



201500043549

AM 1/8

FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PARKSIDE

THIS FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PARKSIDE (this “**Amendment**”) is made as of February 2, 2015, by PARKSIDE LAND WEST LP, a Delaware limited partnership and PARKSIDE LAND EAST LP, a Delaware limited partnership (collectively, “**Declarant**”).

RECITALS:

A. Pursuant to that certain Master Declaration of Covenants, Conditions and Restrictions for Parkside (the “**Declaration**”) recorded on December 22, 2014, as Document Number 201400324051, of the Real Property Records of Dallas County, Texas, Declarant imposed certain covenants and restrictions on that certain master planned development situated in the City of Irving, Dallas County, Texas commonly known as Parkside;

B. Section 12.2(a) of the Declaration provides that, during the Development Period, Declarant, at its sole discretion and without a vote or the consent of any other party, shall have the right to amend the Declaration for the purposes set forth therein, which purposes include clarifying ambiguities and correcting misstatements (which is the nature of the amendment below); and

C. Declarant desires to make certain amendments and modifications to the Declaration as expressly set forth in this Amendment.

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

1. Capitalized Terms. All capitalized terms used but not otherwise defined in this Amendment shall have the meanings ascribed to them in the Declaration.

2. Amendments to Declaration. The Declaration is amended as follows:

(a) The first sentence of Section 4.3(b) is hereby amended and restated as follows:

“For the first twelve (12) months after the Effective Date, the initial POA Maintenance Assessment for each Lot or Parcel shall not exceed \$100 per calendar month.”

(b) Exhibit B-1 attached to the Declaration is hereby replaced with Exhibit B-1 attached hereto.

(c) Exhibit C attached to the Declaration is hereby replaced with Exhibit C attached hereto.

3. Conflicts. In the event of any conflict between the terms of this Amendment and the Declaration, the terms of this Amendment shall prevail.

4. Binding Effect. This Amendment is binding upon and inures to the benefit of the parties and their respective successors and assigns.

5. Ratification. The Declaration as amended and modified by this Amendment is ratified and confirmed by the parties and remains in full force and effect.

AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

IN WITNESS WHEREOF, Declarant has executed this Amendment as of the date first above written.

DECLARANT:

PARKSIDE LAND WEST LP, a Delaware limited partnership

By: Hines Parkside Land West Associates
Limited Partnership, its general partner

By: Hines Parkside GP II LLC,
its general partner

By: Hines Interests Limited Partnership,
its sole member

By: Hines Holdings, Inc.,
its general partner

By: 
Name: Robert W. Witte
Title: Senior Managing Director

STATE OF TEXAS

COUNTY OF HARRIS

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§

This instrument was acknowledged before me on February 16, 2015, by Robert W. Witte, the Senior Managing Director of Hines Holdings, Inc., the general partner of Hines Interests Limited Partnership, the sole member of Hines Parkside GP II LLC, the general partner of Hines Parkside Land West Associates Limited Partnership, the general partner of Parkside Land West LP, on behalf of said entities.


Signature of Notary Public

[Personalized Notary Seal]



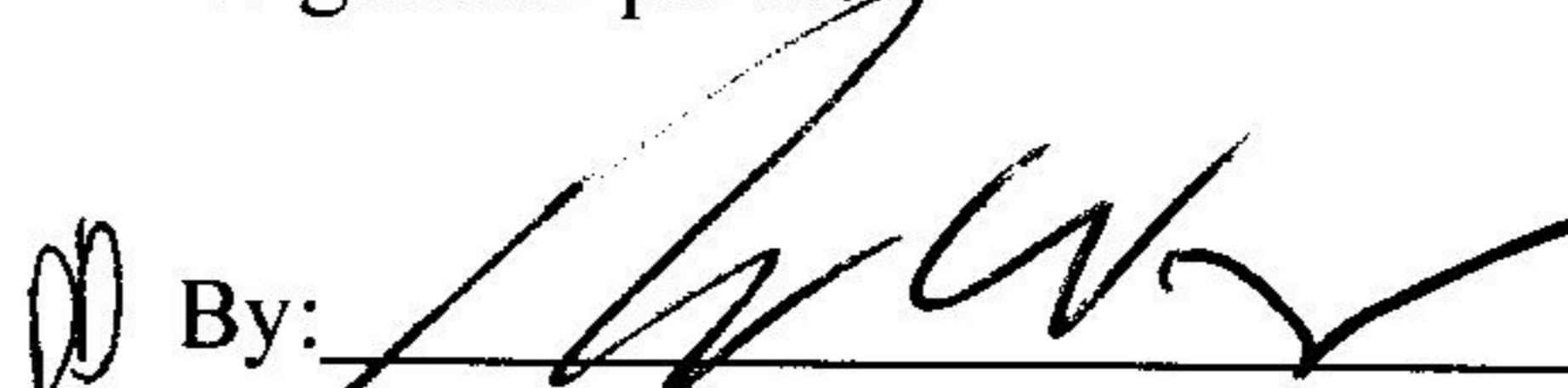
PARKSIDE LAND EAST LP, a Delaware limited partnership

