

**TWELFTH AMENDMENT TO  
DECLARATION OF SOUTHERN HILLS OFFICE PARK II,  
A CONDOMINIUM COMMUNITY**

THIS TWELFTH AMENDMENT TO DECLARATION OF SOUTHERN HILLS OFFICE PARK II, A CONDOMINIUM COMMUNITY (this "Amendment") is made as of the 1<sup>st</sup> day of December, 2020, by SOUTHERN HILLS OFFICE PARK II, LLC, a Texas limited liability company ("Declarant").

**Recitals:**

A. On November 30, 2018, Declarant caused to be recorded under Clerk's File No. 20181130001463420 in the Official Public Records of Collin County, Texas, a Declaration of Southern Hills Office Park II, a Condominium Community (the "Declaration"). Capitalized terms used herein shall have the same meaning ascribed to them in the Declaration unless otherwise indicated by the context.

B. Pursuant to the Declaration, Declarant (i) subjected the Property described in Appendix A thereto to the provisions of the Uniform Condominium Act, Chapter 82 of the Texas Property Code, for the purpose of creating Southern Hills Office Park II, a Condominium Community, and (ii) created the Southern Hills Office Park II Owners Association, Inc. (the "Association"). By First Amendment dated as of February 1, 2019 and recorded under Clerk's File No. 2019022500195450 in the Official Public Records of Collin County, Texas, the Declaration was amended to correct an error in the identification of a Unit.

C. Section E.3 of Appendix E to the Declaration provides in part that Declarant shall have the right to amend the Declaration to add real property to the Property, and to create units, common elements and limited common elements within the Property. Section E.4 of Appendix E to the Declaration provides that Declarant shall have the right to annex to the Property part or all of the land described on Appendix F to the Declaration in order to subject said land to the Declaration and the jurisdiction of the Association.

D. Pursuant to Second Amendment to Declaration of Southern Hills Office Park II, a Condominium, dated June 28, 2019 recorded under Clerk's File No. 000737280 in the Official Public Records of Collin County, Texas, Declarant caused a portion of the land described on Appendix F to the Declaration (such land being sometimes referred to as the "Phase Two Land") and buildings constructed thereon designated as Building Five and Building Six, each containing three (3) units, to be annexed to the Property to make them subject to all of the provisions of the Declaration and the jurisdiction of the Association, while reserving Development Rights to create additional units on the Phase Two Land upon completion of buildings under construction as of the date of said Second Amendment.

E. Pursuant to Third Amendment to Declaration of Southern Hills Office Park II, a Condominium, dated August 21, 2019, recorded under Clerk's File No. 20190823001028690 in the Official Public Records of Collin County, Texas, Declarant caused two of the four buildings under construction as of the date of the Second Amendment, being Building Seven, containing two

(2) units, designated as Unit 701, being a combination of four (4) standard size units, and Unit 705, being a standard size unit; and Building Eight, containing one (1) unit, designated as Unit 801, being a combination of five (5) standard size units, to be made subject to all of the provisions of the Declaration, while reserving Development Rights to create additional units on the Phase Two Land upon completion of the remaining two buildings under construction.

F. Pursuant to Fourth Amendment to Declaration of Southern Hills Office Park II, a Condominium, dated October 30, 2019, and recorded under Clerk's File No. 20191121001484250 in the Official Records of Collin County, Texas, Declarant amended the Declaration to correct a computational error in the Schedule of Allocated Interests – Appendix C to the Third Declaration.

G. Pursuant to Fifth Amendment to Declaration of Southern Hills Office Park II, a Condominium, dated November 22, 2019, and recorded under Clerk's File No. 20191202001526390 in the Official Records of Collin County, Texas, Declarant caused the final buildings under construction as of the date of Second Amendment, being Building Nine, containing two (2) units, designated as Unit 901, being a combination of two (2) standard size units, and Unit 903, being a standard size unit; and Building Ten, containing three (3) standard units, designated as Units 1001, 1002 and 1003, to be made subject to all of the provisions of the Declaration.

H. Pursuant to Sixth Amendment to Declaration of Southern Hills Office Park II, a Condominium, dated December 4, 2019, and recorded under Clerk's File No. 20191204001543150 in the Official Public Records of Collin County, Texas, Appendix C attached to the Fifth Amendment was amended to correct an error in the designation of Unit 1003.

I. Pursuant to Seventh Amendment to Declaration of Southern Hills Office Park II, a Condominium, dated April 7<sup>th</sup>, 2020, and recorded under Clerk's File No. 20200408000503120 in the Official Public Records of Collin County, Texas, Declarant corrected certain errors in the Schedule of Allocated Interests and caused a portion of the land described on Appendix F to the Declaration (such portion of the land being sometimes referred to herein as "Phase Three Land") and buildings thereon designated as Building Eleven and Building Twelve, each containing three (3) units, to be annexed to the Property to make them subject to all of the provisions of the Declaration and the jurisdiction of the Association, while reserving Development Rights to create additional units on the Phase Three Land upon completion of Building Thirteen, which was under construction as of the date of the Seventh Amendment.

J. Pursuant to Eighth Amendment to Declaration of Southern Hills Office Park II, a Condominium, dated July 1, 2020, and recorded under Clerk's File No. 20200701001010730 in the Official Public Records of Collin County, Texas, Declarant caused the completed Building Thirteen, containing five (5) units, to be annexed to the Property to make them subject to all of the provisions of the Declaration and the jurisdiction of the Association.

