

Independence Title/GF# 2301366-MODA/CHS

STATE OF TEXAS §
 §
 COUNTY OF DALLAS §

**TENTH AMENDMENT TO SECOND AMENDED AND RESTATED
 CONDOMINIUM DECLARATION FOR THE SHELTON CONDOMINIUM**

This Tenth Amendment to Second Amended and Restated Condominium Declaration for the Shelton Condominium (this "**Amendment**") is executed this March 27, 2023, by **THE SHELTON CONDOMINIUM ASSOCIATION**, a Texas nonprofit corporation (the "**Association**"), on behalf of the Unit Owners who have consented to this Amendment in accordance with the provisions of the Declaration.

RECITALS

- A. The land and building located at 5909 Luther Lane, Dallas, Texas 75225 are subject to the Second Amended and Restated Condominium Declaration for The Shelton Condominium, dated April 18, 2006 (the "**2006 Declaration**"), executed by **SHELTON DUNHILL, LTD.**, a Texas limited partnership ("**Declarant**"), and recorded on August 24, 2006 as Document No: 200600313093 in the Real Property Records of Dallas County, Texas (the "**Records**").
- B. The 2006 Declaration was amended by:
- (1) First Amendment to the Second Amended and Restated Condominium Declaration for the Shelton Condominium dated as of June 29, 2007, executed by Declarant, and recorded on July 12, 2007, as Document No. 20072250842 in the Records,
 - (2) Second Amendment to the Second Amended and Restated Condominium Declaration for the Shelton Condominium dated as of September 21, 2007, executed by Declarant, and recorded on November 30, 2007, as Document No. 20070427250 in the Records,
 - (3) Third Amendment to the Second Amended and Restated Condominium Declaration for the Shelton Condominium dated as of January 5, 2015, executed by Declarant, and recorded on January 5, 2015, as Document No. 201500001370 in the Records,
 - (4) Fourth Amendment to the Second Amended and Restated Condominium Declaration for the Shelton Condominium dated as of March 25, 2016, executed by Declarant, and recorded on April 26, 2016, as Document No. 201600109912 in the Records,
 - (5) Fifth Amendment to the Second Amended and Restated Condominium Declaration for the Shelton Condominium dated as of August 9, 2016, executed by Declarant, and recorded on August 10, 2016, as Document No. 201600220160 in the Records,
 - (6) Sixth Amendment to the Second Amended and Restated Condominium Declaration for the Shelton Condominium dated as of August 9, 2017 executed by Declarant, and recorded on August 10, 2017, as Document No. 201700224148 in the Records,

(7) Seventh Amendment to the Second Amended and Restated Condominium Declaration for the Shelton Condominium dated as of June 30, 2018 executed by Declarant, and recorded on August 8, 2018, as Document No. 201800210169 in the Records,

(8) Eighth Amendment to the Second Amended and Restated Condominium Declaration for the Shelton Condominium dated as of December 8, 2021 executed by Declarant, and recorded on December 17, 2021, as Document No. 2021100376010 in the Records,

(9) Ninth Amendment to the Second Amended and Restated Condominium Declaration for the Shelton Condominium dated as of July 1, 2022 executed by Declarant, and recorded on July 5, 2022, as Document No. 202200183139 in the Records.

- C. The 2006 Declaration, as amended by the amendments described in Recital B, is referred to herein as the **"Declaration"**. Capitalized terms used and not otherwise defined in this Amendment have the meanings ascribed to them in the Declaration.
- D. The requisite percentage of Unit Owners have agreed to amend the Declaration as set forth below.

AMENDMENT

The Declaration is hereby amended as follows:

1. Modification of Exhibit B-1. The Parking/Storage Space List attached as Exhibit B-1 to the Ninth Amendment is hereby deleted in its entirety and replaced with Exhibit B-1 attached to this Amendment.
2. Immediate Combination of Certain Units. The Unit Owners of 2303, 2305, 2309 and 2311 (the **"Existing Adjacent Units"**) desire to immediately combine the Units as follows:
 - (a) Units 2303 and 2305, which are Adjacent Units, are hereby replaced with, and combined to form, the Unit labeled "Unit 2305" on Exhibit A-1 attached hereto. Such Unit 2305 is hereby created, and is a Replacement Unit.
 - (b) Units 2309 and 2311, which are Adjacent Units, are hereby replaced with, and combined to form, the Unit labeled "Unit 2311" on Exhibit A-2 attached hereto. Such Unit 2311 is hereby created, and is a Replacement Unit.

Exhibit A to the Declaration is hereby amended to remove reference to Units 2303 and 2311. The Plot Plan is hereby amended by removing the pages that describe the Existing Adjacent Units and adding the Supplemental Plot Plan, which shows Units 2305 and 2311.

