



**SECOND AMENDMENT TO
DECLARATION
OF
PRESTON ONE CONDOMINIUMS**

This **SECOND AMENDMENT TO DECLARATION OF PRESTON ONE CONDOMINIUMS** (“**Second Amendment**”) is adopted following approval of the requisite number of **OWNERS** and **DECLARANT**.

RECITALS

A. Preston One Condominiums was formed on recording the Declaration of Preston One Condominiums, dated February 25, 2005, in the Real Property Records of Collin County, Texas, under Instrument Number 2005-0023742 (the “**Original Declaration**”) and covers the real property described on Exhibit “A”, attached hereto.

B. The Declaration was amended on one prior occasion in an Amendment to the Declaration of Preston One Condominiums (“**First Amendment**”), executed to be effective on March 1, 2005, and filed of record in the Real Property Records of Collin County, Texas under Instrument Number 20060620000842530, for the purpose of subdividing Unit 300 into two Units (Unit 300 and Unit 350). Hereinafter, reference to the term “**Declaration**” shall mean the Original Declaration as amended prior to the date of this Second Amendment.

C. Concurrent with the filing of this Second Amendment, the Declarant is filing of record in the Real Property Records of Collin County, Texas a Notice of Termination of Declarant Control Period and Development Period (“**Notice**”), thereby acknowledging that the Declarant Control Period and Development Period have terminated.

D. The Owners and Declarant would like to further amend the Declaration in accordance with the provisions of Section 13.06(b) of the Declaration to clarify and reflect that Declarant’s ongoing rights will only be the rights afforded any other Owner for so long as Declarant owns a Unit.

E. The Owners and Declarant would, also, like to ratify the prior First Amendment as it was executed by an affiliate of the Declarant and to correct the percentages referenced therein, resulting from a division of the Unit 300.

AMENDMENT

NOW, THEREFORE, the Owners and Declarant hereby adopt the following amendments to the Declaration:

1. Any and all provisions of the Declaration affording Declarant any rights, other than the rights of an Owner as long as the Declarant owns a Unit, are hereby declared null and void. Hereafter, Declarant shall have no rights under the Declaration apart from those as an Owner

for so long as it owns a Unit. In furtherance of the foregoing, and not by way of limitation, the following provisions of the Declaration are amended:

(a) The provisions of Article XIV, DECLARANT RIGHTS, are hereby made null and void. The Declarant, having acknowledged in the Notice the termination of the Declarant Control Period and the Development Period, hereby acknowledges and agrees that it will have no further rights under the provisions of Article XIV of the Declaration.

(b) The provisions of Section 13.06(a), Amendment by Declarant, are hereby made null and void.

(c) The last sentence of Section 13.06(b), Amendment by Owners, is hereby deleted. No further consent of Declarant shall be required to amend the Declaration.

(d) Section 12.10, Declarant and Association Exempt, is hereby amended to delete any exemption to Declarant and to delete the requirement of any further consent of Declarant to amend the provisions of Section 12.10.

(e) Section 10.04, Exception to Article X, is hereby amended to delete any exception as to Declarant and to require that Declarant otherwise adhere to the provisions of Article X.

The failure to list, above, any additional provisions in the Declaration previously affording Declarant any rights apart from being an Owner shall not be construed to afford the Declarant a continuation of such rights and all rights and consents, apart from those as an Owner, are null and void.

2. The real property described under the "Description of Additional Land Subject to Annexation" on Exhibit A-1, Legal Description, attached to the Declaration is hereby deleted. The Owners and Declarant hereby agree that the real property described under the "Description of Additional Land Subject to Annexation" will not be annexed and is not part of the "Property" or "Project" as defined in Section 1.26 of the Declaration.

3. The provisions of the First Amendment are hereby ratified, except, the "4.5%" set forth in the 4th and 5th paragraphs of the First Amendment are hereby deleted and "7.0%" inserted in their place.

4. Those terms which are capitalized in this Second Amendment and not defined herein shall have the meanings set forth in the Declaration.

5. Save and except as set forth herein, the rest and remainder of the Declaration shall continue to apply and govern.

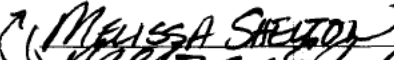
6. The foregoing Second Amendment was adopted by the affirmative vote or written consent, or any combination thereof, of 67% of the Owners following a meeting duly called for

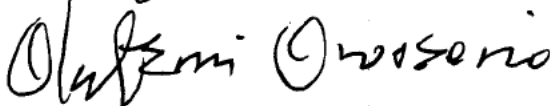
the purpose of consenting to this Second Amendment and as further evidenced by the signatures of the Owners hereinafter set forth.

EXECUTED to be effective on the 5th day of November, 2013, by the undersigned Owners.

OWNERS:


B&B GRAHAM PROPERTIES, LLC

By: 
Name: Melissa Stewart
Title: owner




ADEDOYIN OLUSOLA

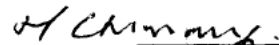
JAY & JAKE, INC.

