



201000258146  
DECLARATION 1/15

**SUPPLEMENTARY DECLARATION NO. 222**

**LAS COLINAS AREA CCXXII**

**DALLAS COUNTY, TEXAS**

This Supplementary Declaration is made this 20<sup>th</sup> day of July, 2010, by VILLAS AT EMERALD PARK LLC (hereinafter called "Owner").

**BACKGROUND:**

- A. Las Colinas Corporation ("LCC"), executed a Declaration (as subsequently 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.
- B. The Declaration was filed of record in Volume 73166, Page 1001, of the Deed Records of Dallas County, Texas, a Correction to Declaration was filed of record in Volume 77154, Page 1096, of the Deed Records of Dallas County, Texas, a Second Correction to Declaration was filed of record in Volume 79122, Page 0749, of the Deed Records of Dallas County, Texas, and a Third Correction to Declaration was filed of record in Volume 82071, Page 3244, of the Deed Records of Dallas County, Texas.
- C. LCC assigned all of its rights as "Declarant" under the Declaration to Las Colinas Land Limited Partnership ("LCLLP") pursuant to a Corrected Assignment and Transfer of Rights of Declarant under Declaration dated as of June 29, 1989, recorded in Volume 92041, Page 0446, of the Deed Records of Dallas County, Texas.
- D. LCLLP assigned all of its rights as "Declarant" under the Declaration to Hines Las Colinas Land Limited Partnership ("Declarant") pursuant to an Assignment of Transfer of Rights of Declarant and Class B Member under Declaration dated as of December 23, 2005, recorded in Volume 200503641275, Deed Records, Dallas County, Texas.
- E. Additional real property has been added to the scheme of the Declaration as contemplated in Article I, Section 3, thereof by recording Supplementary Declarations in the Deed Records of Dallas County, Texas.
- F. Article V of the Declaration (entitled Protective Covenants), as originally written and as modified by the previous Supplementary Declarations is applicable only to the real property described in Exhibit "A" to the Declaration and in Exhibits to previous Supplementary Declarations and not to additional real property which may be added to the scheme of the Declaration by subsequent Supplementary Declarations.
- G. Article I, Section 3, of the Declaration permits the addition of additional property to the scheme thereof by persons other than Declarant if such other persons obtain the written

consent of the Las Colinas Association's Board of Directors and file a Supplementary Declaration of record, which Supplementary Declaration may modify Article V of the Declaration as it pertains to such additional property.

- H. Owner desires to add additional property located within the boundaries of the property described in Exhibit "A-222" to the Declaration to the scheme of the Declaration and to modify Article V of the Declaration as it pertains to the additional property, and Owner does not desire to add Common Properties as defined by the Declaration by the filing of this Supplementary Declaration.
- I. Owner has obtained the written consent of the Board of Directors of the Las Colinas Association, as evidenced by its execution of the consent attached hereto.

NOW THEREFORE, Owner declares as follows:

- 1. The real property described in Exhibit A-222 attached hereto and incorporated herein by reference for all purposes (designated as **Area CCXXII** 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. Article V of the Declaration is modified by the addition thereto of the following Section 222, which is applicable only to Area CCXXII.

Section 222. Covenants Applicable to Area CCXXII. The following provisions are applicable to any and all construction, improvement, alteration, addition, and use of, in, or to Area CCXXII of the Properties:

- a. Use Limitations. Sites in Area CCXXII may be used for single family residential dwellings (as defined by The Las Colinas Association), and for parks and open spaces created as part of the development process.
  - (1) No lot shall be used except for residential purposes or parks and open spaces created as part of the development process or for those lots specifically designated by Developer for temporary marketing offices, construction trailers and field offices. No building shall be erected, altered, placed, or permitted to remain on any lot other than (i) one detached single family dwelling with a private garage for not more than four vehicles, or (ii) park and open space related facilities created as part of the development process.
  - (2) The floor area of the main structure, exclusive of one story open porches and garages, shall be no less than 2000 square feet.
  - (3) 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.

