

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

THIS FIFTEENTH AMENDMENT (this "Amendment") **TO SECOND AMENDED AND RESTATED CONDOMINIUM DECLARATION FOR RESIDENCES AT THE STONELEIGH, A CONDOMINIUM** is made this 10th day of December, 2018 by Residences at the Stoneleigh Condominium Association, Inc., a Texas nonprofit corporation (the "Association") and shall be effective as of the date it is filed in the Real Property Records of Dallas County, Texas (the "Effective Date").

RECITALS:

- A. The Condominium was established by and is subject 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, 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, that certain Thirteenth Amendment to Second Amended and Restated Condominium Declaration for Residences at the Stoneleigh, a Condominium, recorded on May 31, 2017, as Document No. 201700151571 of the Real Property Records of Dallas County, Texas, and that certain Fourteenth Amendment to Second Amended and Restated Condominium Declaration for Residences at the Stoneleigh, a Condominium, recorded as Document No. 201800024759 of the Real Property Records of Dallas County, Texas (as may be further amended, the "Declaration"), covering the property described therein;

- B. Unit 19C and Unit 19D in Residences at the Stoneleigh, a Condominium (the "Condominium") are owned by JOHN WAYNE EAST (the "Unit 19 C/D Owner") pursuant to that certain (i) Special Warranty Deed recorded on June 4, 2015, as Document No. 201500144733 of the Real Property Records of Dallas County, Texas (the "19C Deed") and (ii) Special Warranty Deed recorded on February 18, 2014, as Document No. 201400038785 of the Real Property Records of Dallas County, Texas (the "19D Deed");
- C. Section 82.062 of the Act states that, subject to the Declaration, the boundaries between adjoining Units may be relocated by an amendment to the Declaration on written application to the Association by the Owners of those adjoining Units;
- D. Section 5.3 of the Declaration states that, with prior written approval from the Association, an Owner may relocate the boundaries of a Unit;
- E. Unit 19 C/D Owner purchased both Unit 19C and Unit 19D in shell condition and, with the consent of Declarant, completed the finish out of such Units as one combined Unit;
- F. Unit 19 C/D Owner submitted a written application to the Association to relocate the boundaries of Unit 19C and Unit 19D to combine such Units into one Unit, Unit 19D, together with the proposed reallocation of the Allocated Interests for such Units once combined;
- G. The Board of Directors duly approved Unit 19 C/D Owner's application to relocate the Unit 19C and Unit 19D boundaries to combine the Units to be one Unit, Unit 19D, and the reallocation of such Units' Allocated Interests (collectively, the "Approved Changes"); and
- H. In order to effectuate the Approved Changes and ensure the proper legal description of Unit 19D in the Condominium, the Board desires to amend the Declaration by and through 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. Combined Units; Unit 19D. Unit 19C and Unit 19D are combined and now constitute one Unit which shall be identified and known as Unit 19D in the Condominium. Unit 19D's square footage and Allocated Interest are set forth on the New Allocated Interests Exhibit, hereinafter defined. All references to Unit 19C and Unit 19D as two separate Units in the Condominium are hereby deleted in their entirety from the Declaration and other Governing Documents. Unit 19D shall now and forever be considered and described as one Unit, shall include all portions of Unit 19C and the Limited Common Elements appurtenant to Unit 19C, including the Parking Spaces and Storage Spaces appurtenant to Unit 19C, together with Unit 19C's Allocated Interest and the rights, duties, obligations, benefits, burdens, restrictions, covenants, easements, interests, liabilities, Assessments, taxes and assessments, and costs and expenses attributed to, vested in,

the responsibility of or a part of Unit 19C, or the Owner of Unit 19D, as may be applicable per the Governing Documents or any Governmental Authority or as may be otherwise appurtenant to or legally attached to Unit 19D pursuant to any document filed of record in the Real Property Records of Dallas County, Texas, as may be applicable (collectively, the "Unit 19C Obligations"). The combination of Unit 19C and Unit 19D by way of this Amendment shall not relieve Unit 19 C/D Owner, or any future Owner of Unit 19C, from any Unit 17D Obligation or other outstanding liability, cost or expense arising prior to the Effective Date and attributable to Unit 19C (the "Past Unit 19C Obligations"). By execution of this Amendment, Unit 19 C/D Owner expressly assumes any and all Past Unit 19C Obligations and the Unit 19C Obligations.

