



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

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

This Seventh Supplemental Declaration of Co-Ownership for Pirates' Cove Townhomes ("Seventh Supplemental Declaration") is made and executed on this 21st day of JULY, 2008, by Timothy S. Towner and wife, Brenda L. Towner (collectively, the "Declarant"), whose residence address is 14803 Avonlake Lane, Humble, Harris County, Texas 77396.

WITNESSETH

WHEREAS, that certain Declaration of Co-Ownership for Pirates' Cove Townhomes ("Declaration") filed for record under County Clerk's File No. 8811841 (Film Code No. 005-74-2389 and corrected under Film Code No. 005-78-1129), that certain Supplemental Declaration of Co-Ownership for Pirates' Cove Townhomes ("Supplemental Declaration") filed for record under County Clerk's File No. 8919554, that certain Amendment to Supplemental Declaration of Co-Ownership for Pirates' Cove Townhomes ("Amendment to Supplemental Declaration") filed for record under County Clerk's File No. 9036260, that certain Second Supplemental Declaration of Co-Ownership for Pirates' Cove Townhomes ("Second Supplemental Declaration") filed for record under County Clerk's File No. 9109219, that certain Third Supplemental Declaration of Co-Ownership for Pirates' Cove Townhomes ("Third Supplemental Declaration") filed for record under County Clerk's File No. 9511267, that certain Fourth Supplemental Declaration of Co-Ownership for Pirates' Cove Townhomes ("Fourth Supplemental Declaration") filed for record under County Clerk's File No. 9915956, that certain Fifth Supplemental Declaration of Co-Ownership for Pirates' Cove Townhomes ("Fifth Supplemental Declaration") filed for record under County Clerk's File No. 9950965, and that certain Sixth Supplemental Declaration of Co-Ownership for Pirates' Cove Townhomes ("Sixth Supplemental Declaration") filed for record under County Clerk's File No. 2000017664, all in the Official Public Records of Real Property 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 unless otherwise stated.);

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

Lot Six (6), in Block One (1), in Lake Como Townhouses at Pirates Beach, a subdivision in Galveston County, Texas, according to the map thereof recorded in

Volume 17, Page 111, in the Office of the County Clerk of Galveston County, Texas, together with the rights to use said Lot during Use Periods "A," "B," "C," and "D," as specified in each of the deeds from Mitchell/Southwest, a Delaware corporation, its successors and assigns, to each of the original grantees of each of such Use Periods, and in the Declaration of Co-Ownership for Pirates' Cove Townhomes recorded under Film Code No. 005-78-1129 in the Official Public Records of Real Property in Galveston County, Texas (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;

NOW, THEREFORE, Declarant, as the owner of the real property hereinabove described for themselves, their heirs, executors, administrators, successors, grantees, and assigns, does hereby:

1. Deannex the Lot from the Timeshare Regime and declare that the Lot is 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 Pirates' Cove Townhome Council.

ARTICLE II AMENDMENTS TO THE DECLARATION

2.1 Section 1.32 of the Declaration is hereby amended to delete Lot 6 from Section 1.32(a) thereof.

2.2 Section 3.1 of the Declaration is hereby amended to delete Lot 6 from Section 3.1 thereof.

2.3 Section 5.2 of the Declaration is hereby amended by deleting the phrase ".833% or 1/120 of the entire Timeshare Regime" where it appears in Section 5.2 thereof

and substituting the phrase "25% or 1/4 of the entire Timeshare Regime" in Section 5.2 thereof.

2.4 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, the Supplemental Declaration, the Amendment to Supplemental Declaration, the Second Supplemental Declaration, the Third Supplemental Declaration, the Fourth Supplemental Declaration, the Fifth Supplemental Declaration, and the Sixth Supplemental Declaration shall remain in full force and effect as originally written and recorded.

IN WITNESS WHEREOF, Declarant has duly executed this Seventh Supplemental Declaration of Co-Ownership for Pirates' Cove Townhomes on this 21st day of JULY, 2008.

Timothy S. Towner
Timothy S. Towner

Brenda L. Towner
Brenda L. Towner

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 21st day of JULY, 2008, by Timothy S. Towner and Brenda L. Towner.



Linda Foley
Notary Public in and for
the State of Texas

AFTER RECORDING RETURN TO:

RIDER & WILSON
802 Bank of America Tower
2200 Market Street
Galveston, Texas 77550

CR/ML



EXHIBIT "C"

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

Unit Type C: 25 %

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

Mary Ann Daigle

2008043554

July 25, 2008 04 49 30 PM

FEE \$28 00

Mary Ann Daigle, County Clerk
Galveston County, TEXAS