

**FIRST AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FOR  
GREENWOOD FLATS CONDOMINIUMS**

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

This First Amendment to Declaration of Covenants, Conditions and Restrictions for Greenwood Flats Condominiums (this "Amendment") is made and entered into by Stillwater Seville McCommas, LP, a Texas limited partnership ("Declarant"), as of this 6<sup>th</sup> day of September, 2017.

WHEREAS, on May 16, 2017, Declarant recorded that certain Declaration of Covenants, Conditions and Restrictions for Greenwood Flats Condominiums under Clerk's File No. 201700137600, Real Property Records, Dallas County, Texas (the "Declaration"); and

WHEREAS, in order to facilitate loans for potential buyers of the Units, and at the request of its loan broker, Declarant desires to amend the Declaration in order to create three (3) phases of Units to the Project;

NOW, THEREFORE, for and in consideration of the mutual benefits to be conferred by this Amendment, the undersigned does hereby amend and certify that the Declaration has been amended as follows:

1. Pursuant to Sections A.3. of Appendix A of the Declaration and the Act, Declarant hereby amends the Declaration for the purpose of satisfying the underwriting requirements of the Federal National Mortgage Association. Declarant hereby declares that the Project shall be divided into three phases. Phase 1 shall be all Units in the Building at 5718 McCommas, Phase 2 shall be all Units in the Building at 5714 McCommas, and Phase 3 shall be all Units in the Building at 5710 McCommas. Notwithstanding the foregoing, no legal description of any Unit need designate the phase in which such Unit is located.

2. Except as modified by the foregoing, the Declaration shall remain in full force and effect. Exhibits B-1 and C-1 are incorporated herein as if fully restated herein and ratified.
3. Any capitalized term herein shall have the same meaning as is ascribed to it in the Declaration. This Amendment shall be effective upon the filing of same in the Real Property Records of Dallas County, Texas.

In accordance with the Condominium Act, the undersigned hereby amends the Declaration and certifies that the foregoing Amendment has been duly adopted.

*(Signature Pages follow)*

Unofficial Copy

**DECLARANT:**  
**STILLWATER SEVILLE**  
**MCCOMMAS, LP,**  
a Texas limited partnership  
By: Stillwater McCommas  
Management LLC  
Its: General Partner  
By: Stillwater Capital Investments,  
LLC  
Its: Manager

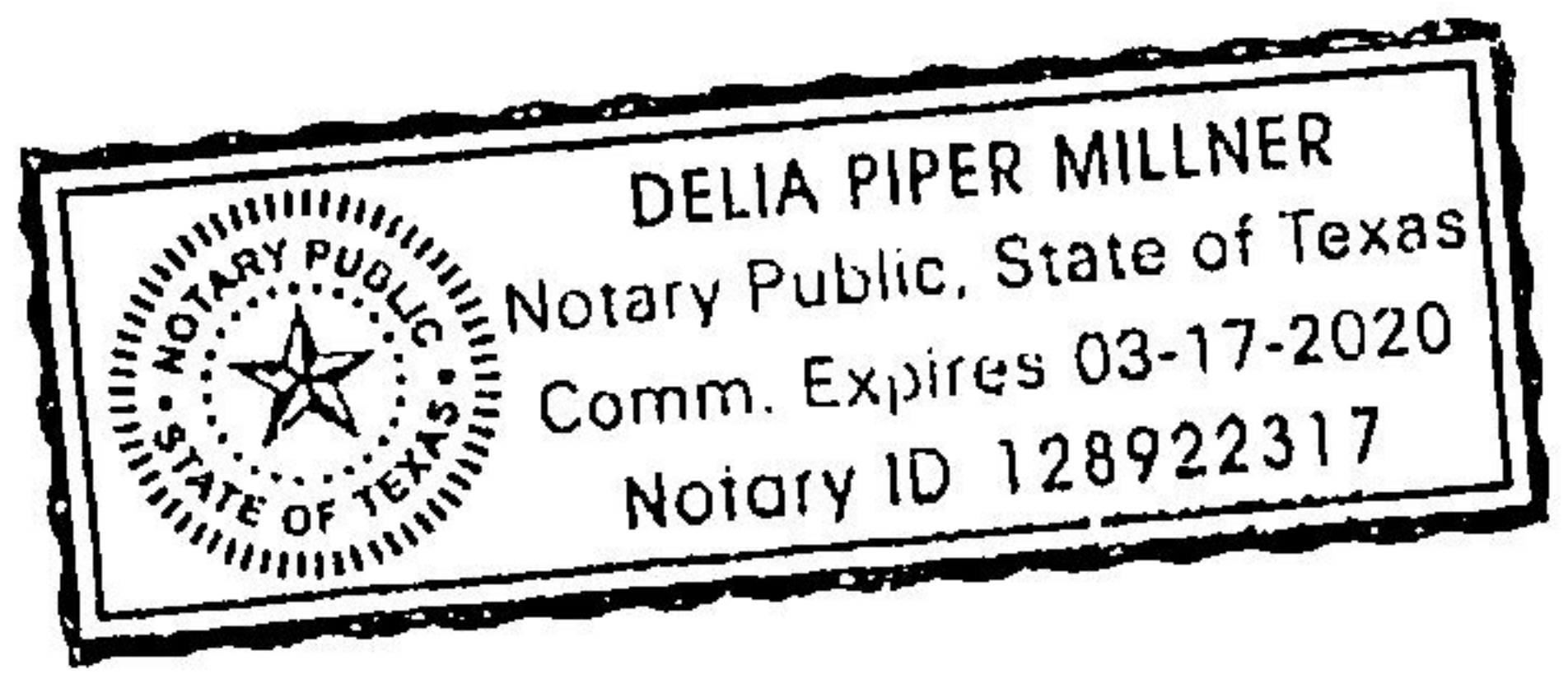
By: *Robert Elliott*  
Printed Name: ROBERT ELLIOTT  
Its: Manager

