

THIRD AMENDMENT TO DECLARATION OF PRESTON ONE CONDOMINIUMS
(A Condominium Regime in Collin County, Texas)

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

THIS THIRD AMENDMENT TO DECLARATION OF PRESTON ONE CONDOMINIUMS (the "Amendment"), is made and entered into on this 16th day of August, 2016, by PRESTON OFFICE CONDOMINIUM, INC., a Texas non-profit corporation (the "Association"); and

WITNESSETH:

WHEREAS, Preston One Condominiums is a condominium regime in Collin County, Texas, created pursuant that the certain Declaration of Preston One Condominiums dated February 25, 2005 (the "Declaration"), recorded February 25, 2005, at Volume 05864, Page 01294, Official Public Records, Collin County, Texas, as amended by that certain Amendment to the Declaration of Preston One Condominiums dated effective March 1, 2005, recorded June 20, 2006, as Instrument No. 20060620000842530, Official Public records, Collin County, Texas, and as further amended by that certain Second Amendment to the Declaration of Preston One Condominiums dated effective November 5, 2013, recorded November 18, 2013, as Instrument No. 20131118001547400, Official Public records, Collin County, Texas (as so amended, the "Declaration");

WHEREAS, capitalized terms used in this Amendment and not otherwise defined herein shall have the meanings given to them in the Declaration;

WHEREAS, under the Declaration, the Association has the power to enter into this Amendment on behalf of its Members, being all the Owners within the Condominium Regime on approval of this Amendment by the Owners of at least 67% of the outstanding Percentage Interests in the Common Elements of the Condominium Regime;

WHEREAS, as shown by the Certificate of the Officers of the Association attached to this Amendment, the Owners of two-thirds or more of the Percentage Interests in the Common Elements of the Condominium Regime have voted in favor of, approved of and consented to this Amendment;

WHEREAS, also as shown by the Certificate of the Officers of the Association attached to this Amendment, the Board of Directors of the Association has unanimously approved this Amendment and the action to be taken by the Association hereunder;

NOW THEREFORE, in consideration of the premises, the Declaration is further amended to authorize and direct the Association to enter into, execute and deliver the Declaration of Condominium Regime for Preston One Master Condominiums (a Master Condominium Located

in Collin County, Texas) (the "Master Declaration"). on behalf of all its Members, being all the Owners within the Condominium Regime. The Master Declaration covers and relates to the following real property in Collin County, Texas (the "Property"), which includes (among other land) the land covered by the Condominium Regime:

BEING LOT 1R, BLOCK A, PRESTON ONE ADDITION, an addition of the City of Plano, Collin County, Texas, according to the plat thereof recorded in Cabinet 2006, Page 850, Plat Records, Collin County, Texas.

The Declaration is further amended to provide that the Association's power of attorney under the Declaration is amended to include the power to enter into the Master Declaration on behalf of all Owners.

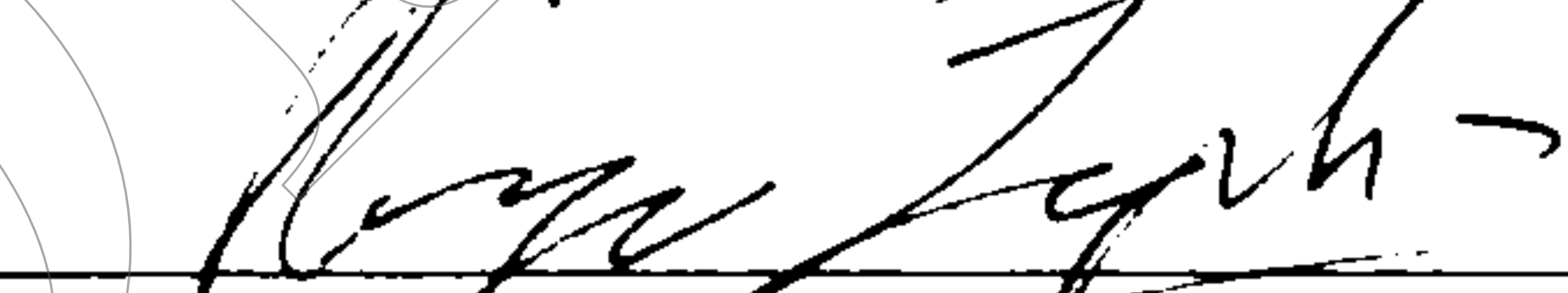
The Declaration is further amended to provide that subsequent to an affirmative vote of the Members on the Master Declaration, Preston One, L.P., and persons affiliated with Preston One, L.P., shall no longer be entitled to vote the interest assigned to any Units owned by Preston One, L.P. or such affiliate, on any issue submitted to a vote of the Members that involves the Master Association. If Preston One, L.P., shall sell any Unit, however, to a person not affiliated with Preston One, L.P., the voting rights related to such Unit shall automatically be restored.