K. Pursuant to the Ninth Amendment to Declaration of Southern Hills Office Park II, a Condominium, dated August 4, 2020, and recorded under Clerk's File No. 20200804001251010 in the Official Public Records of Collin County, Texas, Declarant caused the balance of the land

described on Appendix F to the Declaration (such land being referred to as the “Phase Four Land”) and completed buildings thereon designated as Building Fifteen and Building Sixteen, each containing three units, to be annexed to the Property to make them subject to all of the provisions of the Declaration and the jurisdiction of the Association, while reserving Development Rights to create additional units on the Phase Four Land upon completion of Buildings Fourteen, Seventeen, and Eighteen, which were under construction as of the date of the Ninth Amendment.

L. Pursuant to the Tenth Amendment to Declaration of Southern Hills Office Park II, a Condominium, dated October 13, 2020, and recorded under Clerk’s File No. 2020101300177574 in the Official Public Records of Collin County, Texas, Declarant amended the Declaration to correct certain errors.

M. Pursuant to the Eleventh Amendment to Declaration of Southern Hills Office Park II, a Condominium, dated October 14, 2020, and recorded under Clerk’s File No. 20201014001784370 in the Official Public Records of Collin County, Texas, Declarant amended the Declaration caused the completed Building Seventeen, containing three (3) units and completed Building Eighteen, containing three (3) units, to be annexed to the Property to make them subject to all of the provisions of the Declaration and the jurisdiction of the Association, while reserving Development Rights to create additional units on the Phase Four Land upon completion of Building Fourteen, which was not completed as of the date of the Eleventh Amendment.

N. Building Fourteen, containing three (3) units, including Unit 1401, a combination of two standard-size units; Unit 1403, a standard-size unit; and Unit 1405, a combination of two standard-size units, has been completed. The structure type and quality of construction of Building Fourteen and the additional units therein are consistent with that of the Buildings and improvements previously constructed on the Property and made subject to the Declaration. Declarant desires to annex said Building Fourteen to make it subject to all of the provisions of the Declaration and the jurisdiction of the Association.

NOW, THEREFORE Declarant hereby declares that Building Fourteen and the units therein are hereby annexed pursuant to the Declaration for the purpose of subjecting said Building to the Declaration and extending the jurisdiction of the Association to said Building. Said Building Fourteen shall hereafter constitute a portion of the Property for all purposes of the Declaration and all of the provisions of the Declaration shall be applicable to said Building, and in connection with such annexation, Declarant amends the Declaration as follows:

1. The Schedule of Allocated Interests set forth on Appendix C to the Declaration is hereby amended as set forth on the amended Appendix C attached to this Amendment, which shall replace Appendix C to the Declaration for all purposes. The amended Schedule of Allocated Interests incorporates the units in Building Fourteen. Owners of all units shall have and are hereby granted undivided interests in the Property’s total common elements as therein provided.

2. The Plats and Plans set forth on Appendix D to the Declaration are hereby supplemented as set forth on the supplemental Appendix D attached to this Amendment.

3. As amended hereby, the Declaration is ratified and confirmed as in full force and effect.

IN WITNESS WHEREOF, the undersigned has caused this Amendment to be executed as of the date first above written.