2. Amendment to the Map. The Map attached as Exhibit "B" to the Declaration is hereby amended to delete Sheet 33 of 39 in its entirety and replace such sheet with the sheet attached hereto as Schedule 1 depicting Unit 19D.
3. Allocated Interest of Unit 19D. Exhibit "C" to the Declaration is hereby amended and restated in its entirety as set forth in Schedule 2 attached hereto (the "New Allocated Interests Exhibit").
4. Words of Conveyance. The requirement that an amendment entered into relocating the boundaries of adjoining Units pursuant to Section 82.062 of the Act include "words of conveyance" does not apply to this Amendment because Unit 19 C/D Owner is the record owner of both Unit 19C and Unit 19D on the Effective Date.
5. No Other Changes; Defined Terms. 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.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the below named Officer of the Association, acting with the authority granted thereto, and the Unit 19 C/D Owner cause this Amendment to be executed on the dates set forth below and effective on the Effective Date.

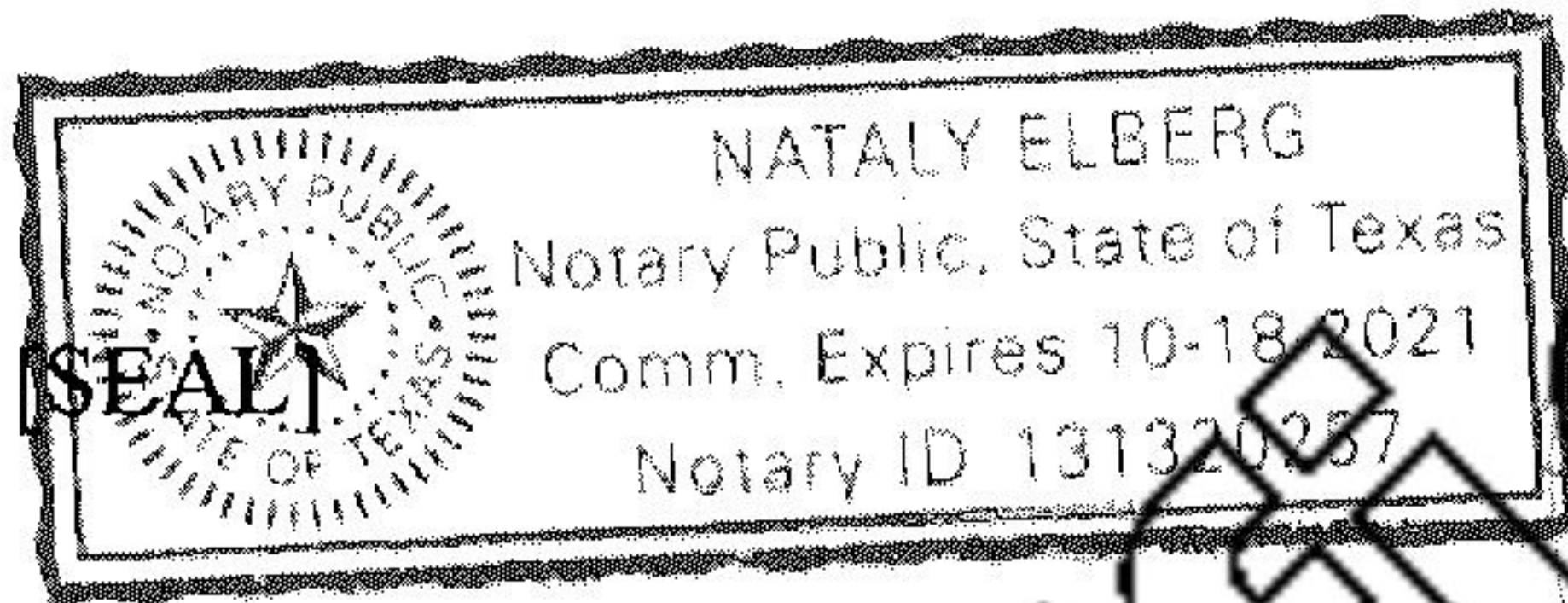
ASSOCIATION:

Residences at the Stoneleigh Condominium Association, Inc., a Texas nonprofit corporation

By: [Signature]
Name: Mehrdad Moayedi
Title: _____

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 16 day of November, 2018, by Mehrdad Moayedi, the Director of Residences at the Stoneleigh Condominium Association, Inc., a Texas nonprofit corporation on behalf of said corporation.