The Declaration is further amended to provide that no owner of a financial interest in Preston One, L.P. shall be qualified to be a member of the Association's Board of Directors.

IN WITNESS WHEREOF the undersigned have executed this Amendment on behalf and as the act of the Association as of the day and year first written above.

PRESTON OFFICE CONDOMINIUM, INC.

By: 
Olufemi Dwozeni, President

By: 
Rajiv Joseph, Secretary

By: 
Joseph Jackson, Treasurer

THE STATE OF TEXAS §
COUNTY OF Collin §

This instrument was acknowledged before me on the 16 day of August, 2016, by OLUFEMI OWOSENI, President of PRESTON OFFICE CONDOMINIUM, INC., a Texas corporation, on behalf of such corporation.

Mallorie McManis
Notary Public, State of Texas

SEAL

My Commission Expires: 06-10-2017

THE STATE OF TEXAS §
COUNTY OF Collin §

This instrument was acknowledged before me on the 16 day of August, 2016, by RAJIV JOSEPH, Secretary of PRESTON OFFICE CONDOMINIUM, INC., a Texas corporation, on behalf of such corporation.

Mallorie McManis
Notary Public, State of Texas

SEAL

My Commission Expires: 6-10-2017

THE STATE OF TEXAS §
COUNTY OF Collin §

This instrument was acknowledged before me on the 16 day of August, 2016, by JOSEPH JACKSON, Treasurer of PRESTON OFFICE CONDOMINIUM, INC., a Texas corporation, on behalf of such corporation.

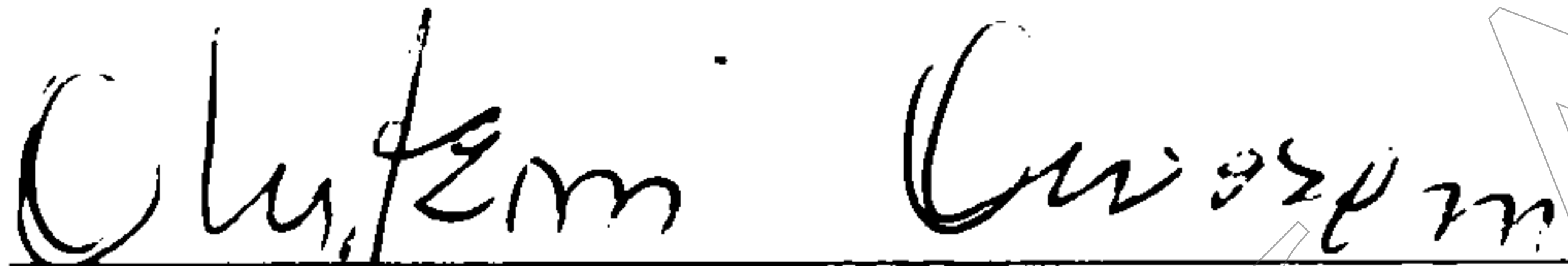
Mallorie McManis
Notary Public, State of Texas

SEAL


My Commission Expires: 06-10-2017

OFFICERS' CERTIFICATE

We hereby certify that we are the duly elected and acting President, Secretary and Treasurer of PRESTON OFFICE CONDOMINIUM, INC., a Texas non-profit corporation (the "Association"), and that the above and foregoing Third Amendment to Declaration of Preston One Condominiums, a Condominium Regime in Collin County, Texas, has been approved by the vote of all of the members of the Board of Directors of the Association and by the vote and consent of members of the Association and owners within such Condominium Regime holding 67% or more of the Percentage Interests of the Common Elements in such Condominium Regime, such percentage vote and consent being sufficient to approve and make effective such amendment under the Declaration.