**SOUTHERN HILLS OFFICE PARK II, LLC,**  
a Texas limited liability company


By: Cloudloft Management, Inc.,  
a Texas corporation, its Manager

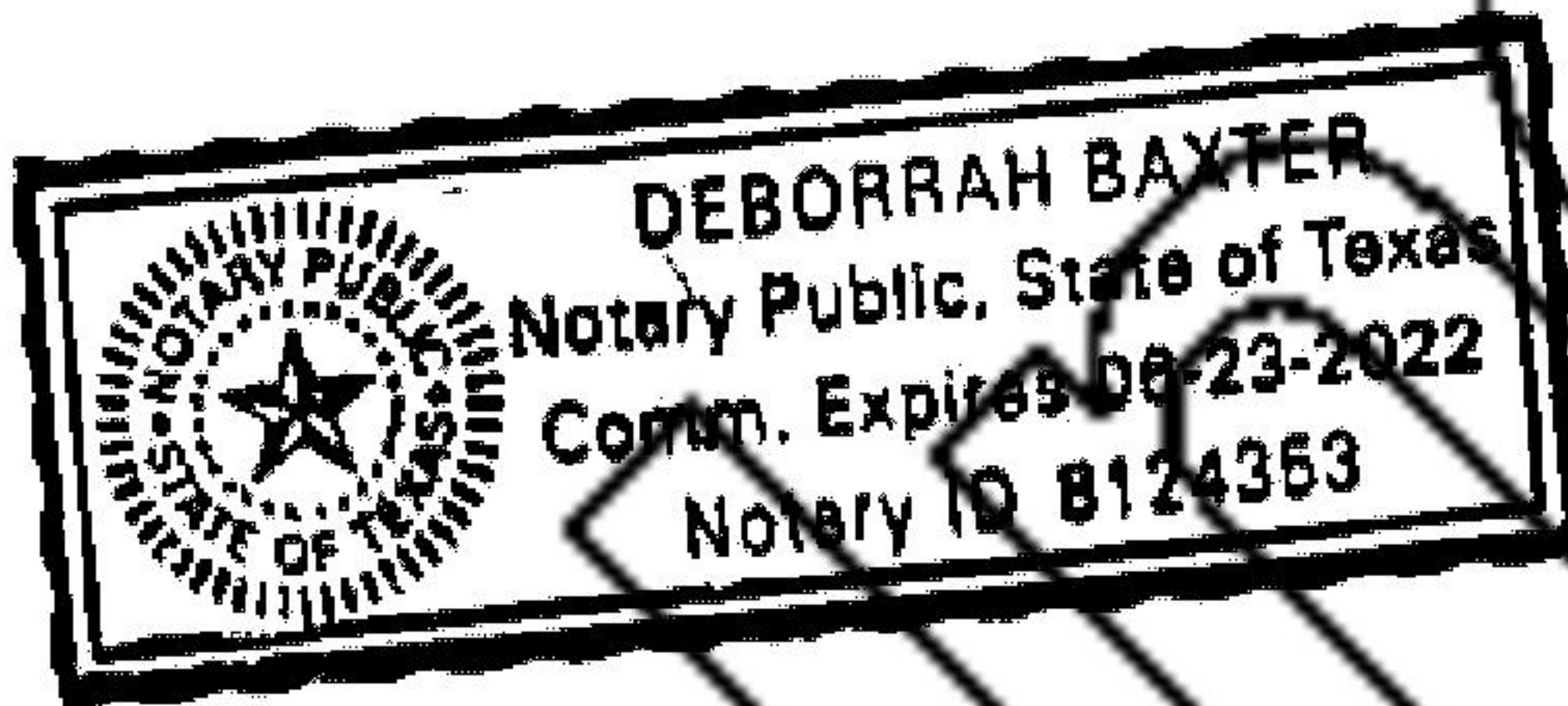
By:   
William A. Peavy, III, President

STATE OF TEXAS       §

COUNTY OF DALLAS   §

This instrument was acknowledged before me on this 1<sup>st</sup> day of December, 2020, by William A. Peavy, III, President of Cloudloft Management, Inc., a Texas corporation, in its capacity as Manager of Southern Hills Office Park II, LLC, a Texas limited liability company, on behalf of said corporation and limited liability company.

  
Notary Public, State of Texas



**AMENDED  
APPENDIX C**

TO DECLARATION  
OF  
SOUTHERN HILLS OFFICE PARK II,  
A CONDOMINIUM COMMUNITY

SCHEDULE OF ALLOCATED INTERESTS – PHASE ONE, PHASE TWO, PHASE THREE, AND  
PHASE FOUR

CONDOMINIUM UNIT	BUILDING	PERCENTAGE SHARE OF COMMON ELEMENT OWNERSHIP	PERCENTAGE SHARE OF LIABILITY FOR COMMON EXPENSES	VOTE
101	1	1.515%	1.515%	1.515
102	1	1.515%	1.515%	1.515
103	1	1.515%	1.515%	1.515
104	1	1.515%	1.515%	1.515
105	1	1.515%	1.515%	1.515
201	2	1.515%	1.515%	1.515
202	2	1.515%	1.515%	1.515
203	2	1.515%	1.515%	1.515
204	2	1.515%	1.515%	1.515
205	2	1.515%	1.515%	1.515
301	3	3.03%	3.03%	3.03
303	3	1.515%	1.515%	1.515
401	4	1.515%	1.515%	1.515
402	4	3.03%	3.03%	3.03
501	5	1.515%	1.515%	1.515
502	5	1.515%	1.515%	1.515
503	5	1.515%	1.515%	1.515
601	6	1.515%	1.515%	1.515
602	6	1.515%	1.515%	1.515
603	6	1.515%	1.515%	1.515
701	7	6.06%	6.06%	6.06
705	7	1.515%	1.515%	1.515
801	8	7.515%	7.515%	7.515
901	9	3.03%	3.03%	3.03

<b>CONDOMINIUM UNIT</b>	<b>BUILDING</b>	<b>PERCENTAGE SHARE OF COMMON ELEMENT OWNERSHIP</b>	<b>PERCENTAGE SHARE OF LIABILITY FOR COMMON EXPENSES</b>	<b>VOTE</b>
903	9	1.515%	1.515%	1.515
1001	10	1.515%	1.515%	1.515
1002	10	1.515%	1.515%	1.515
1003	10	1.515%	1.515%	1.515
1101	11	1.515%	1.515%	1.515
1102	11	1.515%	1.515%	1.515
1103	11	1.515%	1.515%	1.515
1201	12	1.515%	1.515%	1.515
1202	12	1.515%	1.515%	1.515
1203	12	1.515%	1.515%	1.515
1301	13	1.515%	1.515%	1.515
1302	13	1.515%	1.515%	1.515
1303	13	1.515%	1.515%	1.515
1304	13	1.515%	1.515%	1.515
1305	13	1.515%	1.515%	1.515
1401	14	3.03%	3.03%	3.03
1403	14	1.515%	1.515%	1.515
1405	14	3.03%	3.03%	3.03
1501	15	1.515%	1.515%	1.515
1502	15	1.515%	1.515%	1.515
1503	15	1.515%	1.515%	1.515
1601	16	1.515%	1.515%	1.515
1602	16	1.515%	1.515%	1.515
1603	16	1.515%	1.515%	1.515
1701	17	1.515%	1.515%	1.515
1702	17	1.515%	1.515%	1.515
1703	17	1.515%	1.515%	1.515
1801	18	1.515%	1.515%	1.515
1802	18	1.515%	1.515%	1.515
1803	18	1.515%	1.515%	1.515
<b>54 UNITS</b>	<b>18 BUILDINGS</b>	<b>100.0000%</b>	<b>100.0000%</b>	<b>100 VOTES</b>

**SUPPLEMENTAL  
APPENDIX D**

TO DECLARATION  
OF  
SOUTHERN HILLS OFFICE PARK II,  
A CONDOMINIUM COMMUNITY

PLATS AND PLANS

**SURVEYOR CERTIFICATION**

That, I, Leonard J. Lueker, a registered professional surveyor in the State of Texas, registration number 5714, do hereby certify that his survey was made by me or under my supervision and that the plat hereon is true and correct and accurately represent the property as determined at the time of the survey made on the ground on the 3rd day of August, 2020. The survey depicts the lines, dimensions and corners of said property being indicated by the plat of record and that there are no visible or apparent easements or encroachments, except as shown on this plat or the plat of record.


This map and property description contain information required by Section 82.059 of the Texas Property Code.