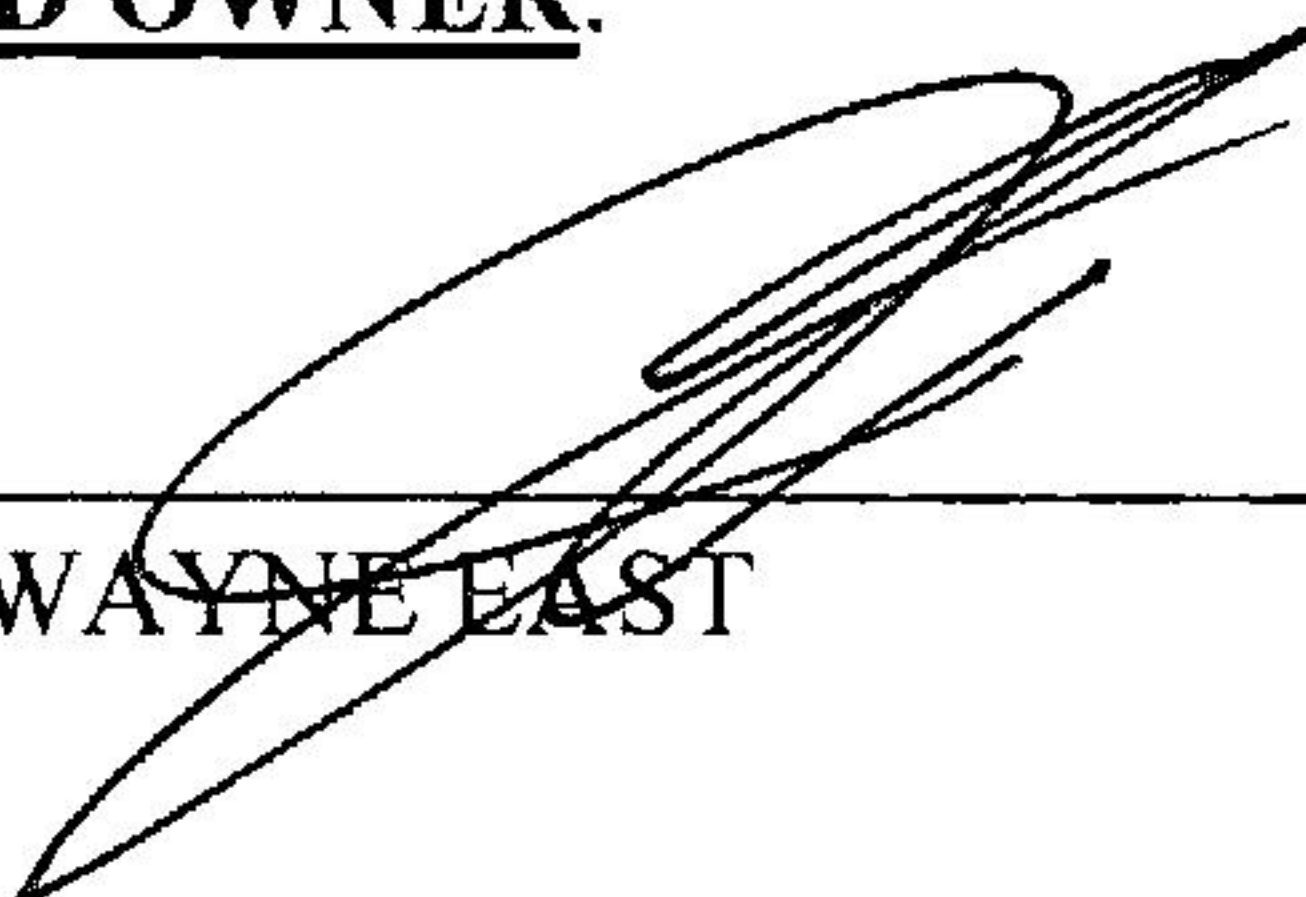


Notary Public in and for the State of Texas

My Commission Expires:

Unofficial Copy

19C/19D OWNER:



JOHN WAYNE EAST

STATE OF TEXAS

§
§
§

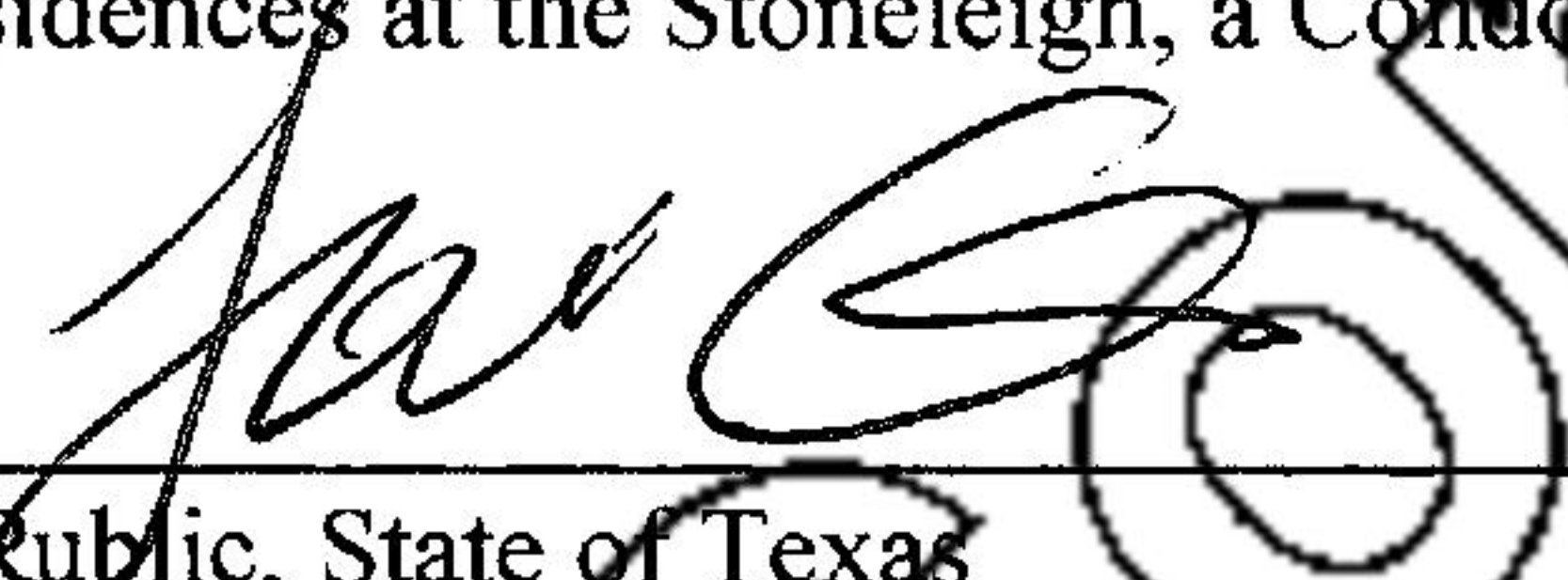
COUNTY OF DALLAS

This instrument was acknowledged before me on the 3 day of December, 2018 by John Wayne East, the Owner of Unit 19C and Unit 19D of Residences at the Stoneleigh, a Condominium.

[S E A L]

My Commission Expires:

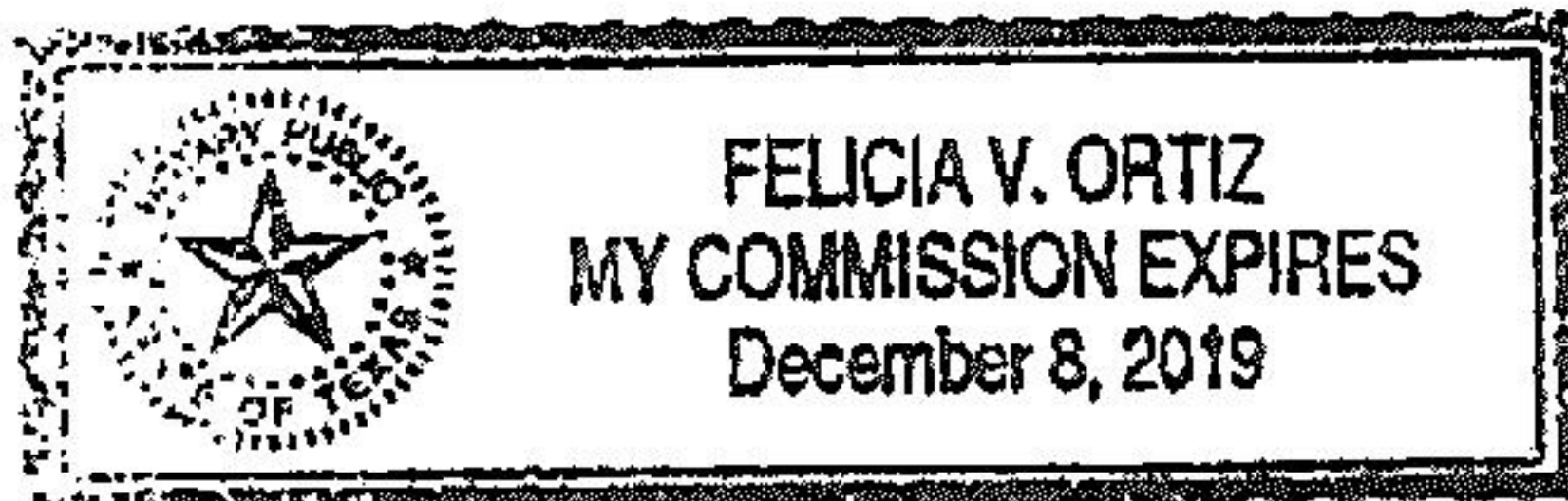
12/8/19



Notary Public, State of Texas

Felicia Ortiz

Printed Name of Notary Public



AFTER RECORDING RETURN TO:

John Wayne East
2300 WOLF ST #19D
DALLAS, TX 75201

Unofficial Copy

Schedule 1

Map Sheet 35

[Attached Hereto]

Unofficial Copy


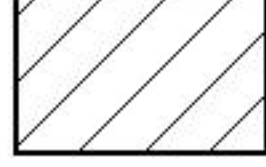
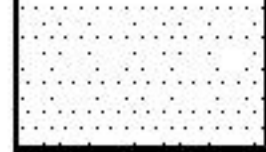
Residences at the Stoneleigh, a Condominium