OLUFEMI OWOSENI, PRESIDENT



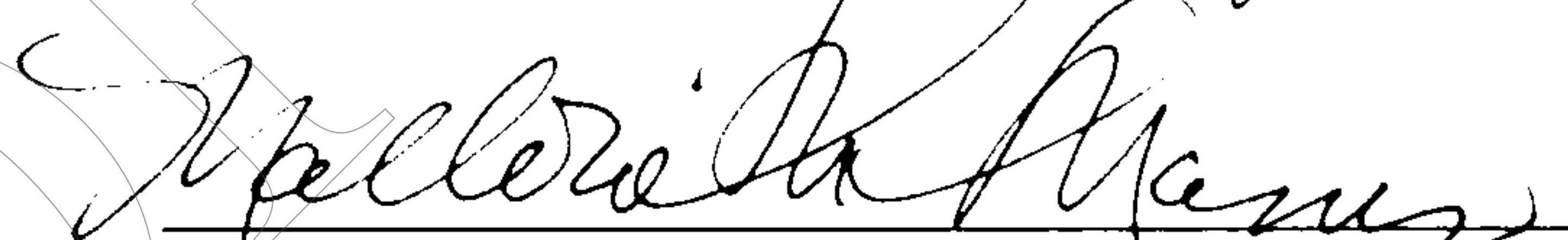
RAJIV JOSEPH, M.D. SECRETARY



JOSEPH JACKSON, TREASURER

THE STATE OF TEXAS §
 §
COUNTY OF Collin §

This instrument was acknowledged before me on the 16 day of August, 2016, by OLUFEMI OWOSENI, PRESIDENT of PRESTON OFFICE CONDOMINIUM, INC., a Texas non-profit corporation.



Notary Public, State of Texas

SEAL

My Commission Expires: 6-10-2017



THE STATE OF TEXAS §
COUNTY OF Collin §

This instrument was acknowledged before me on the 16 day of August, 2016, by RAJIV JOSEPH, M.D., SECRETARY of PRESTON OFFICE CONDOMINIUM, INC., a Texas non-profit corporation.