  
Leonard J. Lueker (Original Signature in red ink)  
Registered Professional Land Surveyor  
Texas Registration No. 5714  
l.lueker@winkelmann.com

Winkelmann & Associates, Inc.  
6750 Hillcrest Plaza Drive, Suite 215  
Dallas, Texas 75230  
(972) 490-7090 www.winkelmann.com



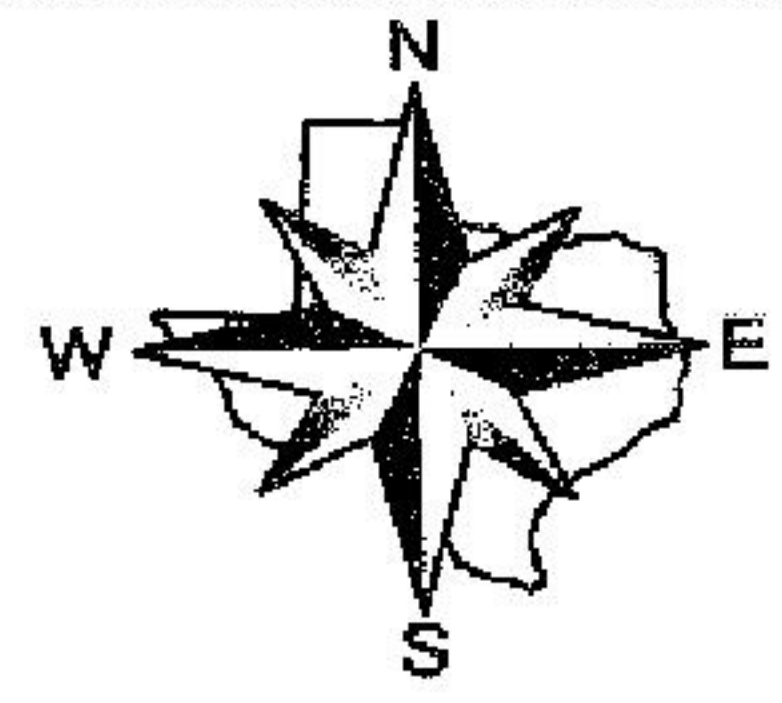
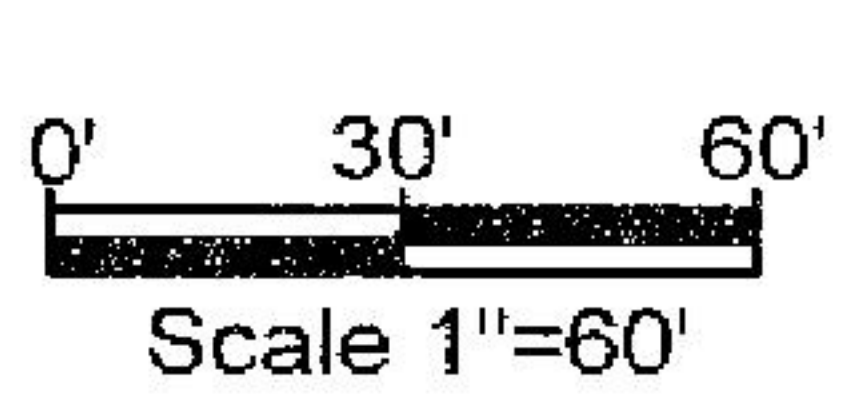
UNOFFICIAL COPY

 <b>Winkelmann &amp; Associates, Inc.</b>	CONSULTING CIVIL ENGINEERS ■ SURVEYORS
	6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7090 DALLAS, TEXAS 75230 (972) 490-7090 FAX
Texas Engineers Registration No. 99 Texas Surveyors No. 10085800 Expires 12-31-20 COPYRIGHT © 2020, Winkelmann & Associates, Inc.	
Scale: N/A	
Date: 07.14.20	
Dwg. File: 64205.0C-PH-4	
Project No.: 64205.0C	

**CONDOMINIUM PLAT, PHASE 4  
2.093 ACRES (91,188 SQ. FT.)  
COLLIN MCKINNEY  
COMMERCIAL ADDITION  
CITY OF MCKINNEY, COLLIN COUNTY,  
TEXAS**

**SHEET  
1  
OF  
3**

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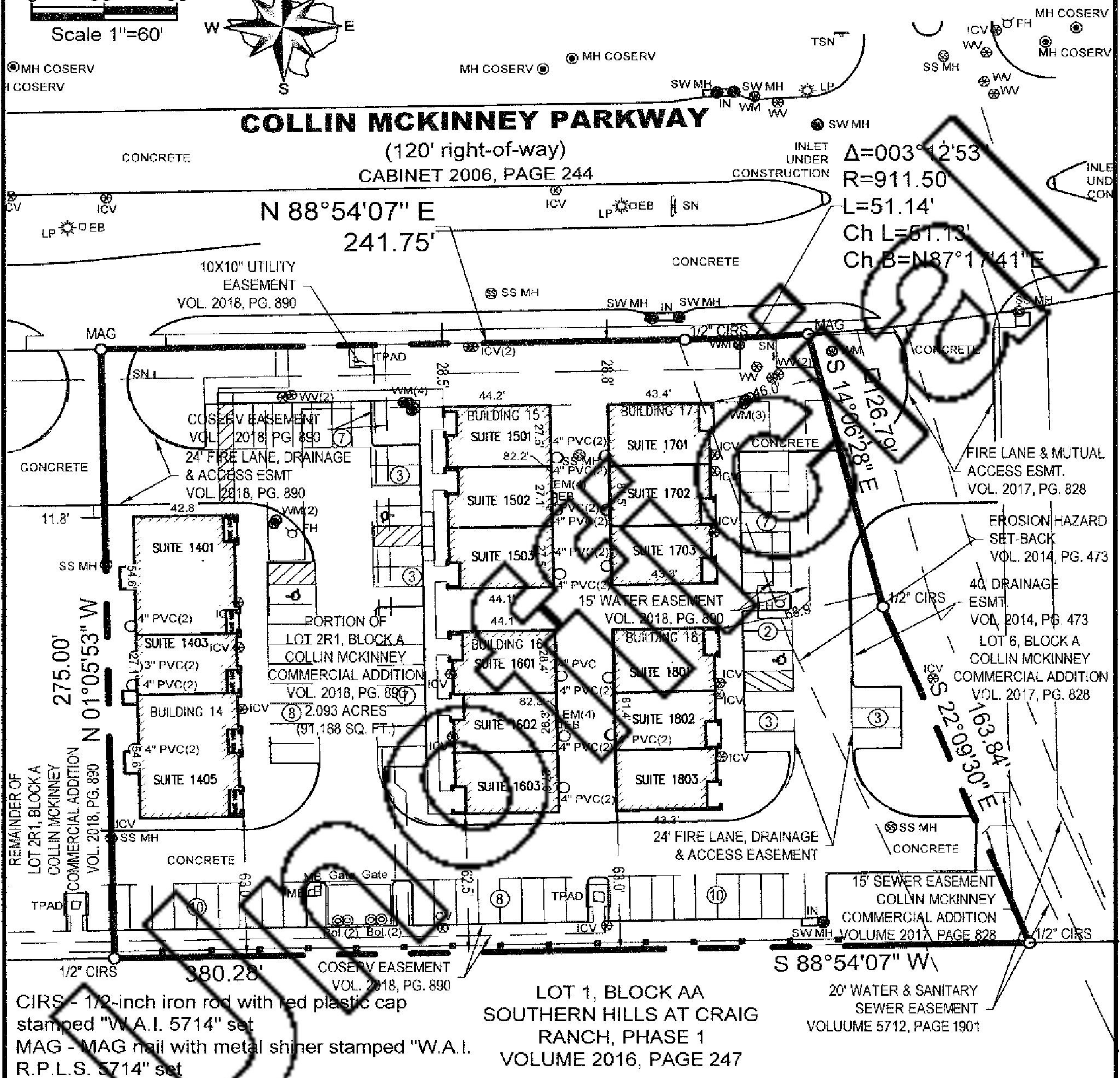


**COLLIN MCKINNEY PARKWAY**

(120' right-of-way)  
CABINET 2006, PAGE 244

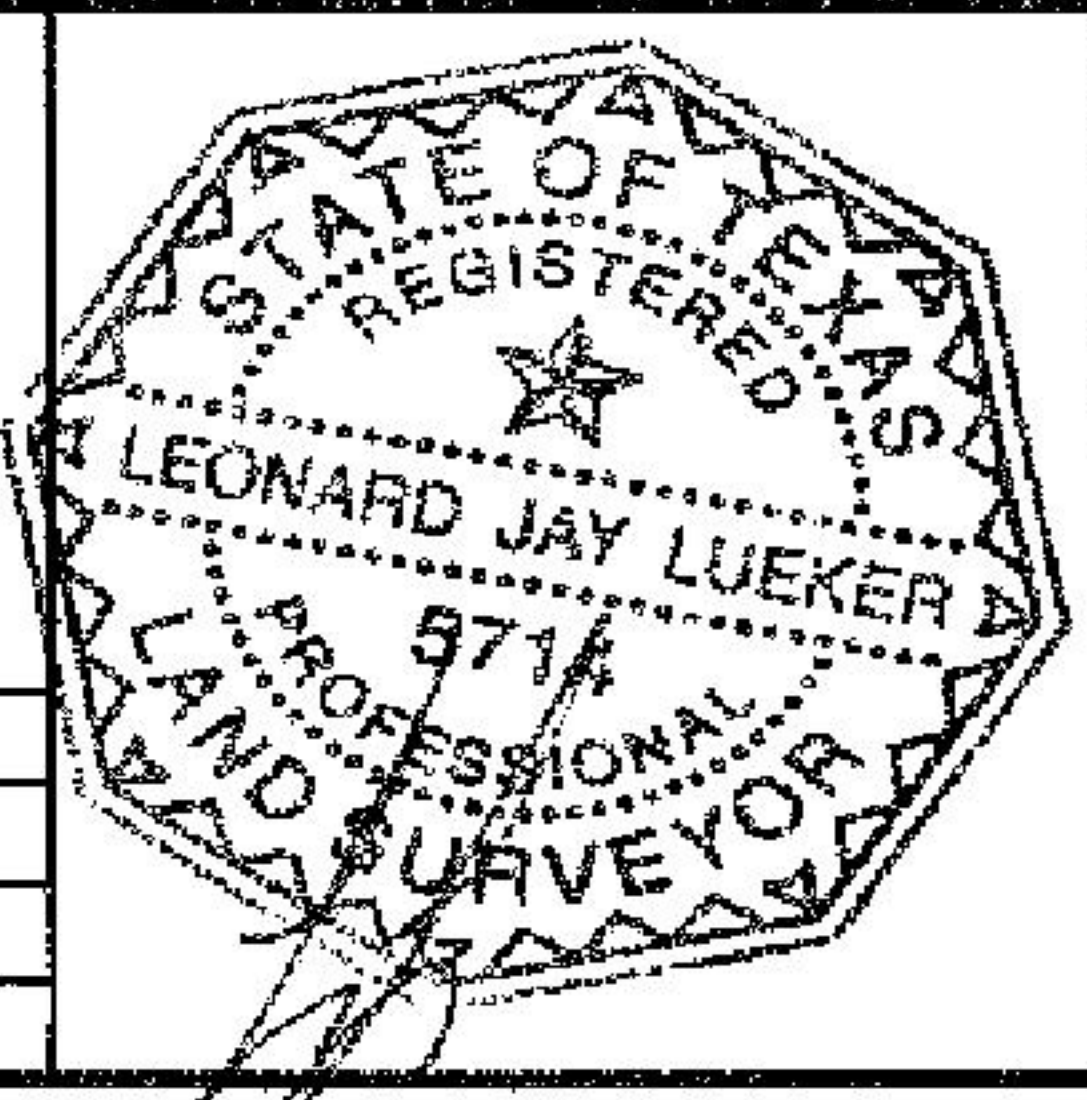
N 88°54'07" E  
241.75'

$\Delta=003^{\circ}12'53''$   
R=911.50  
L=51.14'  
Ch L=51.13'  
Ch B=N87°17'41" E



**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
6750 HILLCREST PLAZA DRIVE, SUITE 215 DALLAS, TEXAS 75230  
(972) 490-7000 (972) 490-7099 FAX  
Texas Engineers Registration No. 89  
Texas Surveyors No. 10086500 Expires 12-31-20  
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Scale: 1" = 60'  
Date: 07.14.20  
Dwg. File: 64205.0C-PH-4  
Project No.: 64205.0C



**CONDOMINIUM PLAT, PHASE 4**  
2.093 ACRES (91,188 SQ. FT.)  
COLLIN MCKINNEY  
COMMERCIAL ADDITION  
CITY OF MCKINNEY, COLLIN COUNTY,  
TEXAS

**SHEET**  
**2**  
**OF**  
**3**

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**PROPERTY DESCRIPTION**

STATE OF TEXAS §  
 COUNTY OF COLLIN §

BEING a tract of land situated in the ELIAS ALEXANDER SURVEY, ABSTRACT NO. 18, in the City of McKinney, Collin County, Texas, and being a portion of Lot 2R1, Block A, Collin McKinney Commercial Addition, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 20181121010005360 (Page 2018, Page 890), Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a MAG nail with a metal shiner stamped "W.A.I. R.P.L.S. 5714" set for the Northeasterly corner of said Lot 2R1, and the Northwesterly corner of Lot 6, Block A, Collin McKinney Commercial Addition, an addition to the City of McKinney, Collin County, Texas, recorded in Volume 2017, Page 828, O.P.R.C.C.T., said MAG nail being situated in the Southerly right-of-way line of Collin McKinney Parkway, a 120-foot right-of-way;

THENCE South 14 deg 06 min 28 sec East, departing said Southerly right-of-way line and along the Easterly line of said Lot 2R1 and the Westerly line of said Lot 6, a distance of 126.79 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 22 deg 09 min 30 sec East, continuing along said common line, a distance of 163.84 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being the Southeast corner of said Lot 2R1 and the Southwest corner of said Lot 6 and being situated in the North line of Lot 1, Block A, Southern Hills at Craig Ranch, Phase 1, and addition to the City of McKinney, Collin County, Texas, recorded in Volume 2016, Page 247 (O.P.R.C.C.T.);


THENCE South 88 deg 54 min 07 sec West, departing the Westerly line of said Lot 6 and the Easterly line of said Lot 2R1 and along the South line of said Lot 2R1 and the North line of said Lot 1, a distance of 280.28 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 01 deg 05 min 53 sec West, departing said common line and over and across said Lot 2R1, a distance of 275.00 feet to a MAG nail with a metal shiner stamped "W.A.I. R.P.L.S. 5714" set for corner, said MAG nail being situated in the Southerly right-of-way line of said Collin McKinney Parkway and the North line of said Lot 2R1;

THENCE North 88 deg 54 min 07 sec East, along said common line, a distance of 241.75 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and the beginning of a curve to the left, having a radius of 911.50 feet, a central angle of 03 deg 12 min 53 sec, a chord bearing of North 87 deg 17 min 41 sec East and a chord length of 51.13 feet;

THENCE along said common line and said curve to the left, an arc distance of 51.14 feet to the POINT OF BEGINNING.

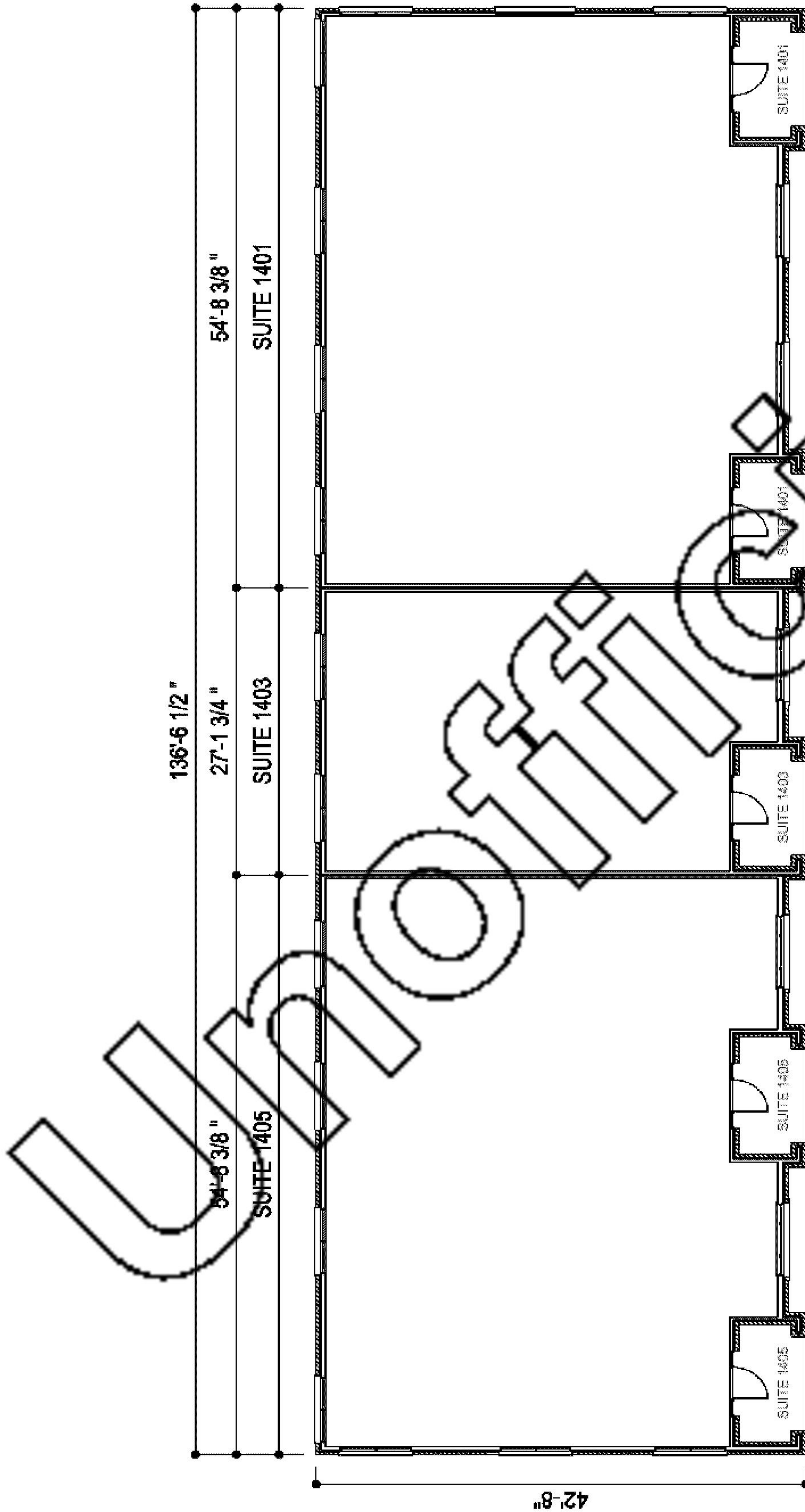
CONTAINING within these metes and bounds 2.093 acres or 91,188 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 12th day of July, 2020, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the City of McKinney GPS Monument #53 and Monument #54.

 <p><b>Winkelmann &amp; Associates, Inc.</b>                  CONSULTING CIVIL ENGINEERS • SURVEYORS                  6750 HSB CREST PLAZA DRIVE, SUITE 215 DALLAS, TEXAS 75230                  (972) 490-7200 (972) 490-7029 FAX                  Texas Engineers Registration No. 88                  Texas Surveyors No. 10096600 Expires 12-31-20                  COPYRIGHT © 2020, Winkelmann &amp; Associates, Inc.</p>			
	Scale: N/A		
Date: 07.14.20			
Dwg. File: 64205.CC-PH-4			
Project No.: 64205.CC			

**CONDOMINIUM PLAT, PHASE 4**  
 2.093 ACRES (91,188 SQ. FT.)  
 COLLIN MCKINNEY  
 COMMERCIAL ADDITION  
 CITY OF MCKINNEY, COLLIN COUNTY,  
 TEXAS

**SHEET**  
**3**  
**OF**  
**3**

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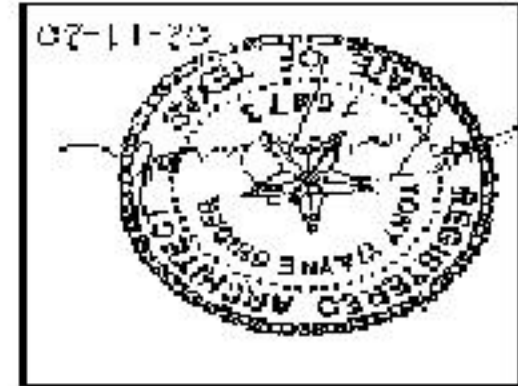
**01** Building 14 Floor Plan Exhibit - Southern Hills Office Park II  
no scale

PROJECT: SOUTHERN HILLS OFFICE PARK II  
 8751 COLLIN MCKINNEY PKWY.  
 MCKINNEY, TX 75070

ARCHITECT: TONY SNIDLER & ASSOCIATES, L.L.C.  
 1701 N. ALKAND  
 DALLAS, TX 75201  
 972.441.2200

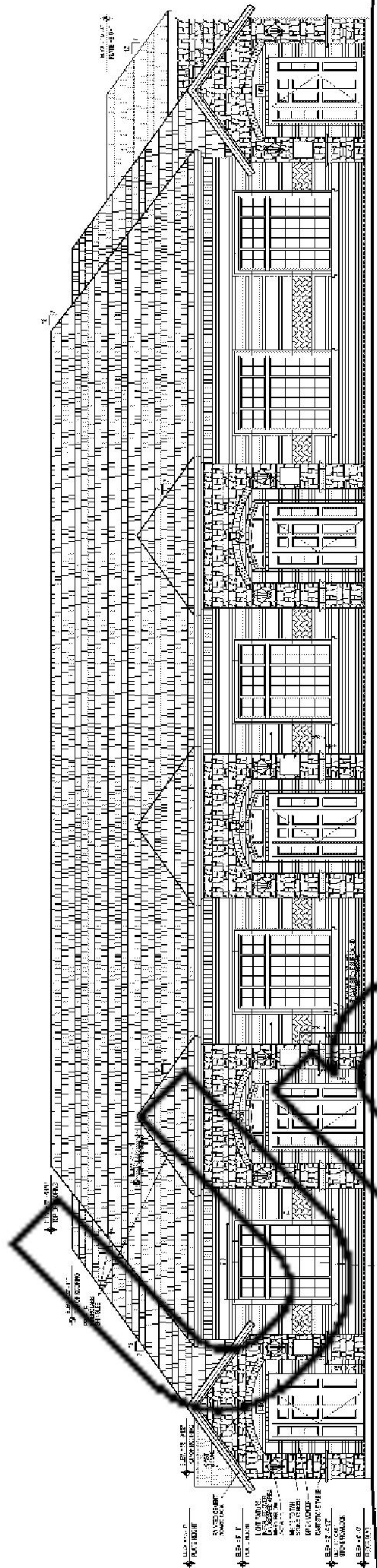
ARCHITECT: TONY SNIDLER & ASSOCIATES, L.L.C.  
 1701 N. ALKAND  
 DALLAS, TX 75201  
 972.441.2200