By: 
Name: RAJIV JOSEPH
Title: OWNER


FIFTHPLANET INVESTMENTS, LLC

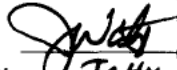
By: 
Name: Kue Karimi
Title: owner/tenant

ROHAN, LLC

By: 
Name: MAHANPRAKASH CHIMANJI
Title: owner

PRESTON ONE, L.P.
a Texas limited partnership

By:  **PRECISION SOUTHWEST DEVELOPMENT, LLC**
Its General Partner

By: 
Name: JOHN K WASHINGTON
Its: PRESIDENT

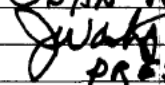
[ADD THE NAMES OF ANY OTHER OWNERS AGREEING TO THIS AMENDMENT]

CONSENT

The undersigned Declarant and affiliate hereby consent to the Second Amendment.


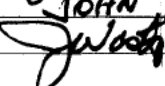
PRECISION ONE, L.P.
a Texas limited partnership

By: Precision Southwest Development, L.L.C.,
Its General Partner

By: JOHN K WASHINGTON
Name: 
Its: PRESIDENT

PRESTON ONE, L.P.
a Texas limited partnership

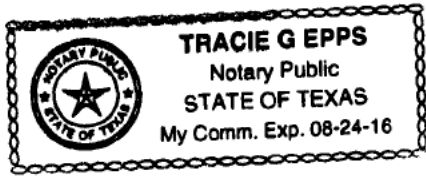
By: PRECISION SOUTHWEST DEVELOPMENT, LLC
Its General Partner

By: 
Name: JOHN K WASHINGTON
Its: 

ACKNOWLEDGEMENTS

STATE OF TEXAS §
COUNTY OF Collin §

This instrument was acknowledged before me on the 5th day of November 2013 by Melissa Shelton, the owner of **B&B GRAHAM PROPERTIES, LLC**, a Texas limited liability company, on behalf of said company.



Tracie G Epps
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF Collin §

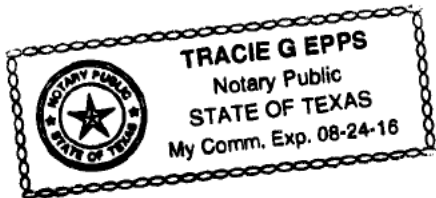
This instrument was acknowledged before me on the 5th day of November 2013 by **ADEDOYIN OLUSOLA**.



Tracie G Epps
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF Collin §

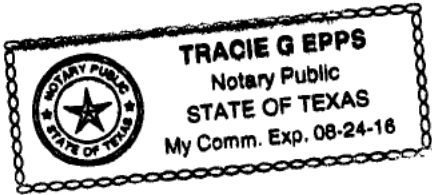
This instrument was acknowledged before me on the 5th day of November 2013 by Rajiv Joseph, the owner of **JAY & JAKE, INC.**, a Texas corporation, on behalf of said corporation.



Tracie G Epps
Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF Collin §

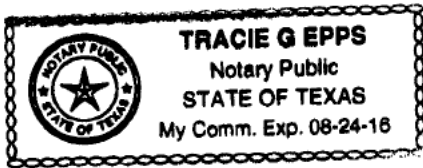
This instrument was acknowledged before me on the 5th day of November, 2013 by Kue Karimi, the Owner of **FIFTH PLANET INVESTMENTS, LLC**, a Texas limited liability company, on behalf of said company.



Tracie G Epps
Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF Collin §

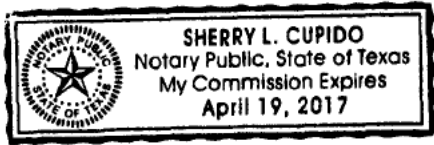
This instrument was acknowledged before me on the 5th day of November, 2013 by Mahanprakash Chinnaji, the Owner of **ROHAN, LLC**, a Texas limited liability company, on behalf of said company.



Tracie G Epps
Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

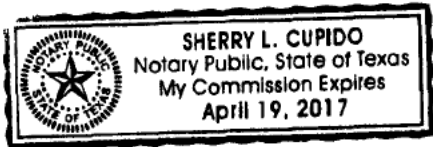
This instrument was acknowledged before me on the 11th day of SEPTEMBER, 2013 by JOHN K. WASHINGTON, the PRESIDENT of PRECISION SOUTHWEST DEVELOPMENT, L.L.C., the general partner of PRESTON ONE, L.P., a Texas limited partnership, on behalf of said entities.



Sherry L. Cupido
Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 11th day of SEPTEMBER, 2013 by JOHN K. WASHINGTON, the PRESIDENT of Precision Southwest Development, L.L.C., the general partner of PRECISION ONE, L.P., a Texas limited partnership, on behalf of said entities.



Sherry L. Cupido
Notary Public, State of Texas

EXHIBIT "A"

Being Lot 1, Block A of Preston One Addition, an addition to the City of Plano, Collin County, Texas, according to the Plat or Map recorded in Cabinet P, Page 848 of the Map Records of Collin County, Texas.

After Recording Please Return To:

Pam Saks
Wright Ginsberg Brusilow. PC
14755 Preston Road, Suite 600
Dallas, Texas 75254

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
11/18/2013 09:07:47 AM
\$44.00 DFOSTER
20131118001547400



A handwritten signature in cursive script that reads "Stacey Kemp".