

**NOTICE OF FILING OF FOURTH AMENDMENT TO DECLARATION
FOR THE RICCHI LUXURY CONDOMINIUM ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

WHEREAS, all of the property located in The Ricchi Luxury Condominiums (the “Condominiums”) is subject to that certain Residential Condominium Declaration recorded as Document No. 20130066462, Book 16034, Page(s) 515, et seq., in the Official Public Records of Bexar County, Texas, (the “Original Declaration”);

WHEREAS, in accordance with the Declaration, The Ricchi Luxury Condominium Association, Inc., a Texas nonprofit corporation (the “Association”) was created to administer the terms and provisions of the Original Declaration and any amendments thereto. Unless the Declaration or applicable law expressly provides otherwise, the Association acts through a majority of its board of directors (the “Board”);

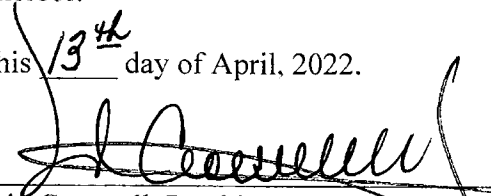
WHEREAS, the Association is empowered to enforce the restrictive covenants, bylaws, or similar instruments governing the administration or operation of the Association (collectively, the “Dedictory Instruments”);

WHEREAS, subsequent to the filing of the original Dedictory Instruments there have been a number of changes to the Texas Property Code pertinent to condominium associations, and the Association has identified, through experience, elements in the current Dedictory Instruments that hinder effective management of the Condominium regime because they are not included, are unclear or inadequate;

WHEREAS, Section 202.006 of the Texas Property Code provides that a condominium association must file each Dedictory Instrument governing the Association that has not been previously recorded in the real property records of the county(s) in which the Condominiums are located;

NOW, THEREFORE, the Board of the Association hereby declares that Property within the Condominiums are to be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the Condominium regime. These easements, covenants, restrictions and conditions run with the Property and are binding upon all parties having or acquiring any right, title, or interest in the Property or any part thereof, their heirs, successors and assigns, and inure to the benefit of each Owner thereof.

Approved and adopted by the Board on this 13th day of April, 2022.



Mario Croswell, President

President, The Ricchi Luxury Condominium
Association, Inc.

STATE OF TEXAS

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COUNTY OF BEXAR

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Before me, the undersigned authority, on this day personally appeared Mario Croswell, President of The Ricchi Luxury Condominium Association, Inc., a Texas non-profit corporation, known to be the person and officer whose name is subscribed to the foregoing Notice of Filing and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 13th day of April, 2022.



Notary Public, State of Texas

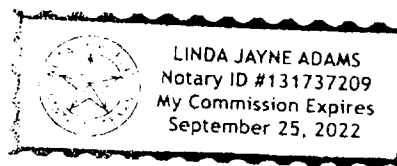


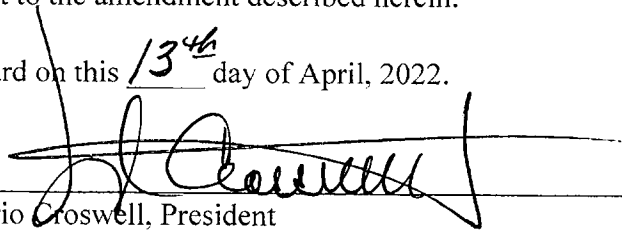
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EXHIBIT 1

In all other respects, the Original Declaration, the Amended Declaration, and all other amendments thereto, are reaffirmed and ratified, except to the amendment described herein.

Approved and adopted by the Board on this 13th day of April, 2022.



Mario Croswell, President
The Ricchi Luxury Condominium Association, Inc.

STATE OF TEXAS

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COUNTY OF BEXAR

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Before me, the undersigned authority, on this day personally appeared Mario Croswell, President of The Ricchi Luxury Condominium Association, Inc., a Texas non-profit corporation, known to be the person and officer whose name is subscribed to the foregoing Fourth Amendment to the Residential Condominium Declaration for The Ricchi Luxury Condominiums and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 13th day of April, 2022.



Notary Public, State of Texas

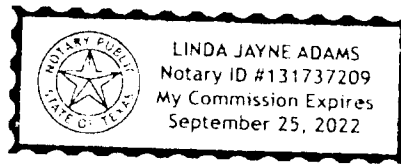


Exhibit B

Limited Common Elements Ownership Interest Percentages

Floor	Unit #	Square Footage	Percentage
1	101	1456	1.0814%
	102	1456	1.0814%
	103	1456	1.0814%
	104	1456	1.0814%
	105	1456	1.0814%
	106	1456	1.0814%
	107	1456	1.0814%
	108	1628	1.2092%
	109	1628	1.2092%
	110	1456	1.0814%
	111	1456	1.0814%
	112	1456	1.0814%
	113	1456	1.0814%
	114	1456	1.0814%
	115	1456	1.0814%
	116	1456	1.0814%
2	201	1456	1.0814%
	202	1456	1.0814%
	203	1456	1.0814%
	204	1456	1.0814%
	205	1456	1.0814%
	206	1456	1.0814%
	207	1456	1.0814%
	208	1628	1.2092%
	209	1456	1.0814%
	210	1456	1.0814%
	211	1628	1.2092%
	212	1456	1.0814%
	213	1456	1.0814%
	214	1456	1.0814%
	215	1456	1.0814%
	216	1456	1.0814%
217	1456	1.0814%	
218	1456	1.0814%	

3	301	1456	1.0814%
	302	1456	1.0814%
	303	1456	1.0814%
	304	1456	1.0814%
	305	1456	1.0814%
	306	1456	1.0814%
	307	1456	1.0814%
	308	1628	1.2092%
	309	1456	1.0814%
	310	1613	1.1980%
	311	1456	1.0814%
	312	1628	1.2092%
	313	1456	1.0814%
	314	1456	1.0814%
	315	1456	1.0814%
	316	1456	1.0814%
	317	1456	1.0814%
	318	1456	1.0814%
	319	1456	1.0814%
4	401	1456	1.0814%
	402	1456	1.0814%
	403	1456	1.0814%
	404	1456	1.0814%
	405	1456	1.0814%
	406	1456	1.0814%
	407	1456	1.0814%
	408	1628	1.2092%
	409	1456	1.0814%
	410	1613	1.1980%
	411	1456	1.0814%
	412	1628	1.2092%
	413	1456	1.0814%
	414	1456	1.0814%
	415	1456	1.0814%
	416	1456	1.0814%
	417	1456	1.0814%
	418	1456	1.0814%
	419	1456	1.0814%

5	501	2899.55	2.1536%
	502	2899.55	2.1536%
	503	1456	1.0814%
	504	1456	1.0814%
	505	1456	1.0814%
	506	1628	1.2092%
	507	1456	1.0814%
	508	1613	1.1980%
	509	1456	1.0814%
	510	1628	1.2092%
	511	1456	1.0814%
	512	1456	1.0814%
	513	1456	1.0814%
	514	2899.55	2.1536%
	515	2899.55	2.1536%
		134637.2	100%

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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Total Pages: 10
Total Fees: \$58.00

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 5/2/2022 2:52 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk