

CONDOMINIUM RECORDS

ADDENDUM I

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5335

18.00 DEED
0 12/02/81

SPRINGTREE CROSSING JOINT VENTURE

DECLARATION AND MASTER DEED

FOR

SPRINGTREE CROSSING CONDOMINIUMS

DATED: August 26, 1980

NOTICE - SECTION 8.01(c) OF THIS INSTRUMENT IS SUBJECT TO ARBITRATION UNDER THE TEXAS GENERAL ARBITRATION ACT, ARTICLES 224 THROUGH 238-b, TEXAS REVISED CIVIL STATUTES ANNOTATED, AS AMENDED.

Unofficial Copy

FIRST AMENDMENT TO DECLARATION AND MASTER DEED
FOR
SPRINGTREE CROSSING CONDOMINIUMS

THIS FIRST AMENDMENT TO DECLARATION AND MASTER DEED made this 25th day of November, 1981, by SPRINGTREE CROSSING JOINT VENTURE, a Texas joint venture composed of (i) Raleigh Blakely, an individual resident of Dallas Texas, (ii) Robert Walker, an individual resident of Dallas Texas, and (iii) The DM Venture I, a joint venture composed of Diman Development Corporation, and Diman Corporation, both Texas corporations, ("Developer");

W I T N E S S E T H :

WHEREAS, Developer has heretofore executed a certain Declaration and Master Deed for Springtree Crossing Condominiums, dated August 26, 1980 (the "Condominium Declaration"), and recorded in Volume 80176 at Page 0328 of the Condominium Records of Dallas County, Texas, pursuant to the terms of which, among other things, Developer established a condominium project (the "Project") upon approximately 5.913 acres of land (the "Land") situated in Dallas County, Texas, and being more particularly described in the Condominium Declaration, and

WHEREAS, Section 8.06 of the Condominium Declaration provides, in part, that Developer may, without the consent of other Owners, amend the Condominium Declaration as required by the Federal National Mortgage Association ("FNMA"); and

WHEREAS, FNMA requires that Developer amend (i) the original cover page (the "Original Cover Page") of the Condominium Declaration and (ii) certain provisions of Section 8.06 of the Condominium Declaration.

NOW, THEREFORE, Developer does hereby, upon the recording hereof: (i) delete the provisions of the Original Cover Page and (ii) amend the Condominium Declaration by (a) substituting in lieu thereof the cover page marked Addendum I, attached hereto and made a part hereof for all purposes and (b) adding to Section 8.06 of the Condominium Declaration the following:

"Subject to the provisions of Section 5.09 hereof, the consent of Owners of Condominiums to which at least sixty-seven percent (67%) of the votes in the Association are allocated and the approval of Mortgagees holding Mortgages on Condominiums to which at least fifty-one percent (51%) of the votes of Condominiums subject to a Mortgage appertain shall be required to add or amend any material provisions of the Declaration or the Bylaws or Articles of Incorporation of the Association which establish, provide for, govern or regulate any of the following:

- (i) Voting;
- (ii) Assessments, assessment liens or subordination of such liens;
- (iii) Reserves for maintenance, repair and replacement of the Common Elements;
- (iv) Insurance or fidelity bonds;
- (v) Rights to use of the Common Elements;
- (vi) Responsibility for maintenance and repair of the several portions of the Project;
- (vii) Expansion or contraction of the Project or the addition, annexation or withdrawal of property to or from the Project;
- (viii) Boundaries of any Apartment;
- (ix) The interests in the General or Limited Common Elements;
- (x) Convertibility of Condominiums into Common Elements or of Common Elements into Condominiums;
- (xi) Leasing of Condominiums;
- (xii) Imposition of any right of first refusal or similar restriction on the right of an Owner to sell, transfer, or otherwise convey his or her Condominium; or
- (xiii) Establishment of self-management by the Association."

As amended hereby, the Condominium Declaration shall continue in full force and effect in accordance with its terms and provisions.

VIII PAGE

81233 2310

IN WITNESS WHEREOF, the undersigned have executed this instrument as of the day and year first above written.

SPRINGTREE CROSSING JOINT VENTURE

BY: THE DM VENTURE I, Venturer

BY: DIMAN DEVELOPMENT CORPORATION

By Don Mann
President

BY: DIMAN CORPORATION

By Don Mann
President

BY: Raleigh Blakely
RALEIGH BLAKELY, Venturer

By: Robert Walker
ROBERT WALKER, Venturer

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Raleigh Blakely, Venturer of Springtree Crossing Joint Venture, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of Springtree Crossing Joint Venture for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 25th day of November, 1981.

Linda Donawick
Notary Public in and for
Dallas County, Texas

My Commission Expires:
4-12-85

81233 2311

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Robert Walker, Venturer of Springtree Crossing Joint Venture and The DM Venture I, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of Springtree Crossing Joint Venture, for the purposes and consideration therein expressed, and in the capacity therein stated.

25th GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the day of September, 1981.

Linda Donawick
Notary Public in and for
Dallas County, Texas

My Commission Expires:
4-12-85

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public, in and for said County and State, on this day personally appeared Don Mann, President of Diman Development Corporation, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said DIMAN DEVELOPMENT CORPORATION, Springtree Crossing Joint Venture and The DM Venture I, and that he executed the same as the act of such corporation and joint ventures for the purposes and consideration therein expressed, and in the capacity therein stated.

30th GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the day of November, 1981.

Linda J. White
Notary Public in and for
Dallas County, Texas

My Commission Expires:
5/17/84

RECORDED 10/11/81
INDEXED 10/11/81
DALLAS COUNTY CLERK
1000 FARM BLDG
DALLAS, TEXAS 75201

V01 160
81233 2312

THE STATE OF TEXAS §
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COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public, in and for said County and State, on this day personally appeared Don Mann, President of Diman Corporation, a Texas corporation, Venturer of Springtree Crossing Joint Venture and The DM Venture I, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said DIMAN CORPORATION, Springtree Crossing Joint Venture and The DM Venture I, and that he executed the same as the act of such corporation and joint ventures for the purposes and consideration therein expressed, and in the capacity therein stated.

30th day of November, 1981. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the



Linda [Signature]
Notary Public in and for
Dallas County, Texas

My Commission Expires:
5/17/84

Unofficial Copy

YDI PAGE
81233 2813

FIRST LAND TITLE COMPANY
UNITED FINANCIAL MORTGAGE CORP BLDG
SUITE #102
421 E AIRPORT FREEWAY
IRVING, TEXAS 75062

Unofficial Copy

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

DEC 2 1981



R.E. Murdoch

COUNTY CLERK, Dallas County, Texas

VOL. PAGE
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COUNTY CLERK
DALLAS COUNTY

R.E. Murdoch

FILED