- (4) No structure of a temporary character, recreational vehicle, mobile home, trailer, boat trailer, tent, shed, garage, barn, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.
- (5) 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 signs of a size and design approved by the Architectural Control Committee used by a builder to advertise the property during the construction and sale period.
- (6) 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.
- (7) 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.
- (8) No truck, trailer, mobile home, or vehicle other than passenger vehicles or temporary marketing offices, construction trailers and field offices on specifically approved lot(s), shall be permitted to park on the streets, in the driveways, or on any lot overnight.
- (9) No motorboat, 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 Architectural Control Committee except for temporary marketing offices, construction trailers, and field offices on specifically approved lot(s).
- (10) No clothesline may be maintained on any lot.
- (11) Except as otherwise permitted by Federal statutes and/or rules and regulations of the Federal Communications Commission, the use of antennas, including, without limitation, dish type antennas, and towers must be approved by the Architectural Control Committee, which may consider things like size, location, and ability to screen the antenna(s) and tower(s) from view from adjacent properties and from streets and highways.
- (12) 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 except for activities consistent with temporary marketing offices, construction trailers, and field offices on specifically approved lot(s). This Section 222.a.(12) does not, however, prohibit a resident from using a dwelling for personal business or professional pursuits provided that: (i)

the uses are incidental to the use of the dwelling as a residence; (ii) the uses conform to applicable governmental ordinances; and (iii) there is no external evidence of the uses.

- (13) The use of any carport, driveway, 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, except for vehicles used in conjunction with temporary marketing offices, construction trailers, and field offices on specifically approved lot(s) or model homes, is prohibited. The term "Commercial Vehicle" shall include all passenger vehicles, trucks, and vehicular equipment which shall bear signs or shall have printed on the sides of same reference to any commercial undertaking or enterprise.
- (14) 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) of this Section 222.

b. Minimum Setback Lines.

- (1) No structure of any kind and no part thereof may be placed within these setback lines:
  - (A) 20 feet from any street right of way for the main residential structure.
  - (B) 15 feet from any street right of way other than those referenced in (A) above.
  - (C) 20 feet from any rear property line.
  - (D) 5 feet from any interior side lot lines.
- (2) The following improvements are expressly excluded from these setback restrictions:
  - (A) Structures below and covered by the ground.
  - (B) Steps, walks, patios, swimming pools, driveways, and curbing.
  - (C) Planters, walls, fences or hedges not to exceed 4 feet in height within the front "Minimum Setback Lines" (b.)(1)(A-B) or 9 feet in height within rear and side street "Minimum Setback Lines", except as approved by the Architectural Control Committee.
  - (D) Landscaping.

- (E) Box or bay windows may not extend into more than 50% of the setback.
- (F) Fireplaces and chimneys, to the extent any portion of same project protrudes from the side of a residential structure.
- (G) Porches, balconies, stoops and awnings may encroach a maximum of 5 feet into the required front yard setbacks.
- (H) Any other improvements approved in writing by the Las Colinas Association Board of Directors. Roofed structures, other than the following, may in no event be approved:
  - [1] guardhouses
  - [2] gatehouses
  - [3] swimming pool equipment houses and cabanas
  - [4] greenhouses

- (3) Las Colinas Association Board of Directors may grant exceptions to or variances from any setback lines established in 2.b.(1) above, provided that any variances or exceptions must be in writing.

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.
- (2) No garage shall be permitted to be enclosed for living or used for purposes other than storage of passenger vehicles and related normal uses except for the temporary use of a home as a builder's model, unless a new garage is constructed on the same property.

d. Landscaping, Walls, and Fences:

- (1) The horizontal visibility triangle area (as determined by the City of Irving Transportation Department) at the intersection of a street, alley, or driveway shall remain clear of any man-made or natural items between an elevation of 2.5 feet and 7.5 feet above the pavement as measured at the gutter line. 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) The minimum landscape plan shall include two (2) trees in the front yard, with two (2) additional trees required in the side yard of a corner lot adjacent to a street, and foundation planting. A minimum of one (1) tree

shall be planted in the rear yard. Trees shall be a minimum 3” caliper if container grown or 3-1/2” if ball and burlaped, as measured vertically 12” from the ground line. All planting beds shall include a portion that extends an average of 5 feet from the building foundation, and shall be comprised of a balanced combination of shrubs, vines, groundcovers and/or seasonal colors. The front, side and rear yards must be irrigated by a programmable irrigation system and sodded with grass. All applicants must submit landscape plans to the Architectural Control Committee for approval. The plans shall include, in general, hardscape structures and walks, where appropriate; a planting plan, including materials, species and size; landscape lighting, retaining walls and fencing; and an automatic, underground irrigation system. Landscaping shall be completed on all sites contemporaneously with completion of other improvements, but in no event later than 90 days after first occupancy of building(s).

- (3) 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, except as approved by the Architectural Control Committee of the Las Colinas Association.
- (4) Fence Requirements – All fence requirements shall conform to Las Colinas Association ACC Standards.
- (5) The owners of the lots shall be responsible for the maintenance of parkways located between their lot lines and the back of curb of streets and alleys on which said lots abut. 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.
- (6) Landscape border material shall be limited to masonry or other hard surface construction materials to include brick, stone, mass boulders, cast concrete stones, metal edging or other curbing specifically designed for borders. It is preferable that brick or stone match any brick or stone used on the residence. Complimentary brick or stone will be considered by the Architectural Control Committee. Stucco homes must have complimentary material and color. Wood, plastic, vinyl or non-suitable materials will not be allowed. Installation of all masonry borders may be done by mortar or dry stack for natural stone. All installations should be top level and include a finished top or cap element. Holes in bricks may not be visible from any view. All installations must be done in a professional, craftsmanlike manner and compliment the residential architecture.

- e. Construction Standards. The main structure on all lots shall meet with the following requirements (except as modified by the Architectural Control Committee):

- (1) The foundation system shall be designed by a Registered Professional Engineer based on recommendations given in a geotechnical soils report prepared by a geotechnical engineering firm. The soils investigation and analysis, and the design of the foundation system, shall be prepared and stamped or sealed by a registered professional engineer. Any swimming pool shall be designed utilizing the data provided by the soils report and analysis with adequate surface and subsurface drainage provided.
- (2) All roofs may be random tab architectural composition shingle roof (color must appear to be weathered wood shingles, black or slate, unless such other color is approved by the Architectural Control Committee, and must have a minimum 50 year warranty or the highest warranty readily available), tile, slate, standing seam metal, or other equal or greater product as approved by the Architectural Control Committee. All roof materials shall be compatible with the architectural style of the home.
- (3) The exposed exterior wall area, exclusive of doors, windows, and covered porch areas, shall not be less than 75% brick, brick veneer, stone, stone veneer, lathe and plaster stucco, or stucco veneer construction, or other low maintenance material approved by the Architectural Control Committee. Wood is prohibited as a siding material.
- (4) Complete guttering must be installed on all houses with downspouts well away from the foundation with every attempt to contain and carry the drainage to a neutral outfall with reasonable efficiency. All gutters and downspouts shall be molded from aluminum and have a pre-painted finish. All downspouts except those emptying into streets or driveways shall be tied into underground drains if positive, unobstructed drainage does not exist. Downspouts may not be more than four feet from the residence or go beyond a contained flower bed.
- (5) Garages and all other outbuildings are to be given the same architectural treatment and be constructed of the same materials as the main structure. All garage doors shall be equipped with automatic remote controlled door openers. All front entry garages must have a cedar clad, or equal, facing as approved by the Architectural Control Committee of the Las Colinas Association.
- (6) The face of the garage door shall be a minimum of 20-feet from the rear lot line. All driveways shall be constructed of concrete.
- (7) All exposed portions of the fire breast, flue, and chimney shall be clad in brick, stone, or stucco and shall match the brick, stone or stucco used to meet the seventy-five percent (75%) exterior surface requirement. Chimneys located on an exterior wall must be 100% brick or stone.

