

**FIRST AMENDMENT
TO
SUPPLEMENTARY DECLARATION NO. 164
LAS COLINAS AREA CLXIV
DALLAS COUNTY, TEXAS**

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

This First Amendment to Supplementary Declaration No. 164, Las Colinas Area CLXIV, is made this _____ day of _____, 2026, 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 22nd 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 County, 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 CLXIV (“Area CLXIV”), those certain 10.95 acre tracts, were added to Las Colinas pursuant to Supplementary Declaration No. 164, Las Colinas Area CLXIV, recorded in Volume 20080309936, 15 Pages *et seq.*, of the Deed Records of Dallas

County, Texas, and are described more particularly in Exhibit "A" of Supplementary Declaration No. 164 (the "Original Supplement").

D. 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.

E. More than fifty percent (50%) of the eligible votes of the membership were cast to approve the following amendment of Article V, Section 164 of the Declaration, after due and proper notice, at the Annual Meeting of the Association held on _____, 2026.

NOW THEREFORE, the Declaration, as supplemented by the Original Supplement and as amended by this First Amendment to Supplementary Declaration No. 164, Las Colinas Area CLXIV is hereby amended as follows:

1. That Article V, Section 164, Subsection (d) of the Declaration is hereby amended to supplant the current language, which states:

d. LANDSCAPING, WALLS, and FENCES: ...The front, side and rear yards must be irrigated by a programmable irrigation system and sodded with grass...
with the following: ...The front, side and rear yards must be irrigated by a programmable irrigation system and the areas in front of, and outside of fences and gates sodded with grass...

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

3. The Supplementary Declaration No. 164, Las Colinas Area CLXIV, except as expressly amended by this First Amendment to the Supplementary Declaration No. 164, Las Colinas Area CLXIV 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 _____, 2026, 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 a tract of land situated in the City of Irving, Dallas County, Texas and being all of Lots 1-21, Block A and Lots 1-13 Block B, of the Lakes of Las Colinas, Phase 1, Tract A Addition, an Addition to the City of Irving according to the Plat thereof recorded in County Clerk's Instrument No. 200503641265 and County Clerk's Instrument 20070268804 of the Official Public Records of Dallas County, Texas and being a portion of a 4.34 acre tract to Dallas County Municipal Utility District No. 1 (now known as Dallas County Utility & Reclamation District) as recorded in Volume 75092, Page 0138 of the Deed Records of Dallas County, Texas.

DRAFT