

007-45-1392

9109219

SECOND SUPPLEMENTAL  
DECLARATION OF CO-OWNERSHIP  
FOR  
PIRATES' COVE TOWNHOMES

THE STATE OF TEXAS       §  
                                  §           KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF GALVESTON   §

This Second Supplemental Declaration of Co-Ownership for Pirates' Cove Townhomes, is made and executed on this 18th day of March, 1991, ("Second Supplemental Declaration") by The Woodlands Corporation a Delaware corporation whose principal place of business is 2201 Timberloch Place, The Woodlands, Texas 77380 ("Declarant").

W I T N E S S E T H

WHEREAS, that certain Declaration of Co-Ownership for Pirates' Cove Townhomes ("Declaration") filed for record under County Clerk's File No. 8811841, that certain Supplemental Declaration of Co-Ownership for Pirates' Cove Townhomes ("Supplemental Declaration") filed for record under County Clerk's File No. 8919554, and that certain Amendment to Supplemental Declaration of Co-Ownership for Pirates' Cove Townhomes ("Amendment") filed for record under County Clerk's File No. 9036260, all of the Real Property Records of Galveston County, Texas whereby certain lots in the Pirates' Cove Townhomes were submitted to a Timeshare Regime. (All capitalized terms used herein shall have the same meaning ascribed to them in the Declaration and Supplemental Declaration unless otherwise stated);

WHEREAS, Declarant is the owner of the following described real property and all appurtenances thereto situated in County of Galveston, State of Texas and being known as Pirates' Cove Townhomes, to wit:

Lot No. 18 according to the map or plat thereof entitled Lake Como Townhouses at Pirates' Beach recorded in Plat Record 17, Map Number 111 of the Plat Records of Galveston County, Texas (collectively the "Lot")

WHEREAS, Declarant now desires to deannex the Lot and all rights and privileges belonging or in any wise pertaining thereto from the Timeshare Regime pursuant to Article VIII of the Declaration;

007-45-1393

NOW, THEREFORE, Declarant, as the owner of the real property hereinabove described for itself, its successors, grantees and assigns, does hereby:

1. Deannex the Lot from the Timeshare Regime and declare that the Lots are no longer bound by the covenants, conditions, reservations, restrictions and limitations contained in the Declaration.

2. Amend the Declaration as provided in Article II below.

**ARTICLE I  
DEANNEXATION**

1.1. The Lot is hereby deannexed from the Timeshare Regime in accordance with the provision of Article VIII of the Declaration.

1.2. The provisions of the Declaration shall no longer apply to the Lot.

1.3. The Lot shall no longer be subject to the jurisdiction of the Council.

**ARTICLE II  
AMENDMENTS TO THE DECLARATION**

2.1 Section 1.11 of the Declaration is hereby amended to change the Declarant's name from Mitchell/Southwest to The Woodlands Corporation.

2.2. Section 1.32 of the Declaration is hereby amended to delete Lot 18 from 1.32(b).

2.3. Section 3.2 of the Declaration is hereby amended to delete Lot 18.

2.4. Section 5.2 of the Declaration is hereby amended by deleting the phrase "3.571% or 1/28 of the entire Timeshare Regime" where it appears therein and substituting the phrase "4.167% or 1/24 of the entire Timeshare Regime".

2.5 Exhibit C to the Declaration shall be deleted in its entirety and Exhibit C attached hereto shall be substituted in place thereof.

Except as herein amended, all the provisions of the Declaration shall remain in full force and effect as originally written and recorded.

IN WITNESS WHEREOF, Declarant has duly executed this Second Supplemental Declaration this 18th day of March, 1991.

007-45-1394

THE WOODLANDS CORPORATION

By: J. Leonard Rogers  
Name: J. Leonard Rogers  
Title: Senior Vice President

THE STATE OF TEXAS       §  
  §  
COUNTY OF MONTGOMERY   §

This instrument was acknowledged before me on March 18,  
1991, by J. Leonard Rogers, Senior Vice President of The Woodlands  
Corporation, a Delaware corporation, on behalf of said corporation.



Natalie F. Claunch  
Printed Name: Natalie F. Claunch  
Notary Public, State of Texas  
My Commission Expires: 9-6-92

AKW/pf/BSDCPCT

When Recorded Return To:  
The Woodlands Corporation  
Attn: Mary Rose  
P. O. Box 4000  
The Woodlands, Texas 77380

007-45-1395

Exhibit "C"

**Pirates Cove Townhome Council  
Percentage Interest in Common Furnishings and  
Common Expenses per Co-Ownership Estate**

Unit Type A: 3.129%  
Unit Type B: 3.784%  
Unit Type C: 4.529%  
Unit Type E: 5.989%

STATE OF TEXAS COUNTY OF GALVESTON  
I hereby certify that this instrument was filed  
on the date and time stamped hereon by me and  
was duly recorded in the Official Public Records  
of Real Property of Galveston County Texas, on

MAR 21 1991



*Jessie B. Kirkendall*  
COUNTY CLERK  
GALVESTON CO., TEXAS

FILED FOR RECORD  
91 MAR 21 AM 8:36  
*Jessie B. Kirkendall*  
COUNTY CLERK  
GALVESTON COUNTY, TEXAS