

AMENDMENT NO. 6
TO
THE DECLARATION OF CHAPEL HILL CENTER,
A CONDOMINIUM COMMUNITY
[Subdivision of 6213 Chapel Hill]

FNT-44034010910-KB/SJ

STATE OF TEXAS

COUNTY OF COLLIN

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

THIS AMENDMENT NO. 6 TO THE DECLARATION OF CHAPEL HILL CENTER, A CONDOMINIUM COMMUNITY (this "Sixth Amendment") is executed this 10th day of March, 2015, on behalf of the membership of CHAPEL HILL CENTER OWNERS ASSOCIATION, INC., a Texas non-profit corporation (hereinafter referred to as the "Association").

WITNESSETH:

WHEREAS, Chapel Hill Building Partners, Ltd. (the "Declarant") recorded the Declaration of Chapel Hill Center, a Condominium Community, on or about June 23, 2005, at Volume 05946, Page 04404 *et seq.* as Instrument No. 2005-0083974 of the Condominium Records, Collin County, Texas (the "Declaration"); and

WHEREAS, the Declaration was amended by Amendment No. 1 to the Declaration of Chapel Hill Center, a Condominium Community, recorded on or about February 22, 2006, as Instrument No. 20060222000234130 of the Condominium Records, Collin County, Texas (the "First Amendment"); and

WHEREAS, the Declaration was again amended by Amendment No. 2 to the Declaration of Chapel Hill Center, a Condominium Community, recorded on or about June 20, 2006, as Instrument No. 20060620000844750 of the Condominium Records, Collin County, Texas (the "Second Amendment"); and

WHEREAS, the Declaration was again amended by Amendment No. 3 to the Declaration of Chapel Hill Center, a Condominium Community, recorded on or about February 22, 2006, as Instrument No. 20060620000844760 of the Condominium Records, Collin County, Texas (the "Third Amendment"); and

WHEREAS, the Declaration was again amended by Amendment No. 4 to the Declaration of Chapel Hill Center, a Condominium Community, recorded on or about July 27, 2006, as Instrument No. 20060727001063280 of the Condominium Records, Collin County, Texas (the "Fourth Amendment"); and

WHEREAS, the Declaration was again amended by Amendment No. 5 to the Declaration of Chapel Hill Center, a Condominium Community, recorded on or about December

8, 2006, as Instrument No. 20061208001732270 of the Condominium Records, Collin County, Texas (the "Fifth Amendment"); and

WHEREAS, Article 11, Section 11.7 of the Declaration provides that an Owner may subdivide his Unit in accordance with Section 82.063 of the Texas Uniform Condominium Act, subject to approval by the Association and all Mortgagees of such Unit and the payment by such Owner of all related expenses; and

WHEREAS, Section 82.063 of the Texas Uniform Condominium Act provides that, on written application of a unit owner to subdivide a unit and after payment by the unit owner of the cost of preparing and recording amendments and plats, the association shall prepare, execute, and record an amendment to the declaration, including the plats and plans, subdividing the unit; and

WHEREAS, Section 82.063 of the Texas Uniform Condominium Act further provides that the amendment to the declaration must be executed by the owner of the unit to be subdivided, assign an identifying number to each unit created, and reallocate the allocated interests formerly allocated to the subdivided unit to the new units in any reasonable manner prescribed by the owner of the subdivided unit; and

WHEREAS, GJBJ LLC ("Owner") is the Owner of Unit 3 of Building 6213, has submitted a written application to the Association to subdivide Unit 3, and has made payment for the cost of preparing and recording the necessary amendments and plats to subdivide the unit; and

WHEREAS, the Association has approved Owner's application to subdivide Unit 3 of Building 6213.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Unit 3 of Building 6213 is hereby divided into two Units consisting of Unit 3 and Unit 11 of Building 6213 and the Project shall now consist of a total of ten (10) Units.
2. Appendix "C" attached hereto shall be substituted for the grid of Units contained within the Appendix "C" currently attached to the Declaration.
3. The floor plan for Building 6213 attached hereto as Exhibit "D" shall be substituted for the floor plan for Building 6213 currently included within Appendix "D" to the Declaration.

