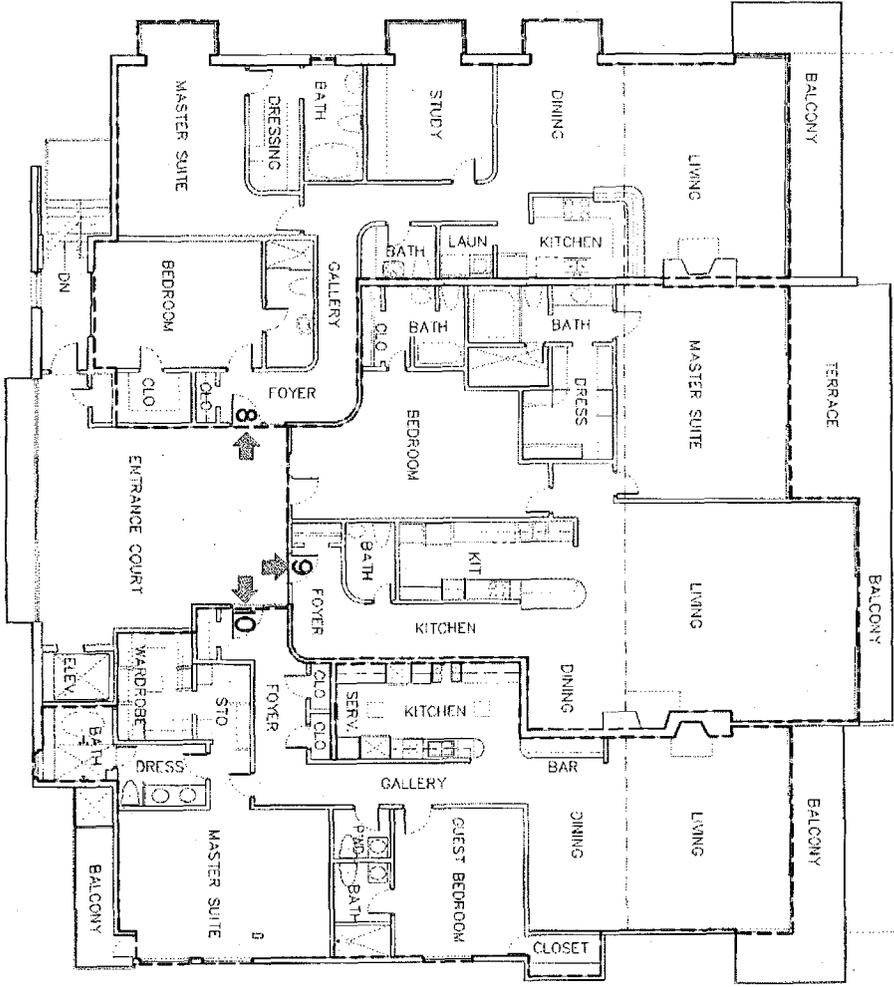
2500 SCENIC CREST PLACE

2500 SCENIC CREST
EL PASO, TEXAS

DATE: 11/11/11
DRAWN BY: J. FARAH
CHECKED BY: H. FARAH
SCALE: 3/32" = 1' - 0"

THIRD FLOOR PLAN

SCALE 3/32" = 1'-0"



PENTHOUSE A-8 PENTHOUSE A-9 PENTHOUSE A-10

INDICATES COMMON AREAS

AMD 5		HARRY M. FARAH & ASSOCIATES, INC. ARCHITECTS		2500 SCENIC CREST PLACE EL PASO, TEXAS
		MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS		

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Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$40.00



I hereby certify that this instrument was filed on the date and time stamped
hereon by me and was duly recorded by document number in the Official
Public Records of Real Property in El Paso County.



EL PASO COUNTY, TEXAS

Delia Briones