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AFTER RECORDING, RETURN TO:
Parkview Lane Townhome Owners Association, Inc.
c/o Essex Association Management, L.P.
1512 Crescent Drive, Suite 112
Carrollton, Texas 75006

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PARKVIEW TOWNHOMES HOMEOWNERS ASSOCIATION, INC (NOW KNOWN AS THE PARKVIEW LANE TOWNHOME OWNERS ASSOCIATION, INC.) ALLEN, TEXAS

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PARKVIEW TOWNHOMES HOMEOWNERS ASSOCIATION, INC. (*now known as Parkview Lane Townhome Owners Association, Inc.*) (this "Amendment") is made and entered by Megatel Parkview Allen 91, LLC, a Texas limited liability company ("Declarant"/"Owner").

PRELIMINARY STATEMENTS

WHEREAS, Declarant executed that certain Declaration of Covenants, Conditions and Restrictions for The Parkview Townhomes Homeowners Association, Inc. dated July 14, 2016 and recorded in Document Number 20160804001015110 of the Official Public Records of Collin County, Texas, reference to which record is here made for all purposes (the "Declaration").

WHEREAS, on or about May 5, 2017, the Association filed a Certificate of Formation of the Association to establish a non-profit corporation;

WHEREAS, in accordance with the terms of the Declaration, including, without limitation, Section 16.4 and Section B.3.4 of Appendix B of the Declaration thereof, the Declarant, which still owns a portion of the Property subject to the Declaration, has the right at any time and from time-to-time without the joinder or consent of any other party, to unilaterally amend the Declaration by any instrument in writing duly signed, acknowledged, and filed for record in Collin County, Texas.

WHEREAS, Declarant hereby desires to amend and modify the Declaration as hereinafter provided by this Amendment, which shall run with the land and title subject to the Declaration, as amended by this Amendment, and shall be binding on all persons having any right, title or interest in all or any portion of the real property now or hereafter made subject to

the Declaration, as amended by this Amendment, and their respective heirs, legal representatives, successors-in-title and assigns.

NOW, THEREFORE, Declarant does hereby adopt this Amendment as follows:

1. Definitions. Unless otherwise defined in this Amendment, all capitalized words or terms used herein shall be defined and have the meaning set forth in the Declaration as modified and amended hereby.

2. Amendment(s). The Declaration is hereby modified and amended in the following respects:

(a) Name Change.

(i) All references to Parkview Townhomes Homeowners Association, Inc. are hereby deleted and replaced in its entirety with Parkview Lane Townhome Owners Association, Inc., including the following:

“A. Declarant is the owner of the real property in Collin County, Texas, described on Exhibit A attached hereto (the “Property”). The Declarant has or will cause the Property to be developed as one or more Phases (as defined below) of a subdivision to be known as “Parkview Allen Townhome Owners Association, Inc.” (the “Subdivision”) being an addition to the Town of Allen, Texas (the “City”), and part of a planned community.

(ii) The definition of “Association” in Section 1.5 of the Declaration is hereby deleted and replaced in its entirety with the following:

“Association” means the association of Owners of all Lots in the Property, initially organized as Parkview Lane Townhome Owners Association, Inc., a Texas non-profit corporation, and serving as the “Townhome Owners Association”. The failure of the Association to maintain its corporate charter from time to time does not affect the existence or legitimacy of the Association, which derives its authority from this Declaration and the Bylaws.

(iii) Any additional reference to “Parkview Townhomes Homeowners Association, Inc.” in the Declaration shall be deleted and replaced with “Parkview Lane Townhome Owners Association, Inc.”

3. No Other Effect. Except as expressly amended by this Amendment, the terms and provisions of the Declaration are not amended, modified or supplemented.

4. Severability. Invalidation of any provision of this Amendment by judgment or court order shall in no way affect any other provision of this Amendment, or the remainder of this Amendment, which shall remain in full force and effect. Furthermore, in lieu of each such illegal, invalid, or unenforceable provision, there shall be added automatically as a part of this Amendment a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable.

5. Headings. The headings contained in this Amendment are for reference purposes only and shall not in any way affect the meaning or interpretation of this Amendment.

