

**FIRST AMENDMENT  
TO  
SUPPLEMENTARY DECLARATION NO. 103  
LAS COLINAS AREA CIII  
DALLAS COUNTY, TEXAS**

**STATE OF TEXAS           §  
  § KNOW ALL MEN BY THESE PRESENTS;  
COUNTY OF DALLAS    §**

This First Amendment to Supplementary Declaration No. 103, Las Colinas Area CIII, is made this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by The Las Colinas Association, a Texas non-profit corporation, hereinafter called the “Association.”

**R E C I T A L S:**

A. The Las Colinas Corporation (“LCC”), a Texas corporation, executed a Declaration [for] Las Colinas Area I (as corrected and supplemented, the “Declaration”), on the 22<sup>nd</sup> 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

B. The Declaration was filed of record in Volume 73166, Page 1001 *et seq.* of the Deed Records of Dallas County, Texas; a Correction to Declaration was filed of record in Volume 77154, Page 1096 *et seq.* of the Deed Records of Dallas Country, Texas; a Second Correction to Declaration was filed of Record in Volume 79122, Page 0749 *et seq.* of the Deed Records of Dallas County, Texas; and a Third Correction to Declaration was recorded in Volume 82071, Page 3244 *et seq.* of the Deed Records of Dallas County, Texas (such Declaration as so corrected being referred to as the “Declaration”).

C. LAS COLINAS AREA CIII (“Area CIII”), those certain 5.68 acre tracts, were added to Las Colinas pursuant to Supplementary Declaration No. 103, Las Colinas Area CIII, recorded in Volume 200009, Page 05807 *et seq.*, of the Deed Records of Dallas County, Texas,

and are described more particularly in Exhibit “A” of Supplementary Declaration No. 103 (the “Original Supplement”).

D. DLC Hotel Owner LLC – dba The Ritz-Carlton Dallas, LC is the owner of property within Area CIII as described in Exhibit “A” hereto and has requested an amendment to Supplementary Declaration No. 103 to permit the development of multifamily condominium residential dwellings and related facilities as a component of another permitted use as provided herein.

E. Section 215.008(d) of the Texas Property Code provides that the declaration and any supplementary declaration, including amendments, modifications, or corrections, may be amended by a simple majority of the eligible votes being cast in favor of the amendment.

F. More than fifty percent (50%) of the eligible votes of the membership were cast to approve the following amendment of Article V, Section 103 of the Declaration, after due and proper notice, at a Special Meeting of the Association held on \_\_\_\_\_, 2025.

NOW THEREFORE, the Declaration, as supplemented by the Original Supplement and as amended by this First Amendment to Supplementary Declaration No. 103, Las Colinas Area CIII is hereby amended as follows:

1. That Article V, Section 103, Subsection (a) of the Declaration is hereby amended to supplant the current language, which states:

- a. Use Limitations. Sites in Area CIII may be used for at grade surface parking, structured parking, full service hotels, conference centers, sports and health facilities, offices, private clubs and related retail sales, restaurants, general retail use and single family detached or single family attached residential dwellings; provided, however, that (i) until the sixth anniversary of the date of this

Supplementary Declaration, the uses of sites in area CIII shall be limited and restricted to the uses set forth and permitted in paragraph 2.1 (styled “Grandfather Clause”) of this Supplementary Declaration and to single family detached or single family attached residential dwelling use and (ii) any single family detached or single family attached residential dwelling use must comply with the provisions of the attached Exhibit B-103. The following uses of sites in Area CIII are not permitted:

- (1) Warehouses and manufacturing.
- (2) Multifamily residential dwellings.
- (3) Any use which involves a noxious odor or any excessive noise level which constitutes a nuisance.
- (4) Any use contrary to law.
- (5) Any use which violates any part of this Section 103.
- (6) Any use which involves the raising, breeding, or keeping of any animals or poultry for commercial purposes.

**with the following:**

- a. Use Limitations. Sites in Area CIII may be used for at grade surface parking, structured parking, full service hotels, conference centers, sports and health facilities, offices, private clubs and related retail sales, restaurants, general retail use and single family detached or single family attached residential dwellings; provided, however, that (i) until the sixth anniversary of the date of this Supplementary Declaration, the uses of sites in area CIII shall be limited and restricted to the uses set forth and permitted

in paragraph 2.1 (styled “Grandfather Clause”) of this Supplementary Declaration and to single family detached or single family attached residential dwelling use and (ii) any single family detached or single family attached residential dwelling use must comply with the provisions of the attached Exhibit B-103. In addition to the foregoing uses, sites in Area CIII may be used for multifamily condominium residential dwellings and related facilities. The following uses of sites in Area CIII are not permitted:

- (1) Warehouses and manufacturing.
- (2) Any use which involves a noxious odor or any excessive noise level which constitutes a nuisance.
- (3) Any use contrary to law.
- (4) Any use which violates any part of this Section 103.
- (5) Any use which involves the raising, breeding, or keeping of any animals or poultry for commercial purposes.

2. The recitals set forth above are hereby adopted by reference and declared to be true and correct.

3. The Supplementary Declaration No. 103, Las Colinas Area CIII, except as expressly amended by this First Amendment to the Supplementary Declaration No. 103, Las Colinas Area CIII hereby remains in full force and effect and is hereby ratified and confirmed.

EXECUTED as of the day and year first above written.

**THE LAS COLINAS ASSOCIATION,**  
a Texas non-profit corporation

By: \_\_\_\_\_  
J. Hammond Perot, President & CEO

THE STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2025, by J. Hammond Perot, President & CEO of The Las Colinas Association, a Texas non-profit corporation, on behalf of such corporation.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires:

\_\_\_\_\_

EXHIBIT "A"

Being an approximately 5.68 acre tract of land situated in the G.W. Clark Survey, Abstract No. 371 in the City of Irving, Dallas County, Texas, said tract of land being more particularly described by Las Colinas Acreage 1 Sheet 4A, TR 2.3, LC Tract 6-2, DCAD 60115500010020300