- (8) All window framing will be bronzed, cream, sand or white anodized aluminum, vinyl, or wood. Window shutters may be used. Painted or stained wood or fiberglass will be acceptable. No reflective window coverings or treatments shall be permitted.
- (9) No exterior alterations of any existing building may be permitted without the prior written approval of the Architectural Control Committee. No additional windows, balconies, platforms, etc. which may invade the privacy of adjacent dwellings are permitted.
- (10) Any and all lines or wires for communication or for transmission of current outside of the building shall be constructed, placed and maintained underground.
- (11) No exterior light shall be installed or maintained on any lot which is found to be objectionable by the Architectural Control Committee. Upon being given notice by the Association that any exterior light is objectionable, the owner of the lot will immediately remove said light or have the light shielded in such a way that it is no longer objectionable. Lighting plans shall be designed to delicately accent architectural elements, and shall include a minimum of one light, near the front door or porch area. All exterior illumination must be approved by the Architectural Control Committee of the Las Colinas Association.
- (12) Mailboxes shall be of a design and located as approved by the Architectural Control Committee.
- (13) Each dwelling shall contain a water flushing garbage grinder disposal.
- (14) No excavation may be made except in conjunction with construction or maintenance of an improvement. When the improvement or maintenance is completed, all exposed openings must be back filled, compacted, graded and landscaped in accordance with the approved landscape plan.
- (15) Once commenced, construction must be diligently pursued so it is not left in a partly finished condition for a period longer than ninety (90) days without written approval from the Architectural Control Committee.
- (16) Temporary portable buildings may be used for construction purposes or as field offices or temporary marketing offices within Area CCXXII in support of the sale of lots within Area CCXXII only with the prior written approval of the Las Colinas Association Architectural Control Committee. Such temporary portable buildings shall meet the following requirements:
  - (A) Be landscaped to the same standards as other residential lots.
  - (B) Allow no overnight parking of construction vehicles.



- (C) Provide screening for all construction materials to be kept on site.
- (D) Be kept in a clean, well-kept condition at all times.

Such temporary portable buildings shall be removed two (2) months after the date on which construction starts on the last of the lots. All landscaping, irrigation systems, hardscaping, signs and debris are to be removed and the area is to be graded, cleaned and turf established to the satisfaction of the Architectural Control Committee.

- (17) During construction on any lot, all trash and construction debris shall be contained within an on-site enclosure to be approved by the Association. The trash container shall be maintained on the lot throughout the period of construction (subject to the need to promptly remove and replace same as it becomes full), and all waste materials and construction debris shall be placed therein on a daily basis in order to reduce the possible dispersal of such waste materials and construction debris to any other lot and to maintain a neat and orderly appearance on the lot on which construction is being performed. Such temporary trash container shall be removed within 10 calendar days following completion of construction on the lot.
- (18) No wooden fence, wall or hedge shall exceed eight (8) feet in height or be less than six (6) feet in height unless otherwise specifically required by the City of Irving and applicable Las Colinas Association ACC standards and expressly approved by the Architectural Control Committee of the Las Colinas Association. All wooden fences shall be constructed of cedar, shall be supported with galvanized steel posts at six (6) feet on center, and all cedar privacy fences shall be board on board and include a top rail. All wooden fences shall be uniformly stained and sealed a medium brown semi-transparent color as approved by the Architectural Control

In order to maintain architectural variety along residential streets, homes shall adhere to a 360 degree rule, meaning an individual standing in the street turning in a complete circle shall not be able to view the same front elevation. Elevations shall be substantially different in appearance when viewed under the 360 degree rule. Las Colinas Association Board of Directors may grant variances to and/or exceptions from any part of paragraph e. of this Section 222, provided that any such variances and/or exceptions must be in writing.

