



**SECOND AMENDMENT  
TO THE CONDOMINIUM DECLARATION FOR  
3000 KELLER SPRINGS OFFICE CONDOMINIUMS**

THIS SECOND AMENDMENT TO THE CONDOMINIUM DECLARATION FOR 3000 KELLER SPRINGS OFFICE CONDOMINIUMS (this "Second Amendment") is executed effective as of the date set forth below by 3000 Keller Springs, Ltd., a Texas limited partnership ("Declarant").

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property located in the City of Carrollton, Dallas County, Texas, and more particularly described on **Exhibit A** attached hereto and made a part hereof (the "Property").

WHEREAS, Declarant has previously, on July 26, 2005, executed that certain Condominium Declaration for 3000 Keller Springs Office Condominiums, said Condominium Declaration recorded in Volume 2005146, Page 5104 of the Condominium Records of Dallas County, Texas (as amended by First Amendment to the Condominium Declaration for 3000 Keller Springs Office Condominium, dated March 31, 2006, executed by Declarant and recorded under Clerk's File No. 20600123247, Official Public Records, Dallas County, Texas, the "Declaration").

WHEREAS, Declarant desires, pursuant to Section 4.6 of the Declaration, to again amend the Declaration as hereinafter provided.

NOW THEREFORE, Declarant hereby amends the Declaration as follows:

1. Section 7.2 of the Declaration is hereby amended by the deletion therefrom of the fourth (4<sup>th</sup>) sentence in its entirety, and, in substitution therefore, the following sentence added:

Any Assessment not paid within five (5) days of the date due shall bear interest at the Past Due Rate, be subject to a late charge in an amount determined by the Association, and shall be recoverable by the Association, together with interest and a late charge as aforesaid and all costs and expenses of collection, including reasonable attorneys' fees, by suit in a court of competent jurisdiction sitting in the County.

2. Exhibit "C" attached to the Declaration is hereby amended by the deletion therefrom of Exhibit "C" attached thereto, and, in substitution therefore, Exhibit "C" attached to this Second Amendment added.

3. The Declaration and the provisions thereof are hereby amended wherever necessary in order to give effect to the amendments to the Declaration set forth in this Second Amendment.

4. The remaining portions of the Declaration shall remain in full force and effect and are not in any way amended, modified, or otherwise affected by this Second Amendment.

IN WITNESS WHEREOF, the undersigned, being Declarant herein, has set its hand this  
\_\_\_\_ day of \_\_\_\_\_, 2006.

DECLARANT:

3000 KELLER SPRINGS, LTD., a Texas limited partnership

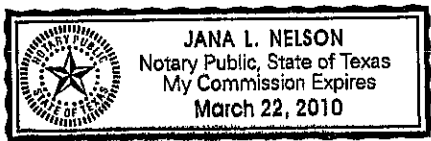
By: Lennox Investments, Inc., a Texas corporation, its general partner

By: [Signature]  
David D. Blaylock, Vice President

COUNTY OF DALLAS     §  
                                  §  
STATE OF TEXAS     §

This instrument was acknowledged before me on this 23 day of August, 2006 by David D. Blaylock, Vice President of Lennox Investments, Inc., a Texas corporation, general partner of 3000 Keller Springs, Ltd., a Texas limited partnership, for and on its behalf.

[Signature]  
Notary Public, State of Texas



Jana L. Nelson  
Notary's Name (Printed)

3-22-2010  
Notary's commission expires

**EXHIBIT A**

**PROPERTY DESCRIPTION**

BEING a tract of land situated in the GEORGE SYMS SURVEY, ABSTRACT NO. 1344, Dallas County, Texas, and being part of Lot 1, Block 2 of Keller Springs/Tarpley Addition, an addition to the City of Carrollton, Texas according to the plat recorded in Volume 2000132, Page 00618 Map Records, Dallas County Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch diameter iron rod set at the intersection of the North line of Ballantrae Drive (a 100 foot Right-of-Way) and the Ease line of Tarpley Road (a 60 foot Right-of-Way)

THENCE North, 325.78 feet with the said East line of Tarpley Road to a 1/2 inch diameter iron rod set in the Southwest line of Keller Springs Road (a 120 foot Right-of-Way);

THENCE South 37 degrees 09 Minutes 07 seconds East, 19.77 feet, with the said Southwest line of Keller Springs Road, to a 1/2 inch diameter iron rod set at the beginning of a curve to the left having a central angle 23 degrees 18 minutes 37 seconds, a radius of 1060.00 feet and a chord bearing South 48 degrees 48 minutes 26 seconds East, 428.28 feet;

THENCE with said curve in a Southeasterly direction and with the said Southwest line of Keller Springs Road, an arc distance of 431.25 feet to a 1/2 inch diameter iron rod set at the end of said curve, said iron rod also being at the beginning of a curve to the right having a central angle of 96 degrees 48 minutes 29 seconds, a radius of 25.00 feet and a chord bearing South 41 degrees 36 minutes 38 seconds West, 37.39 feet;

THENCE with said curve in a Southwesterly direction, an arc distance of 42.24 feet to a 1/2 inch diameter iron rod set at the end of said curve, said iron rod also being in the said North line of Ballantrae Drive;

THENCE West, 309.39 feet, with the said North line of Ballantrae Drive, to the PLACE OF BEGINNING and containing 51,876 square feet (1.1909 acres) of land, more or less.

**EXHIBIT "C"**

**Allocated Interests**

<u>Unit Number</u>	<u>Square Feet</u>	<u>Allocated Interests</u>
406	1262	10.59%
400	1129	9.47%
300	1236	10.37%
102	951	7.98%
100	1109	9.31%
200	1303	10.93%
202	1303	10.93%
302	1238	10.39%
402	1139	9.56%
404	1248	10.47%
Totals 10 Units	11,918 square feet	100.00% of Allocated Interests

**FILED AND RECORDED**



OFFICIAL PUBLIC RECORDS

*Cynthia Figueroa Calhoun*

Cynthia Figueroa Calhoun, County Clerk  
Dallas County TEXAS

August 24, 2006 10:55:18 AM

FEE: \$28.00

200600312885