

**AMENDMENT AND RESTATEMENT
of the
DECLARATION AND MASTER DEED
for
LAKEWOOD EAST CONDOMINIUMS
Dallas County, Texas**

0046

9.00 DEED
1 01/22/86

This Amendment and Restatement of the Declaration and Master Deed for Lakewood East Condominiums is made this 16th day of January, 1986, by Lakewood Ltd. ("Declarant"), a Texas Limited Partnership, and the Council of Owners of Lakewood East Condominiums (the "Owners").

WHEREAS, the Declaration and Master Deed for Lakewood East Condominiums was filed for record in Volume 84176, page 4922 of the Condominium Records of Dallas County, Texas (the "Declaration"); and

WHEREAS, the Declaration was thereafter amended and modified by Amendment I filed for record in Volume 84234, page 0745 of the Condominium Records of Dallas County, Texas, and by Amendment II filed for record in Volume 84243, page 0518 of the Condominium Records of Dallas County, Texas (the "Amendments"); and

WHEREAS, the Declarant and the Owners desire to further amend the Declaration and to restate and affirm the Declaration and the Amendments;

NOW, THEREFORE, the Declaration and Amendments are hereby amended, restated and affirmed as follows:

PART ONE

The Declaration is hereby amended by the addition of the following Article X:

ARTICLE X

**SPECIAL PROVISIONS REGARDING
AMENDMENT OF THE DECLARATION**

10.1. This Declaration may only be amended at a meeting of the Owners at which the amendment is approved by the holders of at least sixty-seven percent (67%) of the ownership interests in the Project.

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10.2. An amendment of the Declaration may not alter or destroy a Unit or a Limited Common Element without the consent of the Owners affected and the Owner's first lien Mortgagees.

10.3. If there is any conflict among or between the provisions of Sections 10.1 and/or 10.2 and the provisions of any other Article or Section of this Declaration, the provisions of Sections 10.1 and 10.2 shall prevail and, to the extent reasonable, such conflicting provision or provisions shall be read, interpreted and applied to be consistent with the provisions of Sections 10.1 and 10.2.

PART TWO

Except as modified by this Amendment and Restatement, the Declarant and the Owners hereby restate and affirm the Declaration and the Amendments from the dates such documents were filed of record in Dallas County, Texas.

IN WITNESS WHEREOF, the Declarant and the Owners of Lakewood East Condominiums have executed this Amendment and Restatement of the Declaration and Master Deed of Lakewood East Condominiums as of the day and year first written above.

"DECLARANT"

Lakewood Ltd.

By: Philip C. Perry
Philip C. Perry
President
Sadovsky Perry &
Associates, Inc.
General Partner

"OWNERS"

Lakewood Ltd.

By: Philip C. Perry
Philip C. Perry
President
Sadovsky Perry &
Associates, Inc.
General Partner
Ownership interest: 88.664%

Paul Thaxton
Paul Thaxton
Unit No. 106
Ownership interest: 5.668%

Daniel C. Purdy
Daniel Purdy
Unit No. 206
Ownership interest: 5.668%

STATE OF TEXAS)
)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, on this day personally appeared Philip C. Perry, President of Sadovsky Perry & Associates, Inc., known to me to be the person whose name is subscribed to the foregoing document, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of JANUARY, 1986.

Linda Neal

NOTARY PUBLIC In and For
The State of Texas

Notary's Name Printed:

LINDA NEAL

My Commission Expires: 8/2/89



STATE OF TEXAS)
)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, on this day personally appeared Paul Thaxton, known to me to be the person whose name is subscribed to the foregoing document, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23 day of January, 1986.