ARCHITECT: TONY SNIDLER & ASSOCIATES, L.L.C.  
 1701 N. ALKAND  
 DALLAS, TX 75201  
 972.441.2200

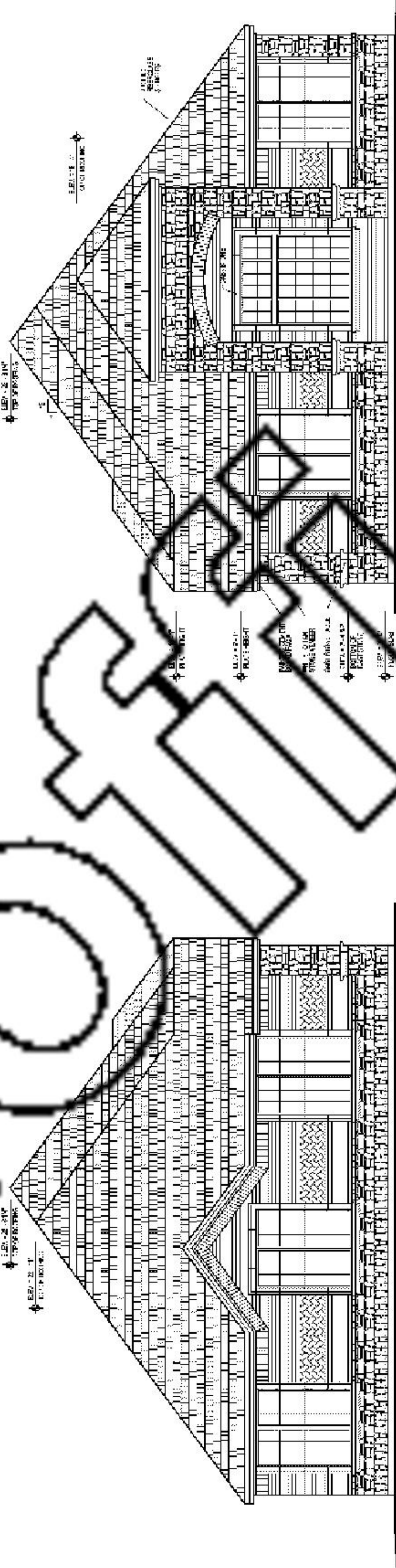


ISSUE: REVISION 1  
 02-11-20

SHEET: A2  
 ELEVATIONS

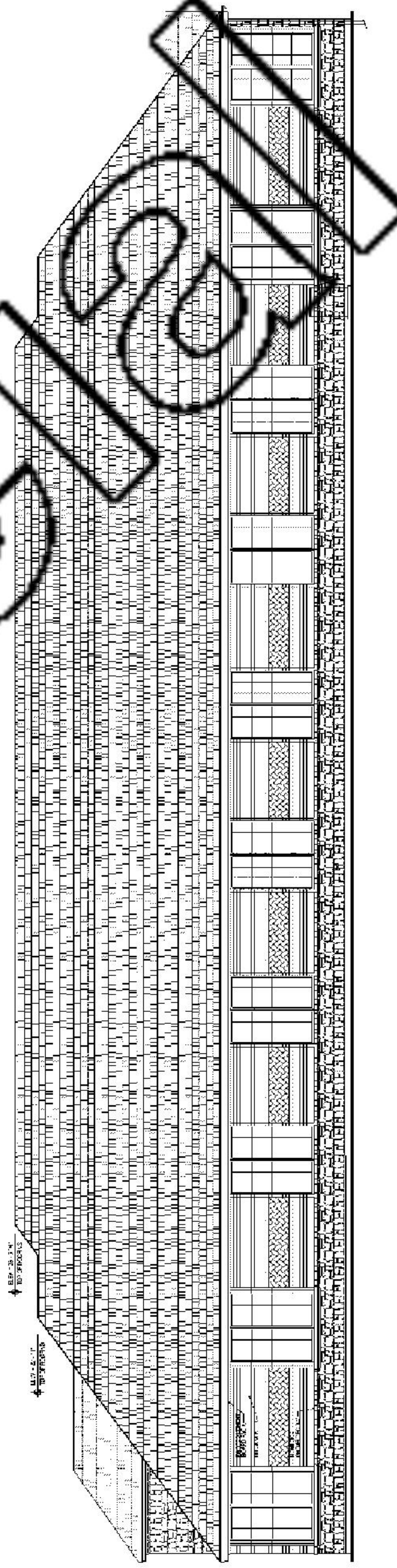


01 East Elevation - Building 14



03 North Elevation - Building 14

02 South Elevation - Building 14



04 West Elevation - Building 14

Unofficial



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
12/02/2020 01:59:31 PM  
\$70.00 AHASIK  
20201202002159000

*Stacey Kemp*