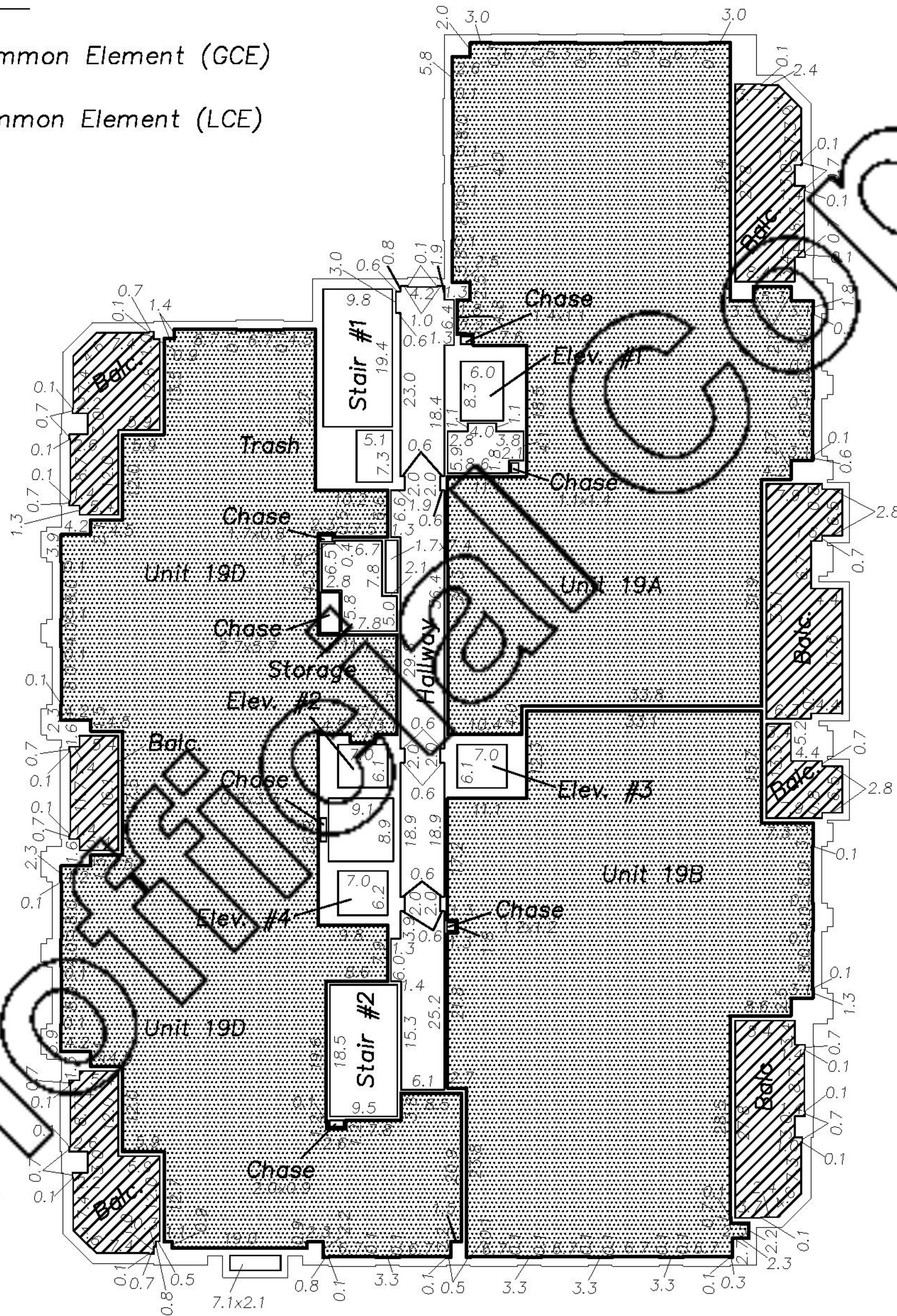
Map

Exhibit "B"
Level 19

SCALE: 1" = 30'