Except as modified by the First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment and this Sixth Amendment, the Declaration shall remain in full force and effect.

EXECUTED AND EFFECTIVE this 12th day of March, 2015.

**CHAPEL HILL CENTER OWNERS
ASSOCIATION, INC.**

By: [Signature]

Its: BOARD MEMBER

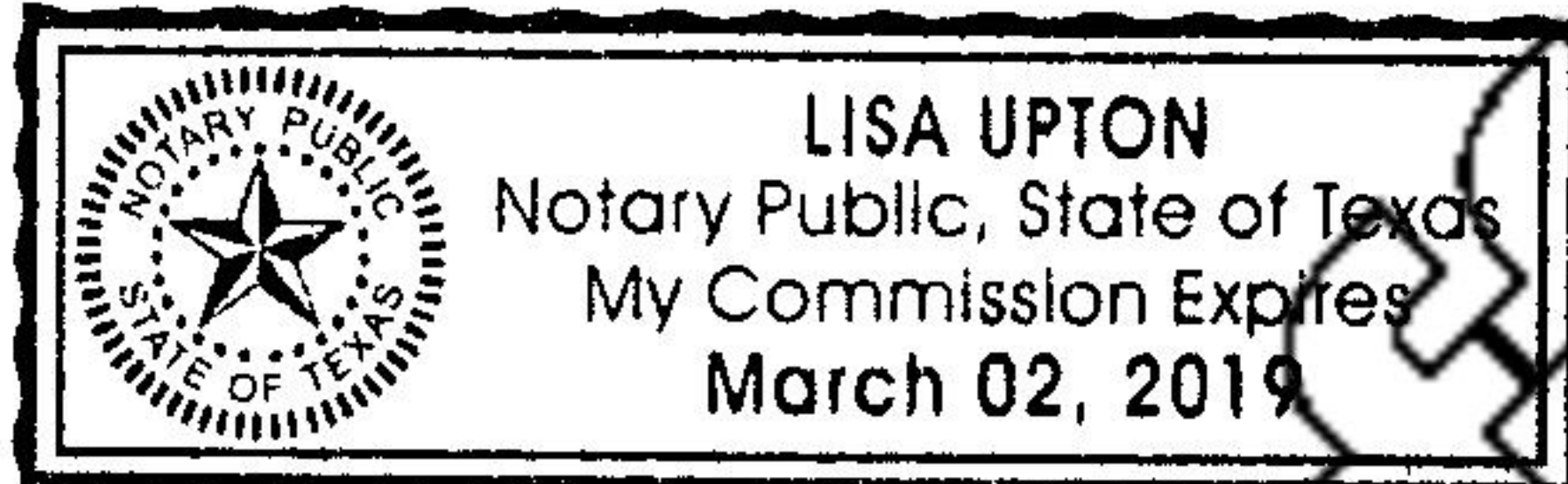
ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Georges Michaud, Board Member of Chapel Hill Center Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 12 day of MARCH, 2015.