- 3. No approval of plans and specifications and no publication of requirements or guidelines herein or in the Declaration or otherwise by the Association or the Architectural Control Committee or granting of any exceptions or variances by Las Colinas Association Board of Directors may be construed as representing or implying that improvements built in accordance therewith will be free of defects or comply with applicable laws or ordinances. Any approvals and observations incident thereto concern matters of an aesthetic nature. No approvals and guidelines may be construed as representing or guaranteeing that any improvements built in accordance therewith will be designed or

built in a good and workmanlike manner. The granting of any exceptions or variances by Las Colinas Association Board of Directors shall be at their sole discretion. The Association, their respective directors, officers, employees, and agents, the Architectural Control Committee, and members of the Architectural Control Committee are not responsible or liable in damages or otherwise to anyone submitting plans and specifications for approval or to any owner of land subject to the Declaration for any defects in any plans or specifications submitted, revised, or approved, any loss or damages to any person arising out of approval or disapproval or failure to approve or disapprove any plans or specifications, any loss or damage arising from the noncompliance of the plans or specifications with any governmental ordinance or regulation, or any defects in construction undertaken pursuant to the plans and specifications. Approval of plans and specifications by the Architectural Control Committee may not be construed as approval by the City of Irving, Texas, as the approval processes are mutually exclusive. Unconditional approval of a complete set of plans and specifications by the Architectural Control Committee satisfies the requirements of all applicable subsections of this Supplementary Declaration that require written approval by the Architectural Control Committee for the plans and specifications. Any determination made by the Las Colinas Association Board of Directors under this Supplementary Declaration, and the grant or denial of any exception or variance by the Las Colinas Association Board of Directors under this Supplementary Declaration, is at the sole discretion of the Las Colinas Association Board of Directors.

4. The Declaration, except as expressly modified herein, remains in force and effect and is ratified and confirmed.

EXECUTED as of the day and year first written above.

OWNER:

VILLAS AT EMERALD PARK LLC,  
a Delaware limited liability company

By H-GTIS Holdings LLC, a Delaware limited liability  
company, its sole member

By Hines GTIS I Associates Limited Partnership, a  
Texas limited partnership, its managing member

By Hines GTIS I GP LLC, a Delaware limited  
liability company, its general partner

By Hines Interests Limited Partnership, a  
Delaware limited partnership, its sole  
member

By Hines Holdings, Inc., a Texas  
corporation, its general partner

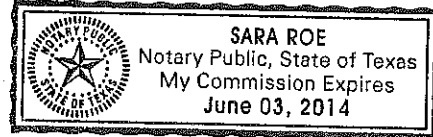
By: Charles W. Elder HCD  
Name: Charles W. Elder  
Title: Senior Vice President

THE STATE OF TEXAS §  
  §  
COUNTY OF Arms §

This instrument was acknowledged before me on September 22, 2010, by Charles Elder, the Senior Vice President of Hines Holdings, Inc., the General Partner of Hines Interests Limited Partnership, the sole member of Hines GTIS I GP LLC, the General Partner of Hines GTIS I Associates Limited Partnership, the managing member of H-GTIS Holdings LLC, the sole member of Villas at Emerald Park LLC, a Delaware limited liability company, on behalf of said corporation, limited liability companies and limited partnerships.

Sara Roe  
Notary Public in and for  
The State of Texas

My Commission Expires:  
June 3, 2014



CONSENT:

THE LAS COLINAS ASSOCIATION,  
a Texas nonprofit corporation

By: Ethan R. Bidne  
Name: Ethan (Rick) Bidne  
Title: President

THE STATE OF TEXAS       §  
  §  
COUNTY OF Dallas       §

This instrument was acknowledged before me on July 20, 2010, by Ethan R. (Rick) Bidne, the President of The Las Colinas Association, a Texas nonprofit corporation, on behalf of said nonprofit corporation.



