

SUPPLEMENTARY DECLARATION NO. 15

LAS COLINAS AREA XV
DALLAS COUNTY, TEXAS

DEED RECORD

This Supplementary Declaration, made this 1st day of
February, 1980, by LAS COLINAS CORPORATION,
hereinafter called Declarant,

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25.00 DEED
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WITNESSETH:

WHEREAS, Declarant executed a Declaration (the Declaration)
on the 22nd day of August, 1973, applicable to certain real property
described in Exhibit "A" thereto and located in or adjacent to the City
of Irving, County of Dallas, State of Texas; and

WHEREAS, the Declaration was filed of record in Volume
73166, Page 1001 of the Deed Records of Dallas County, Texas, and
corrected by Correction to Declaration, and recorded in Volume 77154,
Page 1096 of the Deed Records of Dallas County, Texas, and a Second
Correction to Declaration filed of record in Volume 79122, Page 0749 of
the Deed Records of Dallas County, Texas; and

WHEREAS, additional real property has previously been
added to the scheme of the Declaration by Supplementary Declarations
duly recorded in the Deed Records of Dallas County, Texas; and

WHEREAS, Article V of the Declaration (entitled Protective
Covenants), as originally written and as modified by said previous
Supplementary Declarations is applicable only to the real property de-
scribed in said Exhibit "A" to the Declaration and in Exhibits to said
previous Supplementary Declarations and not to additional real property
which may be added to the scheme of the Declaration by subsequent
supplementary declaration; and

WHEREAS, Article I, Section 3 of the Declaration permits
the addition of additional property to the scheme thereof by filing a
supplementary declaration of record, which supplementary declaration
may modify Article V of the Declaration as it pertains to such additional
property; and

WHEREAS, Declarant desires to so add additional property, located within the boundaries of the property described in Exhibit "B" to the Declaration, to the scheme of the Declaration and to so modify Article V of the Declaration as it pertains to said additional property;

NOW THEREFORE, Las Colinas Corporation, Declarant, hereby declares as follows:

1. That the real property described in Exhibit "A-15" attached hereto and incorporated herein by reference for all purposes (designated as Area XV for purposes of this Supplementary Declaration) is and shall be subject to the scheme of the Declaration, and is and shall be held, transferred, sold, conveyed, used, and occupied subject to covenants, restrictions, easements, charges, and liens set forth in the Declaration (the Declaration being incorporated herein by reference for all purposes as modified herein).
2. That Article V of the Declaration is hereby modified by the addition hereto of the following Section 15, which shall be applicable only to Area XV.

Section 15. Covenants Applicable to Area XV. The following provisions shall be applicable to any and all construction, improvement, alteration, addition, or use of, in, or to Area XV of The Properties:

a. Use Limitations. Sites in Area XV may be used for single family residential dwellings.

(1) No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single family dwelling and a private garage for not more than four (4) cars, except that Lots 12, 13, and 14 in Block 1 may be used by Declarant for Sales Office and Parking.

(2) The floor area of the main structure, exclusive of one story open porches and garages, shall be as follows:

(a) On Lots 1 through 12 in Block 1, Lots 1 through 11 in Block 7, not less than 3300 square feet for one story

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dwellings and 3700 square feet for 1 1/2 and two story dwellings.

(b) On Lots 5 through 9 in Block 3, Lots 2 through 25 in Block 4, and Lots 5 through 15 in Block 5, not less than 2700 square feet for one story dwellings and 3000 square feet for 1 1/2 and two story dwellings.

(c) On all other Lots in this Area and subject to this Supplementary Declaration, not less than 3000 square feet for one story dwellings and 3300 square feet for 1 1/2 and two story dwellings.

(3) No residential structure shall be erected or placed on any building plot, which plot has a minimum lot width less than that shown on the recorded plat. No dwelling may be occupied until the Las Colinas Association Architectural Control Committee has issued a "certificate of occupancy".

(4) No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance, dangerous or a nuisance to the neighborhood.

(5) No structure of a temporary character, recreational vehicle, mobile home, trailer, boat trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

(6) No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, or a sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sale period.

(7) No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes.