Mallorie McManus
Notary Public, State of Texas

SEAL

My Commission Expires 10-20-17

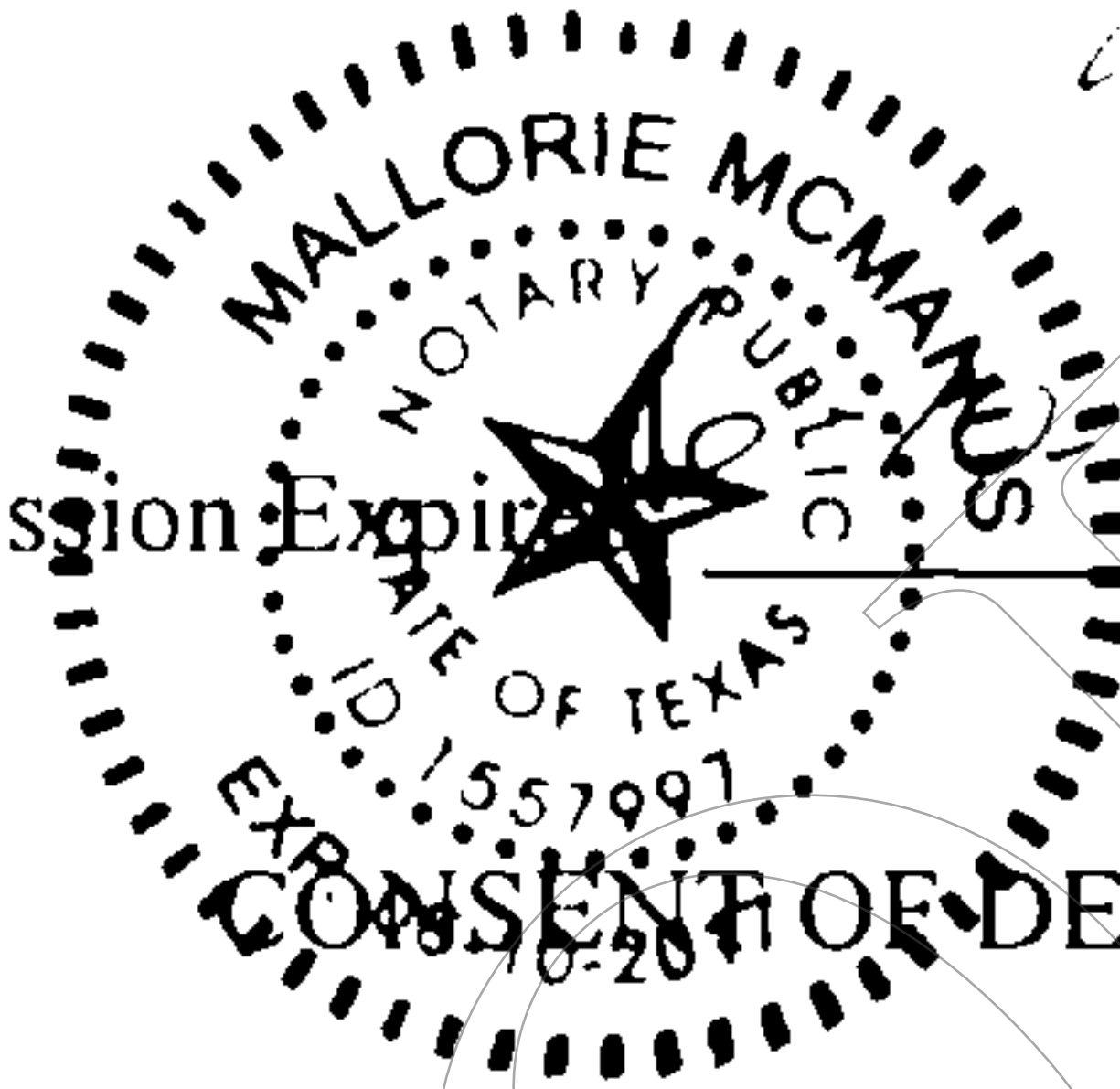
THE STATE OF TEXAS §
COUNTY OF Collin §

This instrument was acknowledged before me on the 16 day of August, 2016, by JOSEPH JACKSON, TREASURER of PRESTON OFFICE CONDOMINIUM, INC., a Texas non-profit corporation.

Mallorie McManus
Notary Public, State of Texas

SEAL

My Commission Expires 10-20-17



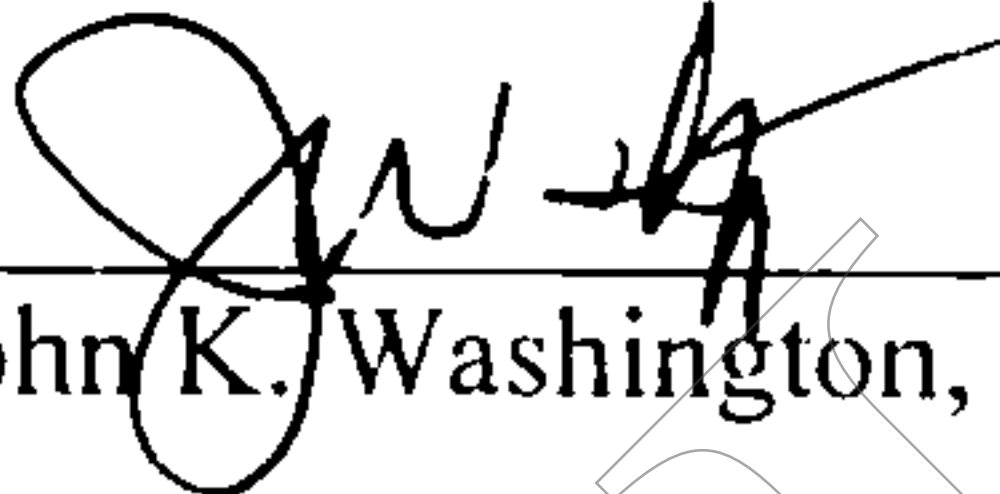
CONSENT OF DECLARANT ON NEXT PAGE FOLLOWING

CONSENT OF DECLARANT

While the consent of Declarant does not appear to be required to give effect to the above and foregoing Third Amendment to Declaration of Preston One Condominiums, a Condominium Regime in Collin County, Texas, the undersigned Declarant nevertheless hereby consents thereto for the removal of doubt.