[Signature]
Notary Public, State of Texas



My Commission Expires: 3/2/19

GJBJ, LLC

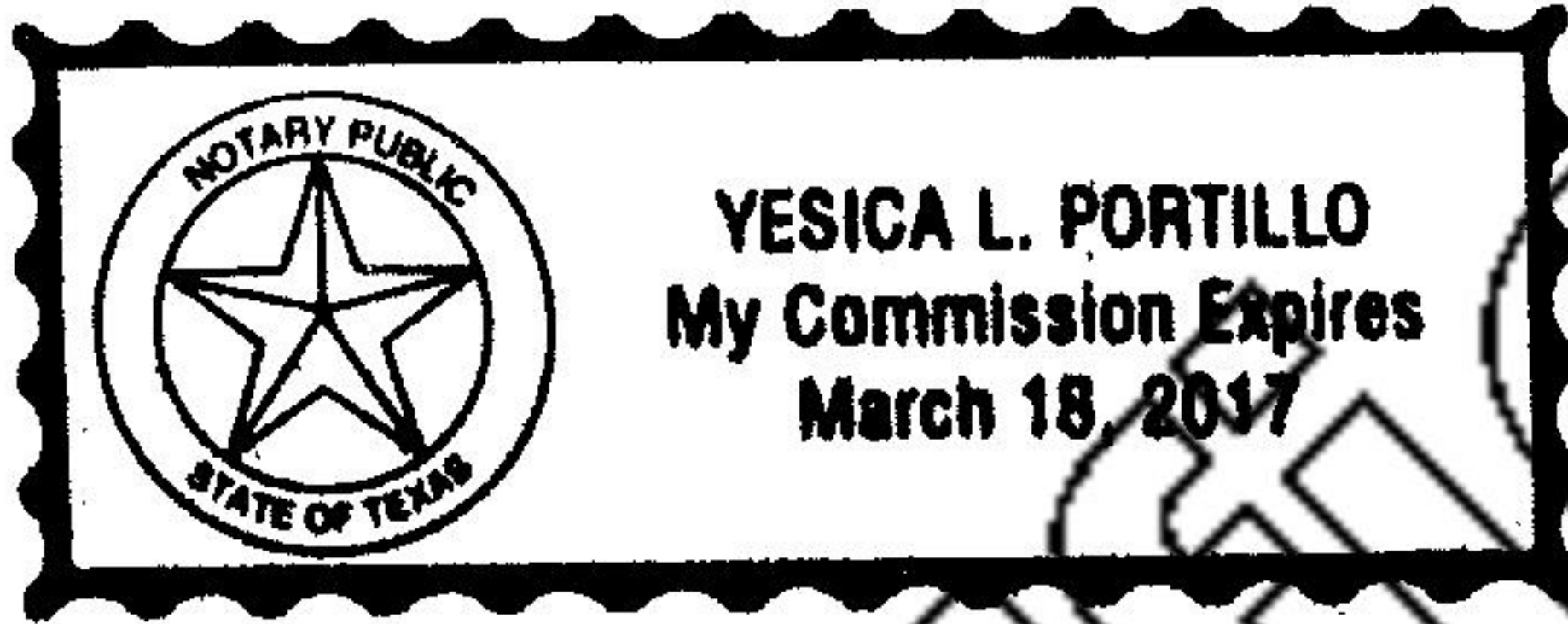
By: BENNY JOHNSON
Its: PRESIDENT

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BENNY JOHNSON, PRESIDENT of GJBJ, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 20th day of MARCH, 2015.



[Signature]
Notary Public, State of Texas

My Commission Expires: 3/18/17

P:\RWBWP\G Directory (Association Documents)\DEC Condo.AMD\Chapel Hill Center - 6th Amend Dec (subdivision of 6213 Chapel Hill).rtf

**APPENDIX C
SCHEDULE OF ALLOCATED INTERESTS
TO DECLARATION OF CHAPEL HILL CENTER,
A CONDOMINIUM COMMUNITY**

UNIT	BUILDING	COMMON ELEMENT OWNERSHIP	LIAB. FOR COMMON EXPENSES	VOTES	RENTABLE SQUARE FT
1	6209	8.10%	8.10%	8.10	2850
2	6209	9.95%	9.95%	9.95	3498
3	6213	11.31%	11.31%	11.31	3979
5	6217	3.50%	3.50%	3.50	1230
6	6217	6.69%	6.69%	6.69	2351
7	6221	24.67%	24.67%	24.67	8675
8	6225	18.92%	18.92%	18.92	6655
9	6217	6.53%	6.53%	6.53	2296
10	6217	4.58%	4.58%	4.58	1612
11	6213	5.75%	5.75%	5.75	2021
10 Units	5 Bldgs.	100.00%	100.00%	100.00	35167