(8) No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste. All garbage and

trash shall be kept in sanitary containers fully enclosed by a walled structure.

(9) No truck, trailer, mobile home, or vehicle other than passenger automobile, shall be permitted to park on the streets, in the driveways, or on any lot over night.

(10) No motor boat, boat, trailer, recreational vehicle, mobile home, or other similar vehicle may be maintained, stored, or kept on a lot unless housed completely within an enclosed and roofed structure approved by the Las Colinas Association's Architectural Control Committee.

(11) No clothesline may be maintained on any lot.

(12) No antenna or tower shall be erected on any lot for any purpose, nor shall any antenna or tower be affixed to the outside of any dwelling on any lot without the prior written consent of the Architectural Control Committee.

(13) No manufacturing, trade, business, commerce, industry, profession, or other occupation whatsoever will be conducted or carried on upon any lot or any part thereof, or in any building or other structure erected thereon.

(14) The use of any carport, driveway, private or public street, or parking area that may be in front of, adjacent to, or part of any lot as a habitual parking place for trucks, trailers, mobile homes, recreational vehicles, boats, or commercial vehicles is prohibited. The term "Commercial Vehicle" shall include all automobiles, trucks, and vehicular equipment, as well as station wagons, which shall bear signs or shall have printed on the sides of same reference to any commercial undertaking or enterprise.

(15) No above ground-level swimming pool may be installed on any lot, and any swimming pool shall be designed and engineered in compliance with Paragraph e.(1)iii of this Section 15.

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b. Minimum Set Back Lines. No structure of any kind and no part thereof shall be placed within these set back lines:

- (1) 25 feet from any public or private street right-of-way.
- (2) 25 feet from any public or private side street right-of-way.
- (3) 25 feet from any rear property line.
- (4) 8 feet from any interior side lot lines, except that if one Owner owns two or more adjacent lots and desires to construct one residence on such lots, construction of which residence would violate the interior side lot set back lines provided herein, the Declarant may waive, in writing, said interior side lot lines as to such residence, and such lots shall be considered to be one lot for the purpose of determining the set back lines and other restrictions applicable to such lots and such residence.

The following improvements are expressly EXCLUDED from these set back restrictions:

- i. Structures below and covered by the ground.
- ii. Steps, walks, patios, swimming pools, driveways, and curbing.
- iii. Planters, walls, fences or hedges, not to exceed 9 feet in height.
- iv. Landscaping.
- v. Any other improvements approved in writing by Declarant. Roofed structures, other than the following, may in no event be approved:
 1. guard houses
 2. gate houses
 3. swimming pool equipment houses and cabanas
 4. greenhouses

c. Garages and Parking.

- (1) The interior walls of all garages must be finished (tape, bed, and paint as a minimum) like other rooms in the building. No garage entry may face any street except as approved by the Architectural Control Committee.
- (2) No garage shall be permitted to be enclosed for living or used for purposes other than storage of automobiles and related normal uses.

d. Landscaping, Walls, and Fences.

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- (1) No fence, wall, hedge, or shrub planting which obstructs

sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain in any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street lines extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at a sufficient height to prevent obstruction of such sight lines.

(2) No structure, wall, fence, or hedge over 4 feet in height shall be constructed, erected, placed, planted, set out, maintained, or permitted upon any lot outside the front building line on any lot or any side street building line or within 25 feet of the rear lot line of any lot facing on the golf course, except as approved by the Architectural Control Committee. However, all rear, or side, entry garages, driveways, or automobile aprons constructed on any lot facing and in line of sight from the golf course shall have a sight screen which is architecturally consistent with the design of the house proper. This may include walls, fences, landscaping, or hedges, approved by the Architectural Control Committee, which will insure the screening of garage doors, garage contents, or parked automobiles.

(3) The owners of the lots shall be responsible for the maintenance of parkways located between their lot lines and the streets on which said lots face. The owners thereof shall likewise maintain the exterior of all structures on their lot and their yards, hedges, plants, and shrubs in a neat and trim condition at all times.

e. Construction Standards. The main structure on all lots shall meet with the following requirements (except as modified by

the Las Colinas Association's Architectural Control Committee):

(1) The foundation system shall be designed by a Registered Professional Engineer based on recommendations given in a soils report prepared by a soils engineering firm. The soils investigation and analysis, and the design of the foundation system, shall be made by registered professional engineers.