[SEAL]

Janet Paradis  
Notary Public in and for  
The State of Texas

My Commission Expires:  
11-17-13

**EXHIBIT "A - 222"**

**LAS COLINAS AREA CCXXII  
LEGAL DESCRIPTION  
23.842 ACRES**

**BEING** a tract of land located in the SAMUEL LAYTON SURVEY, ABSTRACT NO. 784, City of Irving, Dallas County, Texas and being all of Lot 1, Block 1 of HOME DEPOT MARKET PLACE ADDITION, an Addition to the City of Irving, Dallas County, Texas according to the Plat thereof recorded in Volume 2002030, Page 00120, Map Records, Dallas County, Texas and being more particularly described as follows:

**BEGINNING** at a 2'X2' Stone Column (center) found in the North line of Market Place Boulevard, at the southwest corner of Emerald Valley, Phase 2 recorded under Document Number 200600147643 Map records of Dallas County, Texas, said column also being the Southeast corner of this tract;

**THENCE** in a Northwesterly direction with the north line of said Boulevard the following five (5) courses and distances:

North 75 degrees 41 minutes 40 seconds West, a distance of 720.16 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract;

North 30 degrees 45 minutes 26 seconds West, a distance of 35.39 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract;

North 14 degrees 10 minutes 49 seconds East, a distance of 9.41 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract;

North 75 degrees 45 minutes 11 seconds West, a distance of 66.00 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for a corner of this tract;

**THENCE** South 14 degrees 10 minutes 49 seconds West, leaving said North line, with the West line of Home Depot Drive, a distance of 34.27 feet to an "X" set for a corner;

**THENCE** North 75 degrees 41 minutes 38 seconds West, leaving said West line, a distance of 923.96 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" set for the Southwest corner of the above mentioned Lot 1 for the Southwest corner of this tract;

**THENCE** North 00 degrees 44 minutes 33 seconds West, a distance of 409.40 feet to an "X" set in the South line of Ranch Trail, at the Northwest corner of said Lot 1;

**THENCE** South 89 degrees 09 minutes 52 seconds East, with said South line, a distance of 1,716.54 feet to an "X" set at the Northeast corner of said Lot 1, for the Northeast corner of this tract;

**THENCE** South 02 degrees 05 minutes 42 seconds West, leaving said South line, with the West line of the above mentioned Emerald Valley, Phase 2 a distance of 813.61 feet to the **POINT OF BEGINNING** and containing 23.842 acres of land, more or less.

Filed and Recorded  
Official Public Records  
John F. Warren, County Clerk  
Dallas County, TEXAS  
10/06/2010 03:33:43 PM  
\$68.00



A handwritten signature in black ink, appearing to be "JF2" followed by a horizontal line.

201000258146

After recording, please return to:  
The Las Colinas Association  
Attn: Jan Paradis  
122 W. John Carpenter Fwy. #550  
Irving, TX 75039-2098



Ethan R. Bidne  
President

June 13, 2011

Robert W. Witte, Vice President  
Hines Las Colinas, L.L.P.  
2200 Ross Avenue, Suite 4200W  
Dallas, TX 75201-2763

**RE: Villas at Emerald Park L.L.C.  
Las Colinas Supplementary Declaration No. 222**

Dear Mr. Witte,

Pursuant to your request for variances to Supplementary Declaration No. 222, Section b(1)(A) and Section b(1)(B), the Board of Directors of the Las Colinas Association hereby grants the requested variances clarifying that Section b(1)(A) applies to front yard setbacks and Section b(1)(B) applies to side yard setbacks, and further that the side yard setback in Section b(1)(B) be changed from 15 feet to 10 feet. The affected sections now read:

Section b(1)(A) "20 feet from any front yard street right-of-way for the main residential structure."

Section b(1)(B) "10 feet from any side street right-of-way for the main residential structure."

This variance shall not be construed as a variance to any other minimum setback requirements contained in Supplementary Declaration No. 222.

You have represented in your letter dated March 2, 2011, addressed to Mr. Phil Ochsner of the Las Colinas Association that as of that date you were requesting this variance as owner or owner's agent of all platted property contained within the boundaries of Las Colinas Supplementary Declaration No. 222.

The Board of Directors of the Las Colinas Association took this action on March 15, 2011, at a regularly scheduled meeting of the Board under authority granted in Supplementary Declaration No. 222, Section b(3).

Sincerely,