

AMENDMENT TO CONDOMINIUM DECLARATION
FOR
BOARDWALK ON BROADWAY - PHASE II
Dallas, County Texas

04/30/02 3212646 \$23.00
Deed

1808616

We, the undersigned, be the owners of all units of Boardwalk on Broadway - Phase II, as described in the Condominium Declaration filed in Volume 85124, Page 4992, Deed Records of Dallas County, Texas, and located on the real property described in "Exhibit A" hereby amend such Declaration as follows:

1. Article 1, Section 1.1(f) and Article IV, Section 4.1 are amended to define Boardwalk on Broadway - Phase II - Owners Association as a council of Owners of all units of Phase II.
2. Article VII, Section 7.4 is deleted.
3. The Association shall be governed by the majority vote of a council of all Owners.
4. There is created within the Association, separate councils consisting of Owners of units in each Building. Such separate councils shall be responsible for the maintenance and repair of the common elements pertaining to their building and the expense therefore and shall have the power to separately assess for maintenance, upkeep, etc., pertaining to this building in the same manner as the Association. It is the intent of this Amendment that each Building shall be operated as a separate subassociation for purposes of maintenance, repair, and upkeep of each Building.
5. All insurance claims shall be made through the Association; however, proceeds applicable to any Building shall only be used for such Building.

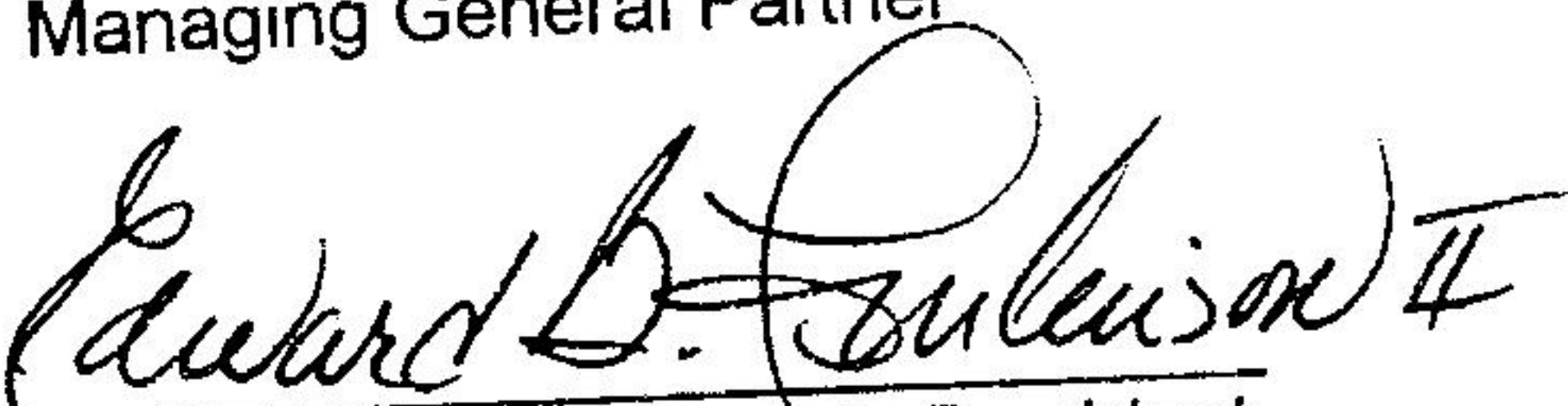
Executed this 26th day of April, 2002.

Broadway Office Partnership,
a Texas general partnership

By: Tomlinson-Leis Corporation,
Managing General Partner


L. Kimbal Simpson, Trustee

By:


Edward B. Tomlinson, II, President

2002084 02647

(Acknowledgment)