In all circumstances, no less than the following requirements shall be met:

- i. Any pier and beam foundation system shall be designed utilizing the information provided in the soils report. All soils reports shall include recommendations for type, size, and depth of pier, number and size of reinforcing steel within the piers, and method and extent of isolation of foundation beams from adjacent soil.
 - ii. Slab-on-grade foundation system may only be utilized for the garage floor, and have no structural supports to main living structure or roof, and be "floating" free of all pier and beam construction.
 - iii. Any swimming pool shall be designed utilizing the recommendations given by the soils engineer with surface and subsurface drainage provided.
- (2) No roof shall have composition type shingles.
- (3) The exposed exterior wall area, exclusive of door, window, and covered porch area, shall be at least 75% masonry, masonry veneer, or other low maintenance material approved by the Architectural Control Committee.
- (4) Complete guttering must be installed on all houses with downspouts carried to an outfall well away from the foundation.
- (5) Garages, tool sheds, and all other outbuildings are to be given the same architectural treatment and be constructed of the same materials as the main structure.
- (6) No exterior alterations of any existing building may be permitted without the prior approval of the Las Colinas Association's Architectural Control Committee. No additional windows, platforms, etc. which may invade the privacy of adjacent dwellings are permitted.

(7) Any and all lines or wires for communication or for transmission of current outside of the building, shall be constructed, placed and maintained underground.

(8) It shall be the responsibility of the owner to install, in conjunction with the construction of any dwelling, and at the owner's sole expense, a conduit separate from other conduits, and for the sole purpose of permitting the connection of Las Colinas Association Communications System to an individual dwelling, building or other permanent facility. The termination points of the conduit, the conduit size and type, the type of pullwire or rope to be installed with the conduit and the physical routing and depth of the conduit shall be in accordance with plans and specifications approved in writing by the Architectural Control Committee of the Las Colinas Association.

(9) No exterior light shall be installed or maintained on any lot which light is found to be objectionable by the Las Colinas Association's Architectural Control Committee. Upon being given notice by the Association that any exterior light is objectionable, the owner of the lot on which same is located will immediately remove said light or have shielded in such a way that it is no longer objectionable.

(10) Mailboxes shall be of a design and located as approved by the Architectural Control Committee.

(11) Each dwelling shall contain a trash compactor and a water flushing garbage grinder disposal.

(12) Once commenced, construction shall be diligently pursued to the end that it may not be left in a partly finished condition any longer than reasonably necessary.

f. Administrative and General.

(1) If any paragraph, section, sentence, clause, or phrase of this Declaration shall be or become illegal, null, or void for any reason, or shall be held by any court of competent

jurisdiction to be illegal, null, or void, the remaining paragraphs, sections, sentences, clauses, or phrases of this Declaration shall continue in full force and effect and shall not be affected thereby.

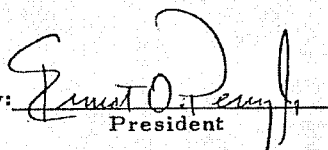
- (2) In the event of a violation or breach of any of these restrictions by any person or concern, Declarant and/or the Association, through their duly designated representatives, and the owners of the lots, or any of them, jointly or severally, shall have the right to immediately proceed at law or in equity to compel compliance with the terms hereof or to prevent the violation or breach of any of them. In addition to the foregoing right, Declarant, and/or the Association, through their duly designated representatives, shall have the right, whenever there shall have been built on any lot any structure which is in violation of these restrictions, to enter upon the lot where such violation exists and summarily abate or remove the same at the expense of the owner, and such entry and abatement shall not be considered a trespass.
3. The Declaration, except as expressly modified herein, remains in full force and effect and is hereby ratified and confirmed.

EXECUTED as of the day and year first written above.