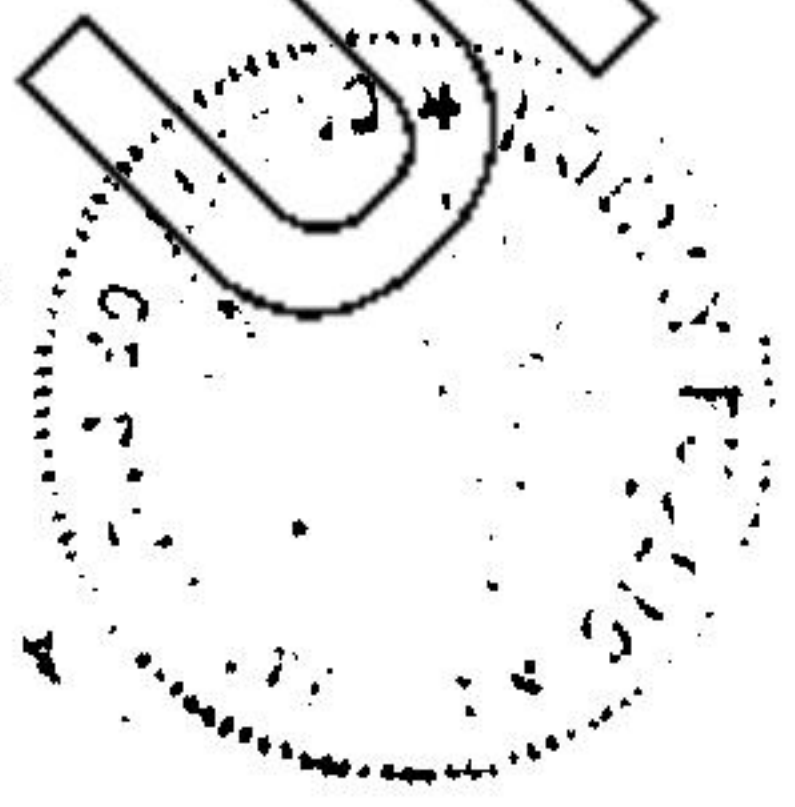
Wilma M. Elrod

NOTARY PUBLIC In and For
The State of Texas

Notary's Name Printed:

WILMA M. ELROD

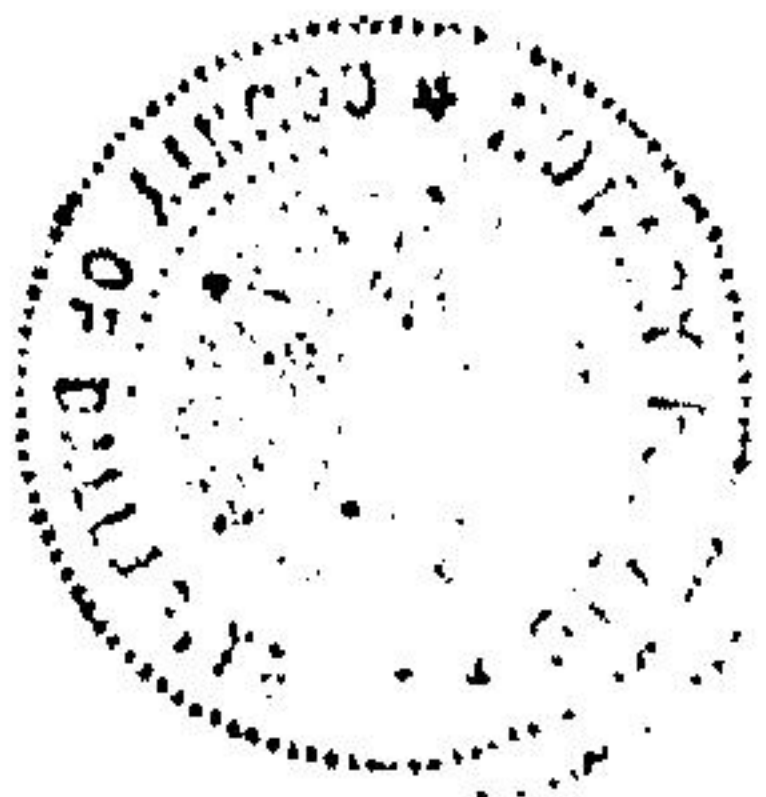
My Commission Expires: 4/16/88



STATE OF TEXAS)
)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, on this day personally appeared Daniel Purdy, known to me to be the person whose name is subscribed to the foregoing document, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22
day of January, 1986.



William M. Elrod
NOTARY PUBLIC in and For
The State of Texas

Notary's Name Printed:
William M. Elrod

My Commission Expires: 4/16/88

Unofficial

(214) 373-8734

GARY L. SCOTT
8300 Douglas Ave., Suite 800
Dallas, Texas 75225

RETURN TO:

Unofficial Copy

FILED
Eone Bullock
COUNTY CLERK

1985 JAN 22 AM 11:08

STATE OF TEXAS
COUNTY OF DALLAS
I hereby certify that this instrument was filed on the
date and time stamped hereon by me and was duly re-
corded in the volume and page of the named records
of Dallas County, Texas as stamped hereon by me.

JAN 22 1988

Eone Bullock
COUNTY CLERK, DALLAS COUNTY, TEXAS



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