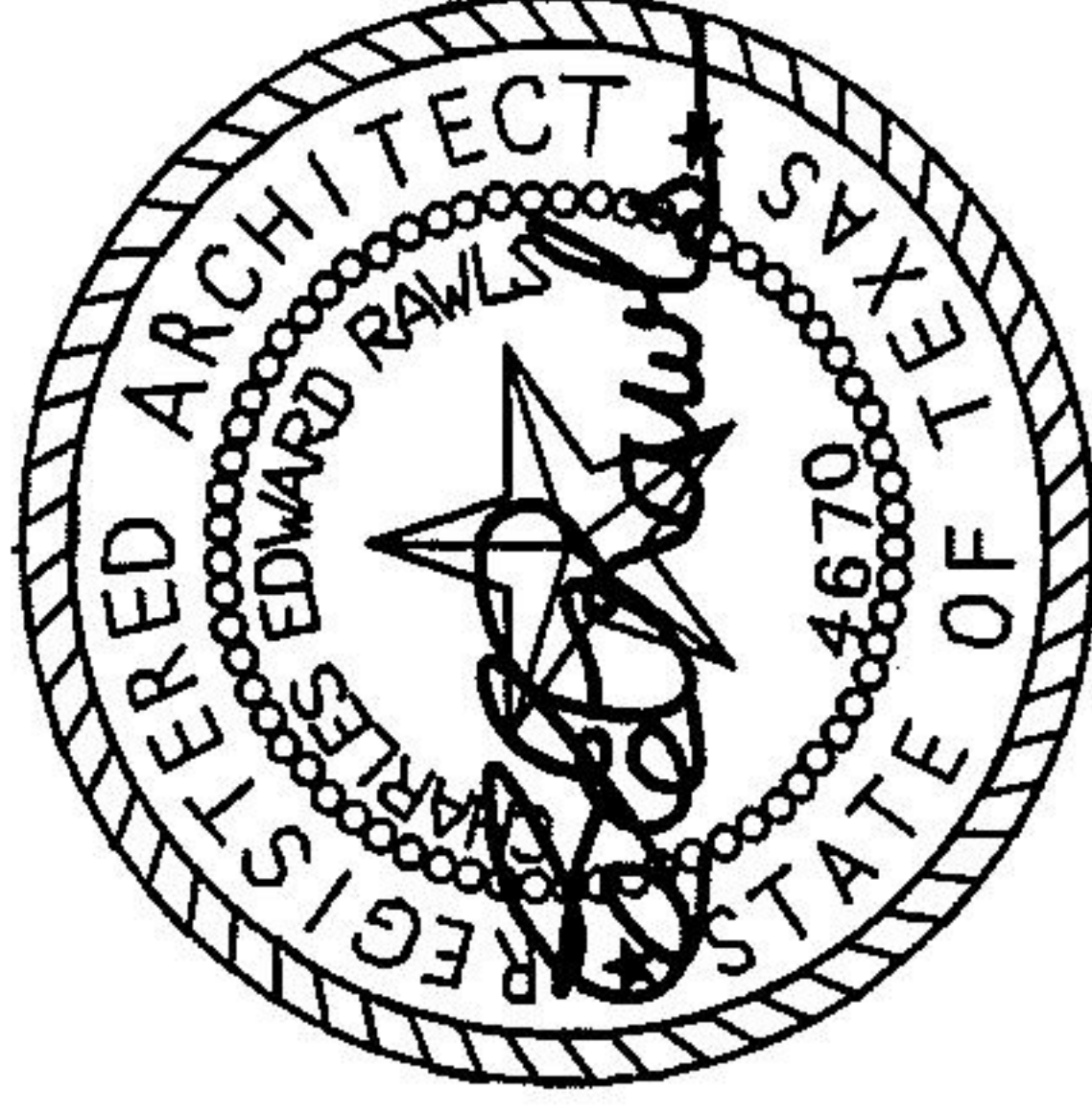
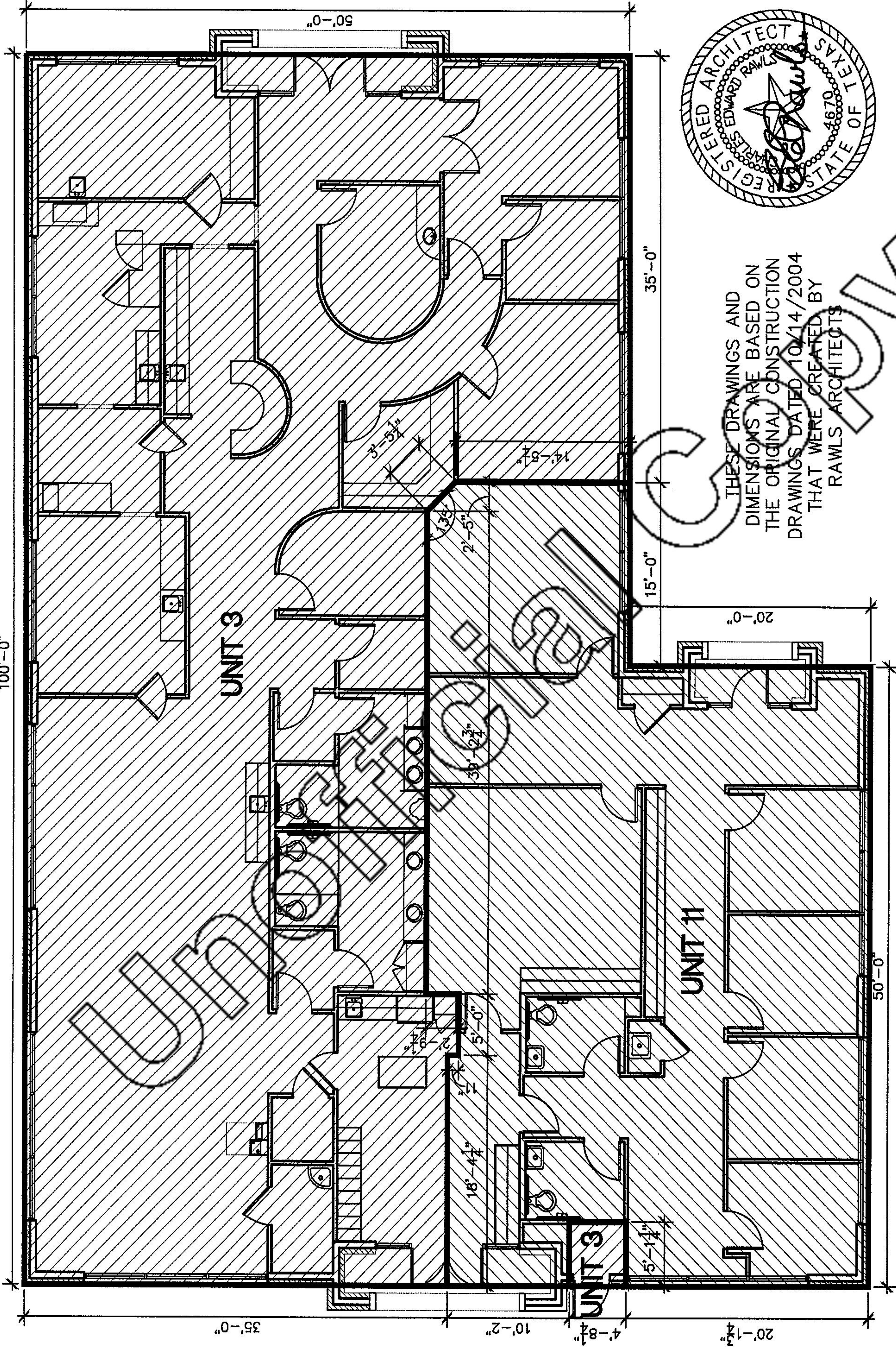
Unofficial

**APPENDIX D
PLATS AND PLANS
TO DECLARATION OF CHAPEL HILL CENTER,
A CONDOMINIUM COMMUNITY**

[See Attached]

Unofficial Copy

EXHIBIT 'A'
100'-0"



THESE DRAWINGS AND
DIMENSIONS ARE BASED ON
THE ORIGINAL CONSTRUCTION
DRAWINGS DATED 10/14/2004
THAT WERE CREATED BY
RAWLS ARCHITECTS

BUILDING 4
UNIT 3 - 3979 SF.
UNIT 11 - 2021 SF.
TOTAL - 6,000 SF.
DATE: 3/16/15

CHAPEL HILL OFFICE CENTER
PLANO, TEXAS

RAWLS
ARCHITECTS

901 NORTH McDONALD
SUITE 203
MCKINNEY, TEXAS 75069
PHONE (972) 529-9790

After Recording, Return To:

Fidelity National Title Agency, Inc.
5430 LBJ Freeway, Suite 260
Dallas, TX 75240

Attn: 4403401090-KB/SJ

Unofficial Copy

**Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
03/20/2015 02:02:25 PM
\$54.00
201500068735**