By: Hines Parkside Land East Associates
Limited Partnership, its general partner

By: Hines Parkside GP LLC,
its general partner

By: Hines Interests Limited Partnership,
its sole member

By: Hines Holdings, Inc.,
its general partner

By: 
Name: Robert W. Witte
Title: Senior Managing Director

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on February 10, 2015, by Robert W. Witte, the Senior Managing Director of Hines Holdings, Inc., the general partner of Hines Interests Limited Partnership, the sole member of Hines Parkside GP LLC, the general partner of Hines Parkside Land East Associates Limited Partnership, the general partner of Parkside Land East LP, on behalf of said entities.


Signature of Notary Public

[Personalized Notary Seal]

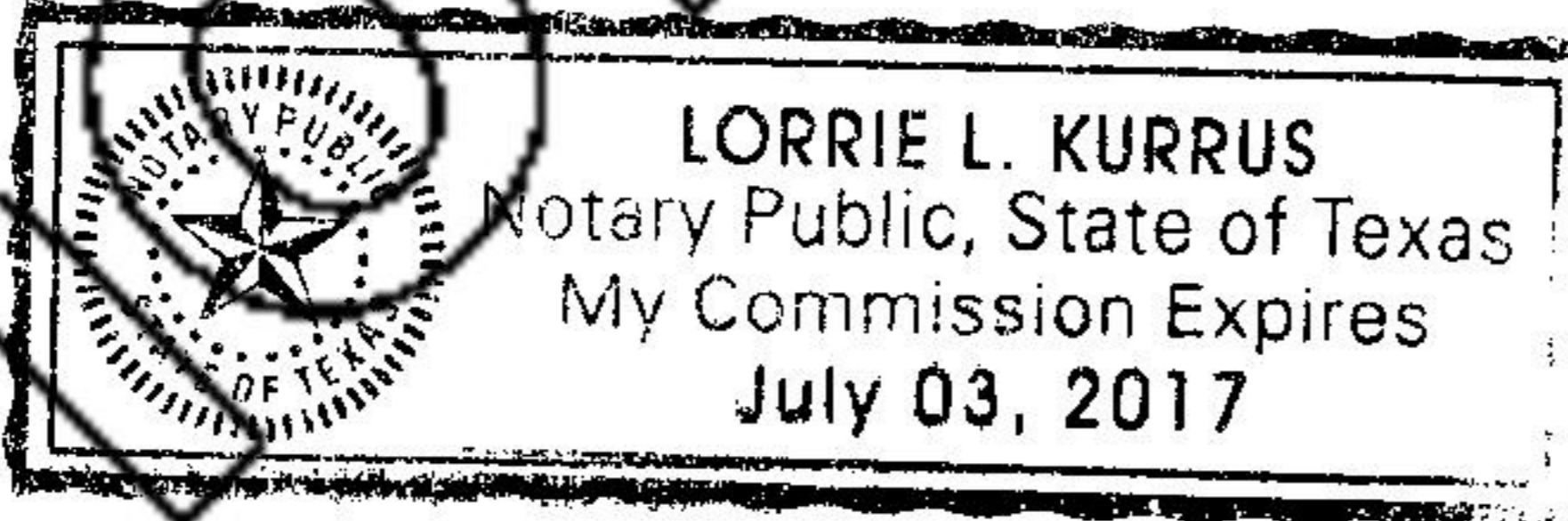
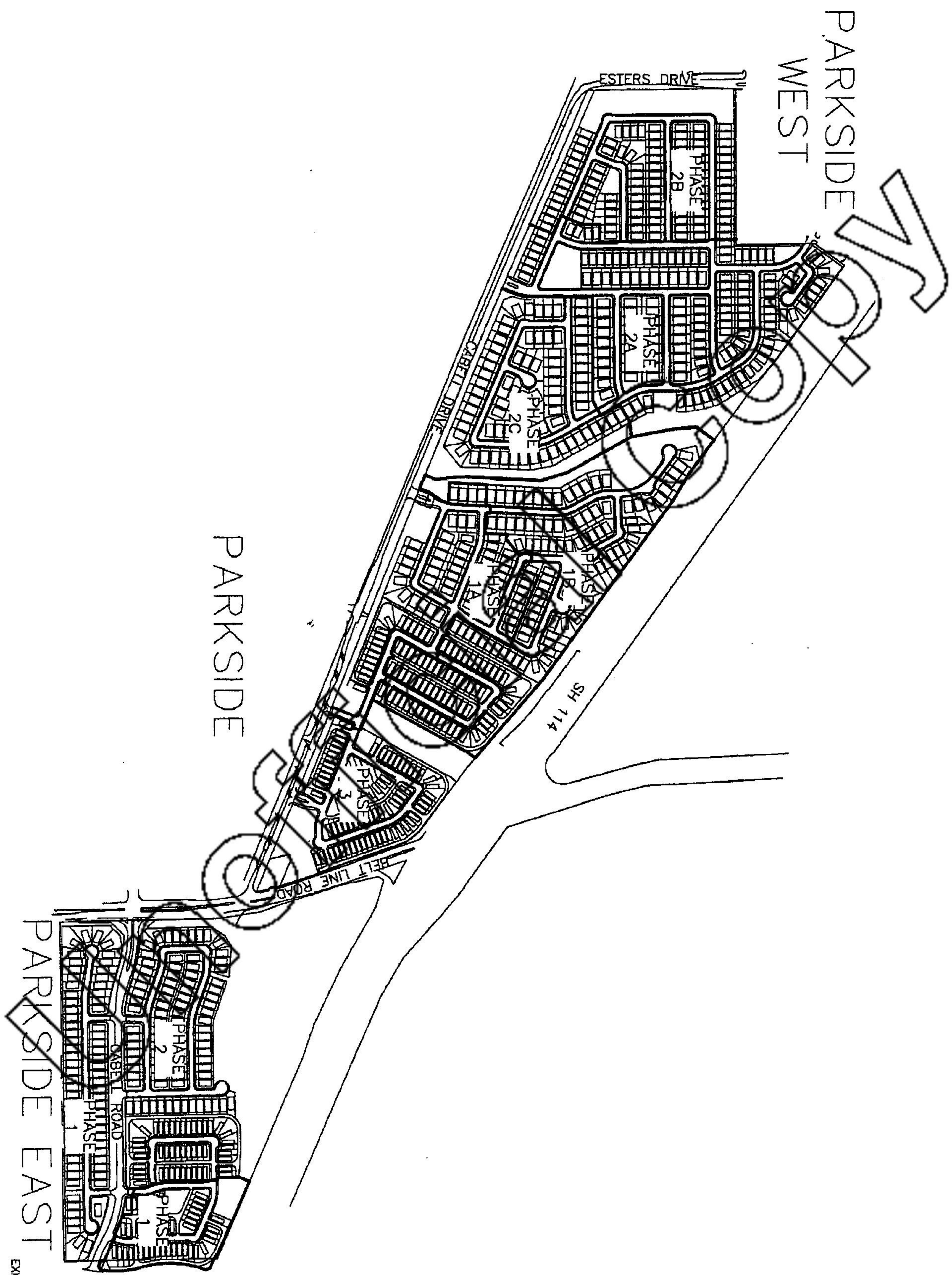


EXHIBIT B-1

[see following page]

Unofficial Copy



EXH **EXHIBIT B-1 TO AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

EXHIBIT C

[see following page]

Unofficial Copy

Unofficial Copy

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
02/20/2015 03:51:00 PM
\$50.00



[Handwritten signature]

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