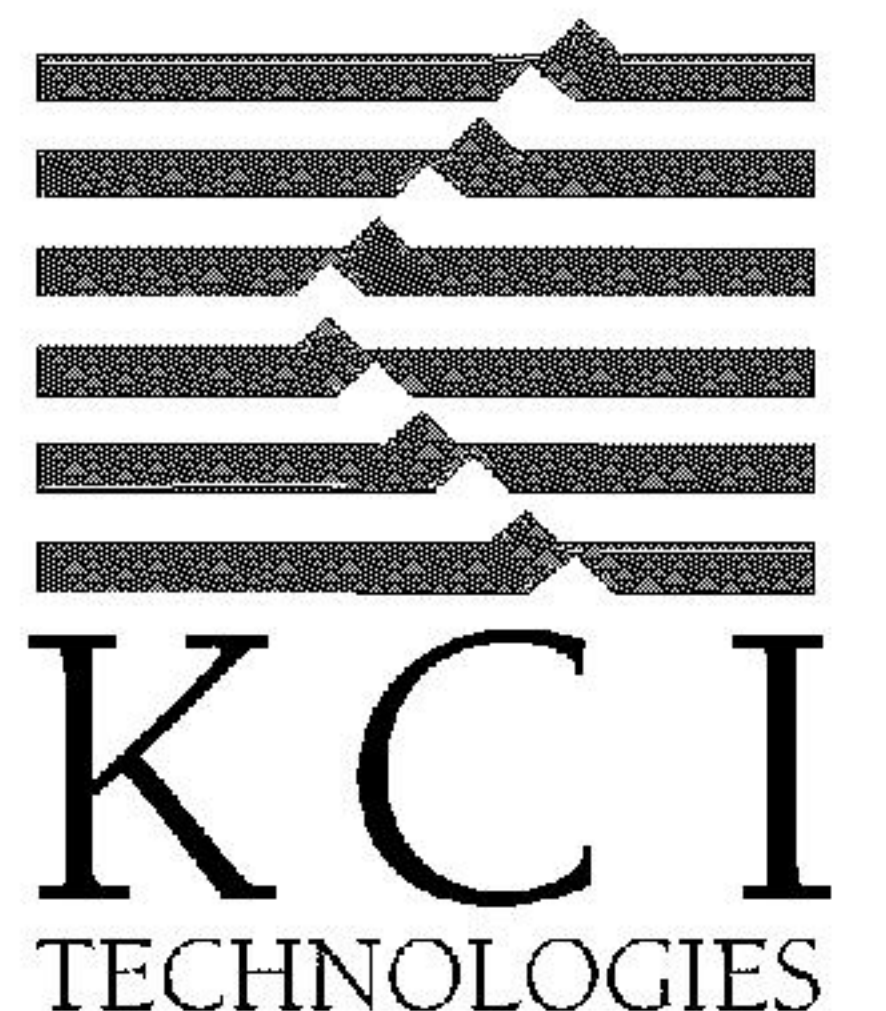
LEGEND

-  GCE—General Common Element (GCE)
-  LCE—Limited Common Element (LCE)
-  Unit



Elevations on this level are from 328.25' to 339.79', based on a Finished Floor Elevation of 100.00'; at Level 1 of the Condominium.

5021 Lakawana Street
Suite 501
Dallas, Texas 75247
Ph: (972) 957-3016
Surveying Firm #10194365



Schedule 2

New Allocated Interests Exhibit

EXHIBIT "C" to the Declaration

Allocation of Ownership Interests

Unit Number	Square Footage of Unit	Percentage of Allocated Interests
Unit 3C	2,691	1.194%
Unit 3D	3,200	1.420%
Unit 4A	4,024	1.786%
Unit 4B	3,244	1.440%
Unit 4C	2,193	0.973%
Unit 4D	2,404	1.067%
Unit 5A	3,948	1.752%
Unit 5B	3,245	1.440%
Unit 5C	2,182	0.968%
Unit 5D	2,399	1.065%
Unit 6A	3,948	1.752%
Unit 6B	3,245	1.440%
Unit 6C	2,162	0.960%
Unit 6D	2,419	1.074%
Unit 7A	3,948	1.752%
Unit 7B	3,245	1.440%
Unit 7C	2,162	0.960%
Unit 7D	2,419	1.074%
Unit 8A	3,948	1.752%
Unit 8B	3,245	1.440%
Unit 8C	2,162	0.960%
Unit 8D	2,419	1.074%
Unit 9A	3,948	1.752%
Unit 9B	3,685	1.635%
Unit 9C	1,791	0.795%
Unit 9D	2,350	1.043%
Unit 10A	3,948	1.752%
Unit 10B	3,245	1.440%
Unit 10C	2,182	0.968%
Unit 10D	2,399	1.065%
Unit 11A	3,948	1.752%
Unit 11B	3,245	1.440%
Unit 11C	2,231	0.990%
Unit 11D	2,350	1.043%
Unit 12A	3,948	1.752%
Unit 12B	3,245	1.440%
Unit 12C	2,182	0.968%
Unit 12D	2,399	1.065%

Unit Number	Square Footage of Unit	Percentage of Allocated Interests
Unit 12MA	3,948	1.752%
Unit 12MB	3,696	1.640%
Unit 12MC	1,780	0.790%
Unit 12MD	2,350	1.043%
Unit 14A	3,948	1.752%
Unit 14B	3,245	1.440%
Unit 14C	2,227	0.988%
Unit 14D	2,362	1.048%
Unit 15A	3,948	1.752%
Unit 15B	3,245	1.440%
Unit 15C	2,266	1.006%
Unit 15D	2,315	1.027%
Unit 16A	3,948	1.752%
Unit 16B	3,245	1.440%
Unit 16C	2,182	0.968%
Unit 16D	2,399	1.065%
Unit 17A	7,193	3.192%
Unit 17D	4,637	2.058%
Unit 18A	4,196	1.862%
Unit 18B	3,441	1.527%
Unit 18C	1,731	0.768%
Unit 18D	2,399	1.065%
Unit 19A	3,948	1.752%
Unit 19B	3,245	1.440%
Unit 19D	4,589	2.036%
Unit 20A	7,450	3.306%
Unit 20C	1,599	0.710%
Unit 20D	2,879	1.278%
Unit 21A	3,997	1.774%
Unit 21B	3,709	1.646%
Unit 21C	4,177	1.854%
Unit PH22	7,082	3.143%
Totals:	225,324	100.000%

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
12/10/2018 03:30:08 PM
\$58.00
201800323201