PRESTON ONE, LP

By: Precision Southwest Development, LLC,
General Partner

By: 
John K. Washington, President

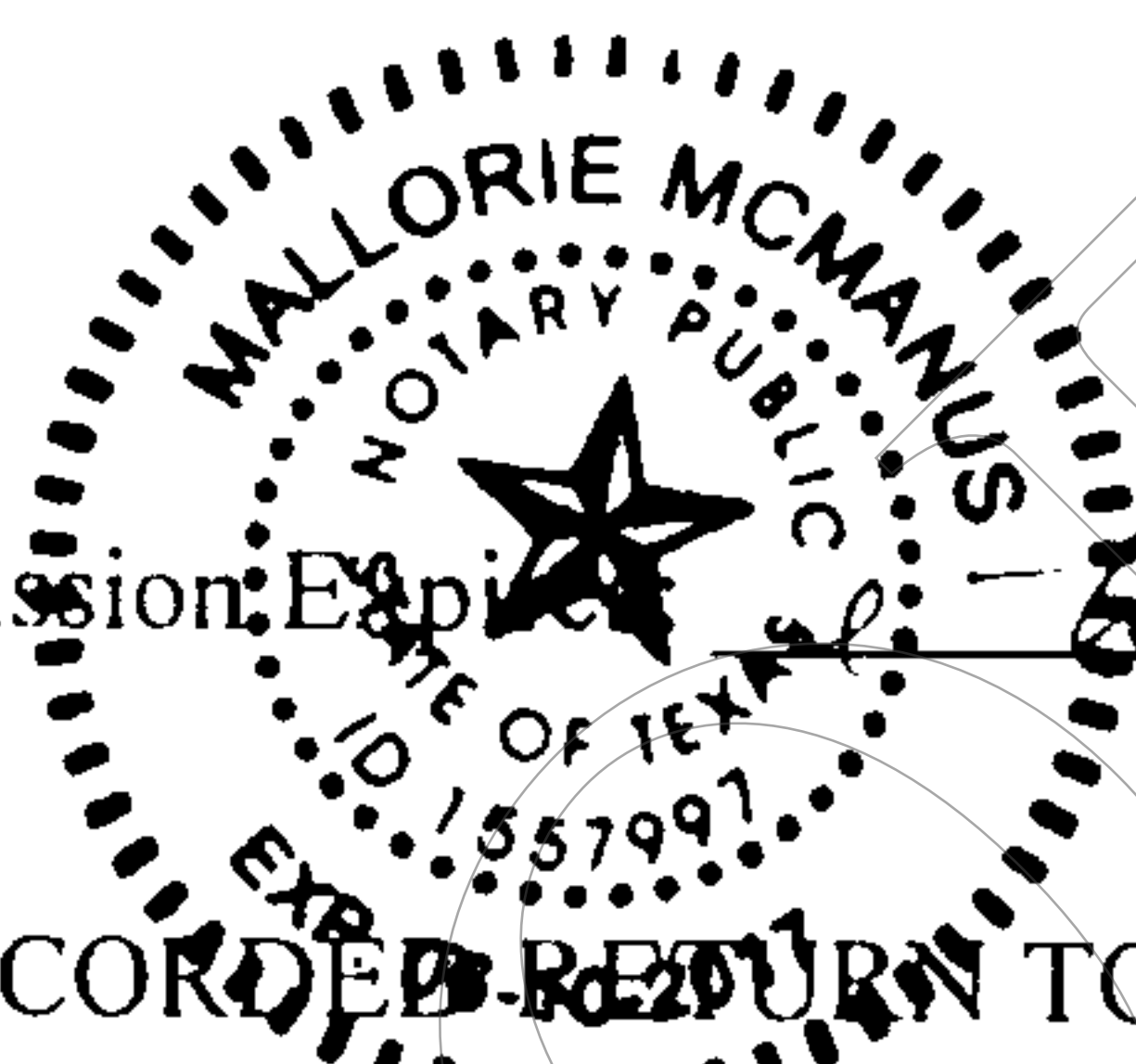
THE STATE OF TEXAS §
 §
COUNTY OF Collin §

This instrument was acknowledged before me on the 16 day of August, 2016, by JOHN K. WASHINGTON, President of PRECISION SOUTHWEST DEVELOPMENT, LLC, a Texas limited liability company, General Partner of PRESTON ONE, LP, a Texas limited partnership, on behalf of said limited liability company and partnership.


Notary Public, State of Texas

SEAL

My Commission Expires 10-2017



WHEN RECORDED RETURN TO:

Nancy Patterson, Esq.
Fidelity National Title Company
5339 Spring Valley Road
Dallas, Texas 75254



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
08/29/2016 08:46:26 AM
\$46.00 DLAIRD
20160829001133870