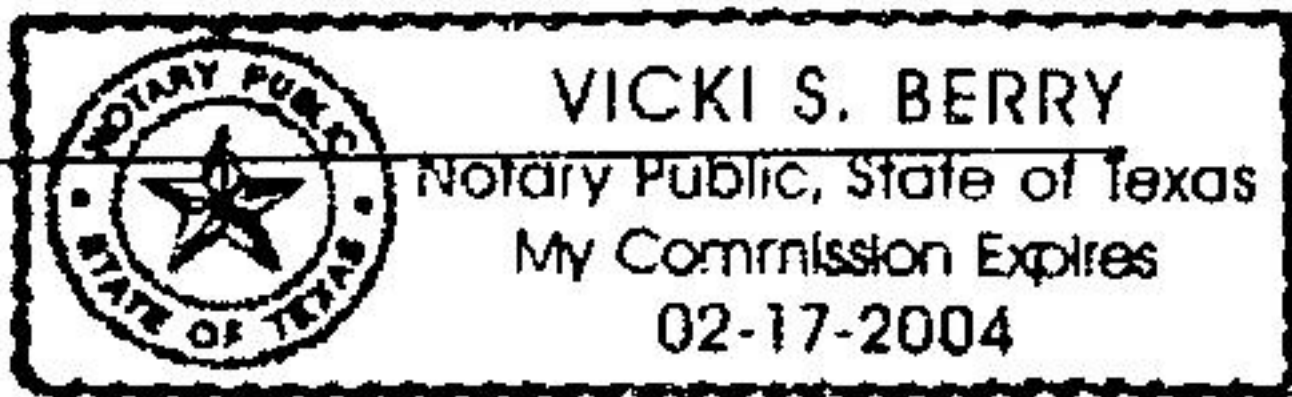
THE STATE OF TEXAS X

COUNTY OF DALLAS X

Before me the undersigned notary public on this day personally appeared EDWARD B. TOMLINSON, II, President of Tomlinson-Leis Corporation, a Texas corporation, as managing general partner and on behalf of Broadway Office Partnership, a Texas general partnership known to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 26th day of APRIL, 2002.

Notary's name (printed):



Vicki S. Berry
Notary Public, State of Texas
Notary's commission expires: _____

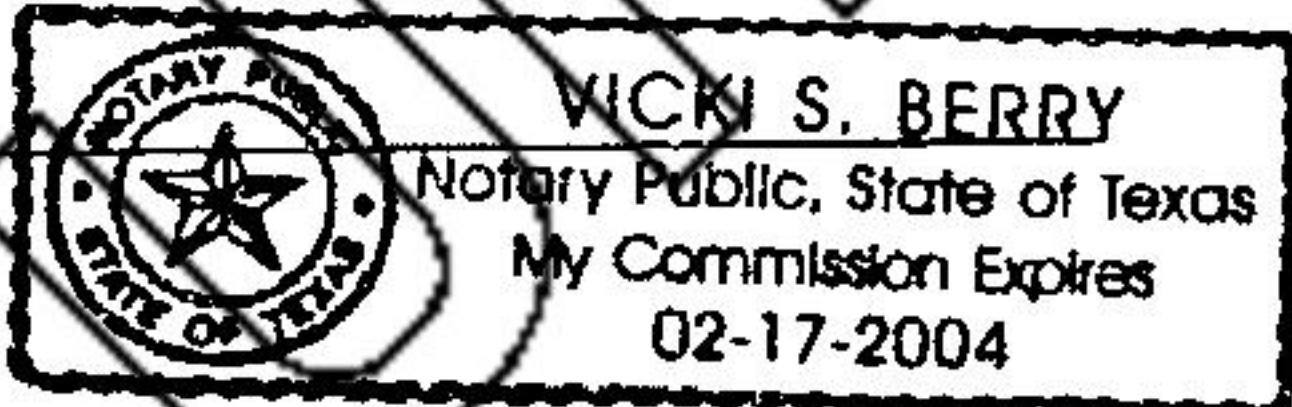
(Acknowledgment)

THE STATE OF TEXAS X

COUNTY OF DALLAS X

This instrument was acknowledged before me on the 26th day of APRIL, 2002, by L. KIMBAL SIMPSON, Trustee

Notary's name (printed):



Vicki S. Berry
Notary Public, State of Texas
Notary's commission expires: _____

AMEND-Condo Dec-Boardwalk Broadway Phase II

Return To:

L. Kimbal Simpson, P.C.
3623-B Broadway
Garland, TX 75043-1647

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EXHIBIT "A"

Lot No. 2, Block No. 1 of MEADOWCREEK PARK RETAIL NO. 2; an Addition to the City of Garland, Texas according to the plat recorded in Volume 84120 at Page 3473 of the Map Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at the East corner of said Lot 2 Block 1 in R.O.W. of Broadway Blvd.:

THENCE South 44 deg. 58 min. West with lot line 290.00 feet to iron stake for corner;

THENCE North 45 deg. 01 min. West with lot line 160.00 feet to iron stake set for corner;

THENCE North 44 deg. 58 min. East with said lot line 290.00 feet to iron stake set in Broadway Blvd. for corner;

THENCE South 45 deg. 01 min. East with R.O.W. of Broadway Blvd. 160.00 feet to Place of Beginning and containing 46,400 square feet of land, more or less.

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