ATTEST:

LAS COLINAS CORPORATION


1957. Secretary

By: 
President

THE STATE OF TEXAS |
COUNTY OF DALLAS |

BEFORE ME, the undersigned authority, in and for said county and state, on this day personally appeared Ernest D. Perry, Jr., 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 LAS COLINAS CORPORATION, a Texas corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 1st day of February, 1980.

Michelle Mackie
Notary Public in and for Dallas County, Texas

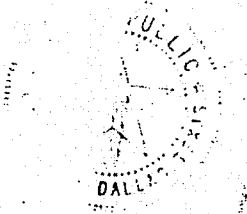


EXHIBIT A-15
TO
SUPPLEMENTARY DECLARATION NO. 15
LAS COLINAS AREA XV
DALLAS COUNTY, TEXAS

Being a tract of land situated in the City of Irving, County of Dallas, State of Texas; out of the Samuel P. Bird Survey, Abstract No. 176, the G. W. Clark Survey, Abstract No. 371, and the Simon Fisher Survey, Abstract No. 471, said tract being more particularly described as follows:

COMMENCING at the intersection of the South right-of-way line of Northgate Drive (100 feet R. O. W.) and the West right-of-way line of MacArthur Boulevard (100 feet R. O. W.);

THENCE N 00°09'20" E 100 feet;

THENCE N 89°58'40" W 44.75 feet to the POINT OF BEGINNING;

THENCE N 45°09'20" E 63.29 feet;

THENCE Northerly along a curve to the left; said curve having a radius of 964.98 feet and an internal angle of 25°00'00", for a distance of 421.05 feet;

THENCE N 24°50'40" W 420.01 feet;

THENCE Northerly along a curve to the right; said curve having a radius of 1063.99 feet and an internal angle of 17°52'00", for a distance of 331.79 feet;

THENCE S 85°30'57" W 636.60 feet;

THENCE S 70°06'00" W 875.72 feet;

THENCE N 35°24'01" W 248.64 feet;

THENCE Northerly along a curve to the right; said curve having a radius of 420.00 feet and an internal angle of 07°30'11", for a distance of 55.00 feet;

THENCE S 45°26'40" W 62.28 feet;

THENCE Southerly along curve to the left; said curve having a radius of 480.08 feet and an internal angle of 05°22'17", for a distance of 45.01 feet;

THENCE S 35°24'01" E 285.25 feet;

THENCE S 27°12'02" W 444.58 feet;

THENCE S 55°45'00" E 354.00 feet;

THENCE S 10°45'00" E 241.27 feet;

THENCE S 76°09'24" W 254.34 feet;

THENCE S 11°48'09" E 155.99 feet;

THENCE Westerly along a curve to the right; said curve having a radius of 1206.02 feet and an internal angle of 06°18'39", for a distance of 132.83 feet;

THENCE S 84°30'30" W 74.47 feet;

THENCE S 05°29'30" E 60.00 feet;

THENCE S 04°03'24" W 235.57 feet;

THENCE S 04°20'53" E 138.14 feet;

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THENCE N 84°34'30" E 477.18 feet;

THENCE Easterly along a curve to the left; said curve having a radius of 529.40 feet and an internal angle of 11°08'25", for a distance of 102.04 feet;

THENCE S 13°50'16" E, 125.12 feet;

THENCE S 15°00'11" E, 50.01 feet;

THENCE S 15°58'12" E, 135.00 feet;

THENCE Northeasterly along a curve to the left; said curve having a radius of 839.43 feet and an internal angle of 32°27'18", for a distance of 475.49 feet;

THENCE N 41°34'30" E 758.00 feet;

THENCE Easterly along a curve to the right; said curve having a radius of 545.44 feet and an internal angle of 48°26'50", for a distance of 461.20 feet;

THENCE S 89°58'40" E 119.55 feet to the POINT OF BEGINNING;

CONTAINING 64.89 acres of land.

RETURN TO:
LAS COLINAS CORP.
4950 N. O'CONNOR
IRVING, TX. 75062

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COUNTY CLERK, Dallas County, Texas

L. E. Maddox



FEB 20 1980

COUNTY OF DALLAS
STATE OF TEXAS
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.

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[Handwritten initials]