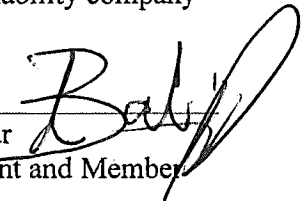
REMAINDER OF PAGE LEFT BLANK - SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the undersigned have executed this Amendment effective as of the date set forth above.

DECLARANT:

Megatel Parkview Allen 91, LLC,
a Texas limited liability company

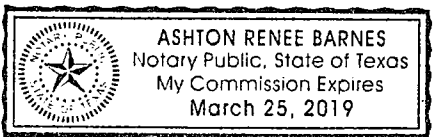
By: Megatel Holdings, LLC,
a Texas limited liability company
its Member

By: _____ 
Name: Zach Ipour
Title: Co-President and Member

STATE OF TEXAS §
 §
COUNTY OF Dallas §

BEFORE ME, the undersigned authority, on this day personally appeared Zach Ipour, the Member of Megatel Holdings, LLC, Co-President and Member of Megatel Parkview Allen 91, LLC, a Texas limited liability company, on behalf of such company, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and as the act and deed of said manager on behalf of said such entities, and in the capacity(ies) therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this 17th day of May, 2017.



[SEAL]

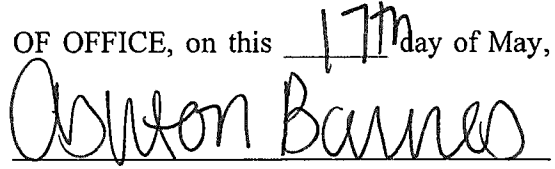

Notary Public, State of Texas

EXHIBIT "A"

Legal description subject land
REAL PROPERTY LEGAL DESCRIPTION

LEGAL DESCRIPTION
9.979 ACRES

BEING a tract of land situated in the DAVID WETSEL SURVEY, ABSTRACT NO. 977, in the City of Allen, Collin County, Texas, and being portion of that Declaration of Easements and Covenants, as recorded in Volume 4259, Page 315, Deed Records, Collin County, Texas, and being all of Lots 3RR and 4R of PARKVIEW ADDITION, LOT 2RR, LOT 3RR and LOT 4R, an Addition to the City of Allen, Collin County, Texas, according to the Plat filed of record in Volume 2016, Page 77, Map Records, Collin County, Texas, and being all of that tract of land conveyed to Megatel Parkview Allen 91, LLC, according to the document filed of record in Document Number 20160106000015450, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a point in the south line of Lot 1 of PARK VIEW ADDITION, an Addition to the City of Allen, Collin County, Texas, according to the Plat filed of record in Volume G, Page 624, Map Records, Collin County, Texas, being common with the north line of said Lot 4R, for the northwest corner of said Lot 4R, being common with the northeast corner of that tract of land described as Tract 36A-PTI conveyed to Texas Department of Transportation (TXDOT), according to the document filed of record in Document Number 98-0120534, Deed Records, Collin County, Texas, from which an "X" cut found in concrete bears South 23 degrees 14 minutes 33 seconds East, 0.43 feet;

THENCE Leaving said common corner and with said common line, the following three (3) courses and distances:

South 59 degrees 58 minutes 29 seconds East, a distance of 12.51 feet to an "X" cut found in concrete for corner;

South 60 degrees 03 minutes 01 seconds East, a distance of 68.95 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;

South 87 degrees 30 minutes 45 seconds East, a distance of 141.61 feet to a 1/2 inch iron rod with a yellow plastic cap found for the southeast corner of the above mentioned Lot 1, being common with the southwest corner of the above mentioned Lot 2RR;

THENCE South 87 degrees 27 minutes 20 seconds East, a distance of 179.09 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for the **POINT OF BEGINNING** of the tract of land described herein;

THENCE South 87 degrees 27 minutes 24 seconds East, a distance of 135.91 feet to a 1/2 inch iron rod with a yellow plastic cap found in the west line of the above mentioned Megatel Parkview Allen 91, LLC tract, being the common southeast corner of the above mentioned Lot 2RR, same being the northeast corner of said Lot 3RR;

