

GF# 1505 7981455

**THIRTEENTH AMENDMENT TO SECOND AMENDED AND RESTATED CONDOMINIUM
DECLARATION FOR RESIDENCES AT THE STONELEIGH, A CONDOMINIUM**

THIS THIRTEENTH AMENDMENT TO SECOND AMENDED AND RESTATED CONDOMINIUM DECLARATION FOR RESIDENCES AT THE STONELEIGH, A CONDOMINIUM (this "Amendment") is made by Maple Wolf Stoneleigh, LLC, a Delaware limited liability company ("Declarant").

RECITALS:

A. Declarant is the "Declarant" pursuant to that certain Second Amended and Restated Condominium Declaration for Residences at the Stoneleigh, a Condominium, dated November 14, 2011, and recorded as Document No. 201100328231 of the Real Property Records of Dallas County, Texas as amended by that certain First Amendment to Second Amended and Restated Condominium Declaration for Residences at the Stoneleigh, a Condominium, recorded on March 13, 2013, as Document No. 201300076928 of the Real Property Records of Dallas County, Texas, that certain Second Amendment to Second Amended and Restated Condominium Declaration for Residences at the Stoneleigh, a Condominium, recorded on May 23, 2013, as Document No. 201300161152 of the Real Property Records of Dallas County, Texas, that certain Third Amendment to Second Amended and Restated Condominium Declaration for Residences at the Stoneleigh, a Condominium, recorded on March 26, 2014, as Document No. 201400072707 of the Real Property Records of Dallas County, Texas, that certain Fourth Amendment to Second Amended and Restated Condominium Declaration for Residences at the Stoneleigh, a Condominium, recorded on August 4, 2014, as Document No. 201400196639 of the Real Property Records of Dallas County, Texas, that certain Fifth Amendment to Second Amended and Restated Condominium Declaration for Residences at the Stoneleigh, a Condominium, recorded on February 5, 2015, as Document No. 201500029947 of the Real Property Records of Dallas County, Texas, that certain Sixth Amendment to Second Amended and Restated Condominium Declaration for Residences at the Stoneleigh, a Condominium, recorded on February 25, 2015, as Document No. 201500045463 of the Real Property Records of Dallas County, Texas, that certain Seventh Amendment to Second Amended and Restated Condominium Declaration for Residences at the Stoneleigh, a Condominium, recorded on April 30, 2015, as Document No. 201500109974 of the Real Property Records of Dallas County, Texas, that certain Eighth Amendment to Second Amended and Restated Condominium Declaration for Residences at the Stoneleigh, a Condominium, recorded on July 13, 2015, as Document No. 201500182327 of the Real Property Records of Dallas County, Texas, that certain Ninth Amendment to Second Amended and Restated Condominium Declaration for Residences at the Stoneleigh, a Condominium, recorded on September 24, 2015, as Document No. 201500256934 of the Real Property Records of Dallas County, Texas, that certain Tenth Amendment to Second Amended and Restated Condominium Declaration for Residences at the Stoneleigh, a Condominium, recorded on February 2, 2016, as Document No. 201600028001 of the Real Property Records of Dallas County, Texas, that certain Corrective Amendment to Tenth Amendment to Second Amended and Restated Condominium Declaration for Residences at the Stoneleigh, a Condominium, recorded on March 29, 2016, as Document No. 201600081055 of the Real Property Records of Dallas County, Texas, that certain Eleventh Amendment to Second Amended and Restated Condominium Declaration for Residences at the Stoneleigh, a Condominium, recorded on November 2, 2016, as Document No. 201600307943 of the Real Property Records of Dallas County, Texas, that certain Corrective Amendment to Eleventh Amendment to Second Amended and Restated Condominium Declaration for Residences at the Stoneleigh, a Condominium, recorded on November 14, 2016, as Document No. 201600318951 of the Real Property Records of Dallas County, Texas, and that certain Twelfth Amendment to Second Amended and Restated Condominium Declaration for Residences at the Stoneleigh, a Condominium, recorded on March 3, 2017, as Document No. 201700062928 of the Real Property Records of Dallas

County, Texas (as amended, the "Declaration"), covering the property described therein.

B. Declarant is the Owner of Units 6C, 6D, 7C, 7D, 8C, 8D, 15C and 15D.

C. Pursuant to Section 82.112 of the Act and Section 7.5 of the Declaration, Declarant has the right to deficit fund Assessments until the earlier of the expiration of the period of Declarant Control or three years after the conveyance of the first Unit (the first Unit was conveyed on April 2, 2013).

D. Declarant now desires to (i) clarify its funding obligations under the Declaration in accordance with the Act, and (ii) exercise its rights under the Declaration to amend the Map and Exhibit "C", to (a) amend the boundaries of Units 6C, 6D, 7C, 7D, 8C, 8D, 15C and 15D, and (b) update the Allocated Interests, as described in this Amendment.

NOW THEREFORE, for and in consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Declaration is hereby amended as follows:

1. Map. The Map attached as Exhibit "B" to the Declaration is hereby amended and restated to replace sheets 22, 23, 24 and 31 in their entirety with the sheets attached hereto as Schedule 1. In accordance with the Act and the Declaration, the addition of portions of the Common Elements as part of Unit 15C shall not affect the interest in the Common Elements, the share of Common Expenses or the voting rights appurtenant to Unit 15C.