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS §

Before me on this day personally appeared Robert ELLIOTT, Manager of Stillwater Capital Investments, LLC, a Texas limited liability company, Manager of Stillwater McCommas Management LLC, a Texas limited liability company, General Partner of Stillwater Seville McCommas, LP, a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 11<sup>th</sup> day of September

2017  
SEAL



*Delia P. Millner*  
Notary Public In and for the State of Texas  
My Commission Expires: 03-17-2020  
Delia Piper Millner  
Printed name of Notary

**CONSENT TO AMENDMENT AND SUBORDINATION BY  
LIENHOLDER**

The undersigned, being the owner and holder of that certain Deed of Trust (Security Agreement and Assignment of Rents) recorded as Document No. 201600034437, Real Property Records, Dallas County, Texas; does hereby consent to the foregoing Declaration of Covenants, Conditions and Restrictions for Greenwood Flats Condominiums and subordinates the above-described liens to said Declaration of Covenants, Conditions and Restrictions for Greenwood Flats Condominiums; provided, nothing herein shall operate as a release of said liens.

**LEGACYTEXAS BANK**

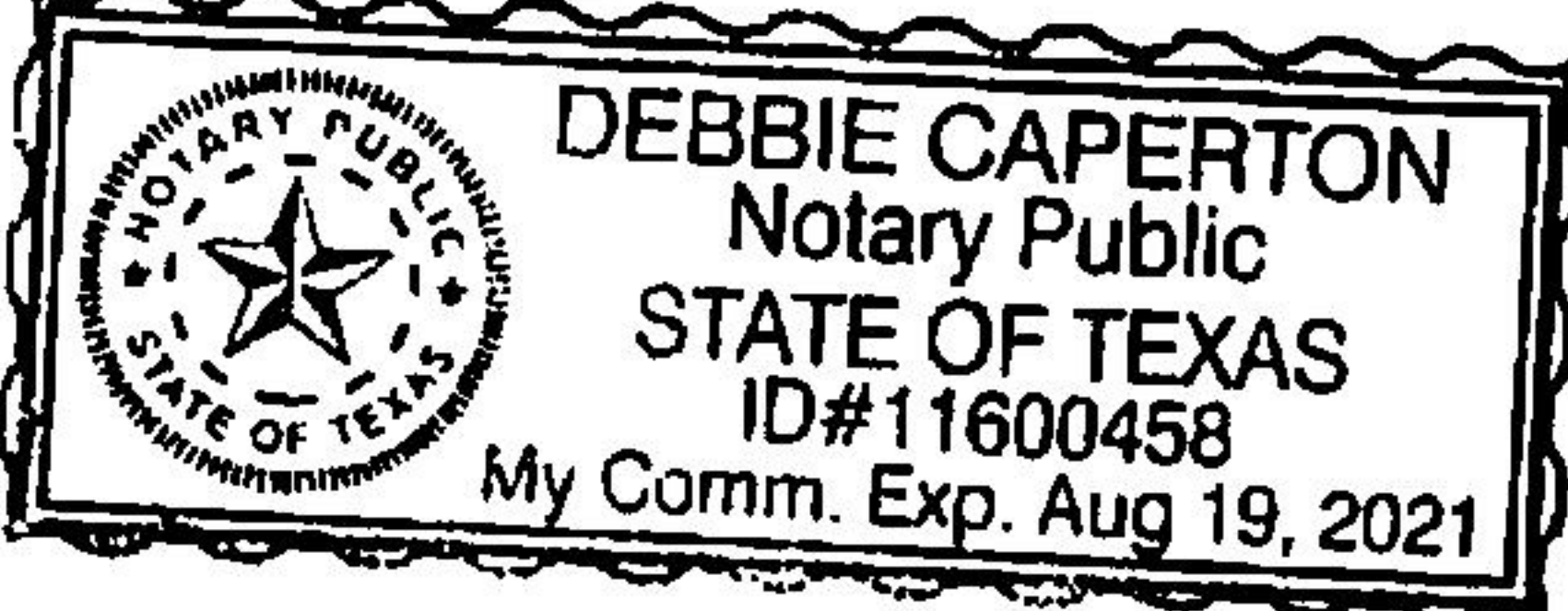
By: [Signature]  
Printed Name: Eric Sonneborn  
Its: SVP

STATE OF TEXAS       §  
                                  COUNTY       §  
COUNTY OF DALLAS §

Before me on this 11<sup>th</sup> day SVP personally appeared Eric Sonneborn of LegacyTexas Bank, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 11<sup>th</sup> day of September, 2017.

SEAL



[Signature]  
Notary Public In/and for the State of Texas  
My Commission Expires: 08-19-2021  
Debbie Caperton  
Printed name of Notary

AFTER RECORDING RETURN TO:

Jennifer McCormick

Kensington Vanguard

5005 LBJ Freeway, Suite 810

Dallas, TX 75244

Unofficial Copy

**Filed and Recorded  
Official Public Records  
John F. Warren, County Clerk  
Dallas County, TEXAS  
09/15/2017 04:19:25 PM  
\$42.00  
201700262478**