THENCE North 02 degrees 31 minutes 25 seconds East, a distance of 27.73 feet to a 1/2 inch iron rod with a yellow plastic cap found in the east line of said Lot 2RR, for the northwest corner

of said Megatel Parkview Allen 91, LLC tract, being common with the southwest corner of Lot 1, Block 1 of SHELDON ACRES ADDITION, an Addition to the City of Allen, Collin County, Texas according to the Plat thereof recorded in Cabinet J, Slide 590, Map Records, Collin County, Texas;

THENCE Leaving said common corner, with the north line of said Megatel Parkview Allen 91, LLC tract, being common with the south line of said Lot 1, the following three (3) courses and distances:

South 87 degrees 29 minutes 54 seconds East, a distance of 171.05 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;

North 50 degrees 05 minutes 33 seconds East, a distance of 67.95 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 87 degrees 29 minutes 54 seconds East, a distance of 108.83 feet to an "X" set in the west line of Jupiter Road, a 70' right-of-way, for the northeast corner of said Megatel Parkview Allen 91, LLC tract, being common with the southeast corner of the above mentioned Lot 1;

THENCE South 02 degrees 31 seconds 33 minutes West, leaving said common corner, with said west line, a distance of 553.34 feet to 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the southeast corner of said Megatel Parkview Allen 91, LLC tract, being common with the northeast corner of VICTORIA GARDEN, an Addition to the City of Allen, Collin County, Texas, according to the Plat filed of record in Cabinet M, Slide 1, Map Records, Collin County, Texas;

THENCE North 87 degrees 28 minutes 38 seconds West, with the south line of said Megatel Parkview Allen 91, LLC tract, being common with the north line of said Victoria Garden, a distance of 330.01 feet to a 1/2 inch iron rod with a red plastic cap found at the southwest corner of said Megatel Parkview Allen 91, LLC tract, being common with the southeast corner of the above mentioned Lot 4R;

THENCE South 69 degrees 48 minutes 00 seconds West, leaving said common corner and with the south line of said Lot 4R, being common with said north line, a distance of 353.91 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 4R, being common with the northwest corner of said Victoria Garden, and being the southeast corner of Floodway Right-of-Way Tract One of the above mentioned PARKVIEW ADDITION, recorded in Cabinet G, Slide 768;

THENCE Leaving said common corner and with the west line of said Lot 4R, being common with said Floodway Right-of-Way Tract 1, the following four (4) courses and distances:

North 27 degrees 16 minutes 41 seconds West, a distance of 88.55 feet to a 1/2 inch iron rod (bent) found for corner;

North 23 degrees 59 minutes 34 seconds West, a distance of 200.41 feet to a 1/2 inch iron rod with a red plastic cap found for corner;

North 26 degrees 51 minutes 11 seconds West, a distance of 128.47 feet to a 1/2 inch iron rod with a red plastic cap found for corner;

North 63 degrees 25 minutes 07 seconds West, a distance of 100.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 24 degrees 30 minutes 14 seconds West, a distance of 91.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 51 degrees 10 minutes 31 seconds West, a distance of 10.89 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the east line of State Highway NO. 5 (Greenville Avenue), a variable width right-of-way;

THENCE With said east line, the following three (3) courses and distances:

North 30 degrees 01 minutes 36 seconds East, a distance of 54.60 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 59 degrees 58 minutes 24 seconds West, a distance of 16.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 23 degrees 25 minutes 06 seconds East, a distance of 168.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE Leaving the above mentioned east line, over and across the above mentioned Lot 4R and Lot 3RR, the following three (3) courses and distances:

South 87 degrees 30 minutes 45 seconds East, a distance of 98.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 71 degrees 53 minutes 04 seconds, a radius of 40.00 feet, and a chord bearing and distance of North 56 degrees 32 minutes 44 seconds East, 46.96 feet;

With said curve to the right an arc distance of 50.18 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 87 degrees 30 minutes 45 seconds East, a distance of 269.34 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 47 degrees 32 minutes 45 seconds East, a distance of 63.46 feet to the **POINT OF BEGINNING** and containing 9.979 acres of land, more or less.



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
05/22/2017 02:01:39 PM
\$54.00 SCAPELA
20170522000655300

Appendix "A"