2. Allocated Interests. Exhibit "C" to the Declaration is hereby amended and restated in its entirety, as set forth in Schedule 2 attached hereto.

3. Clarification and Documentation Regarding Declarant's Rights under Section 82.112 of the Act. In accordance with the Act, the last two sentences of Section 7.5 of the Declaration are hereby deleted and clarified to reflect that Declarant's rights under Section 82.112 of the Act expired on April 2, 2016, and that from and after April 2, 2016, Declarant is obligated to pay Monthly Assessments the same as any other Owner.

4. Miscellaneous. Except as expressly modified herein, the Declaration remains unmodified and in full force and effect. All terms used herein with initial capital letters and not otherwise defined shall have the meanings specified in the Declaration.

[Signature Page Follows]

IN WITNESS WHEREOF, Declarant has caused this Amendment to be executed on May 25, 2017.

DECLARANT:

MAPLE WOLF STONELEIGH, LLC,
a Delaware limited liability company

By: Maple Wolf Manager, LLC,
its sole manager

By: [Signature]
Mehrdad Moayedi, President

STATE OF TEXAS

COUNTY OF DALLAS

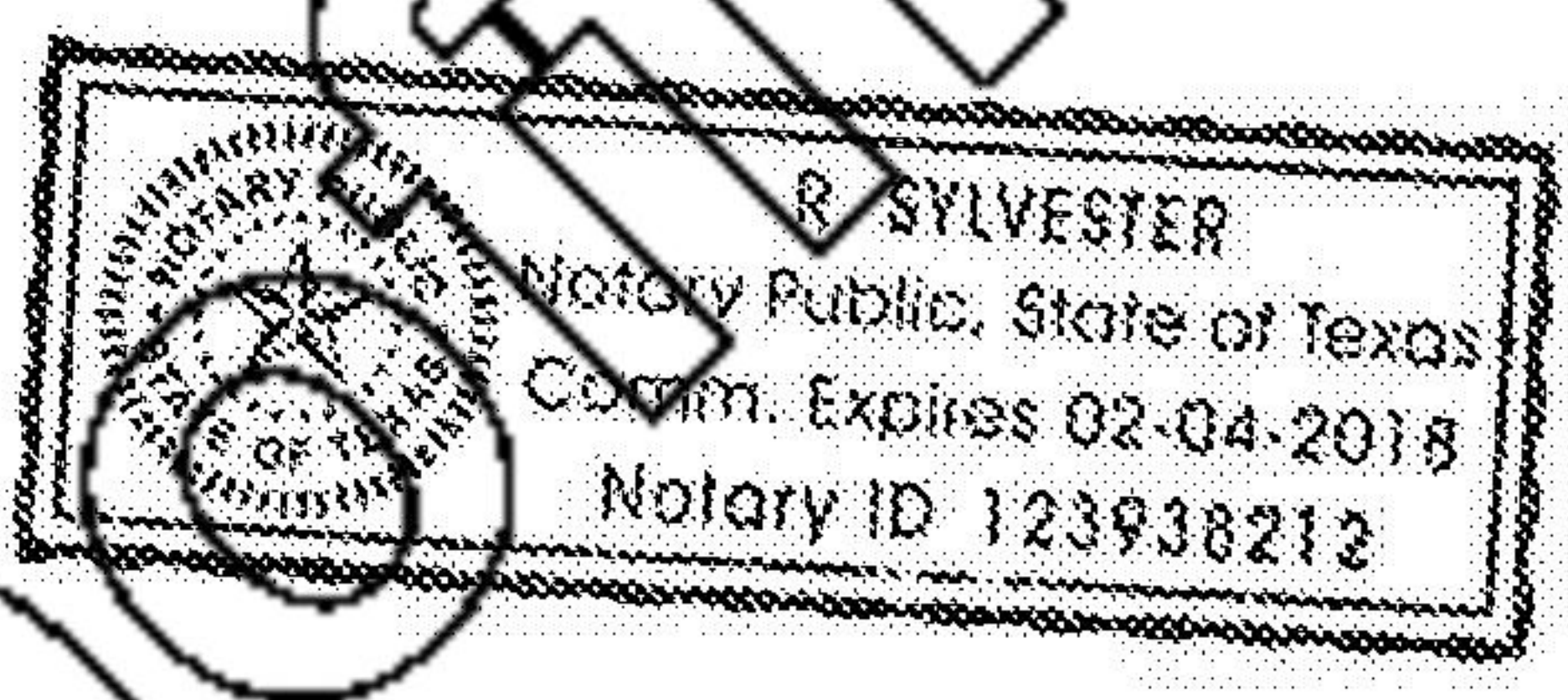
This instrument was acknowledged before me on the 25 day of May, 2017, by Mehرداد Moayedi, the President of Maple Wolf Manager, LLC, the sole manager of Maple Wolf Stoneleigh, LLC, a Delaware limited liability company, on behalf of said limited liability companies.

My Commission Expires:

2-4-18

Notary Public - State of Texas

Printed Name of Notary



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