3. Total Number of Units. On the Effective Date, after giving effect to the combination of the Units described in Paragraph 2 above, the Condominium consists of 110 Units. Each of the Units that constitute the Condominium is listed on Exhibit C attached hereto.
 4. Miscellaneous.
 - (a) Severability. The invalidity or unenforceability of one or more covenants, terms, or conditions in this Amendment will not affect the remainder of this Amendment.
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- (b) Binding Effect; Runs with the Land. All provisions of the Declaration, as amended by this Amendment, will be construed to be covenants running with the land and with every part thereof and interest therein, and every Unit Owner and claimant of the Property or any part thereof or interest therein, and his or her heirs, executors, administrators, personal representatives, successors, assigns, and lessees will be bound by all the provisions of the Declaration, as amended by this Amendment.
- (c) Final Agreement. This Amendment is the final, complete, and exclusive agreement of the Unit Owners regarding the subject matter set forth herein. This Amendment supersedes all other agreements, representations, and understandings regarding the subject matter of this Amendment. The Declaration, as modified by this Amendment, may only be modified in the manner set forth in the Declaration.

This Amendment will be effective when it is recorded in the Records.

THE SHELTON CONDOMINIUM ASSOCIATION, a
Texas nonprofit corporation

By: T. J. Denker
Name: Tim Denker
Title: Authorized Person

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me this 27th day of March, 2023 by Timothy Denker, Authorized Person of The Shelton Condominium Association, a Texas nonprofit corporation, on behalf of said non-profit corporation.

Richard Joseph Lee
Notary Public, State of Texas

My commission expires:

6-05-2023

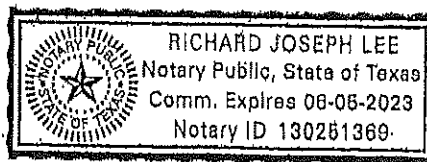


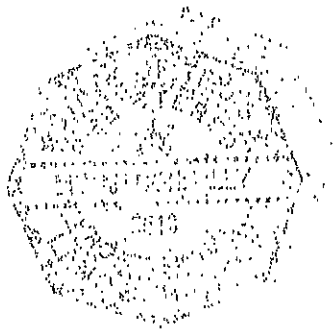
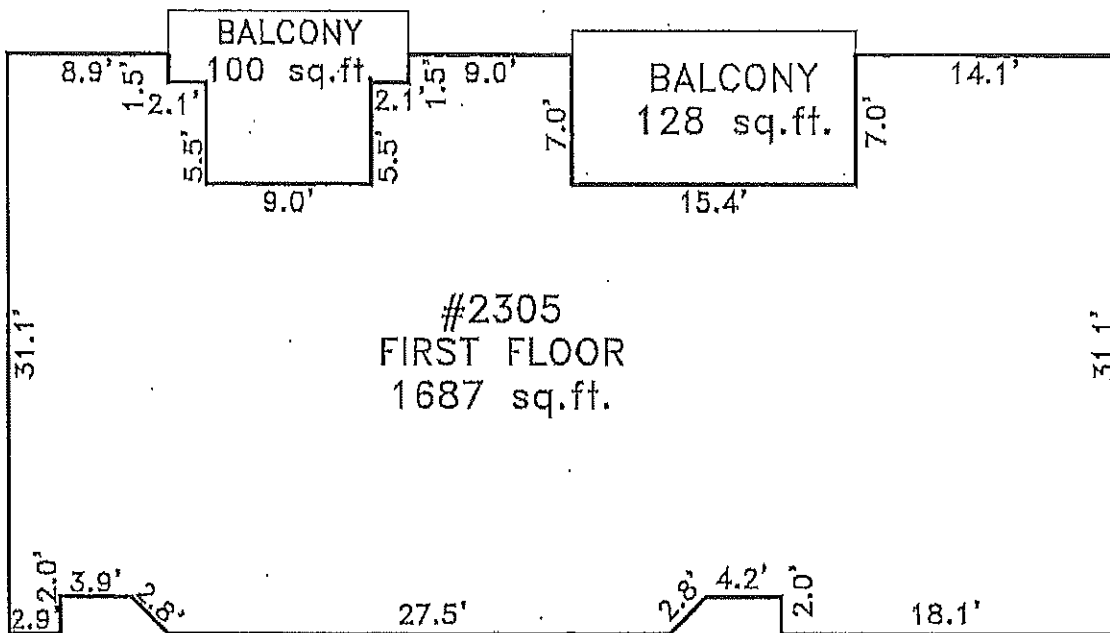
EXHIBIT A

SUPPLEMENTAL PLOT PLAN

(See next four pages)

Exhibit A-1

THE SHELTON CONDOMINIUMS
LOTS 9A, 10A & PART OF LOTS
11 & 12, BLOCK 2/5625
5909 LUTHER LANE
UNIT 2305



Bryan Connally
BRYAN CONNALLY
R.P.L.S. NO. 5513

NOTE:

1) ALL AREAS AND MEASUREMENTS MADE TO INTERIOR WALL.

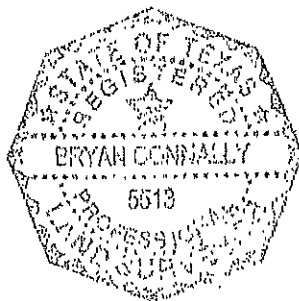
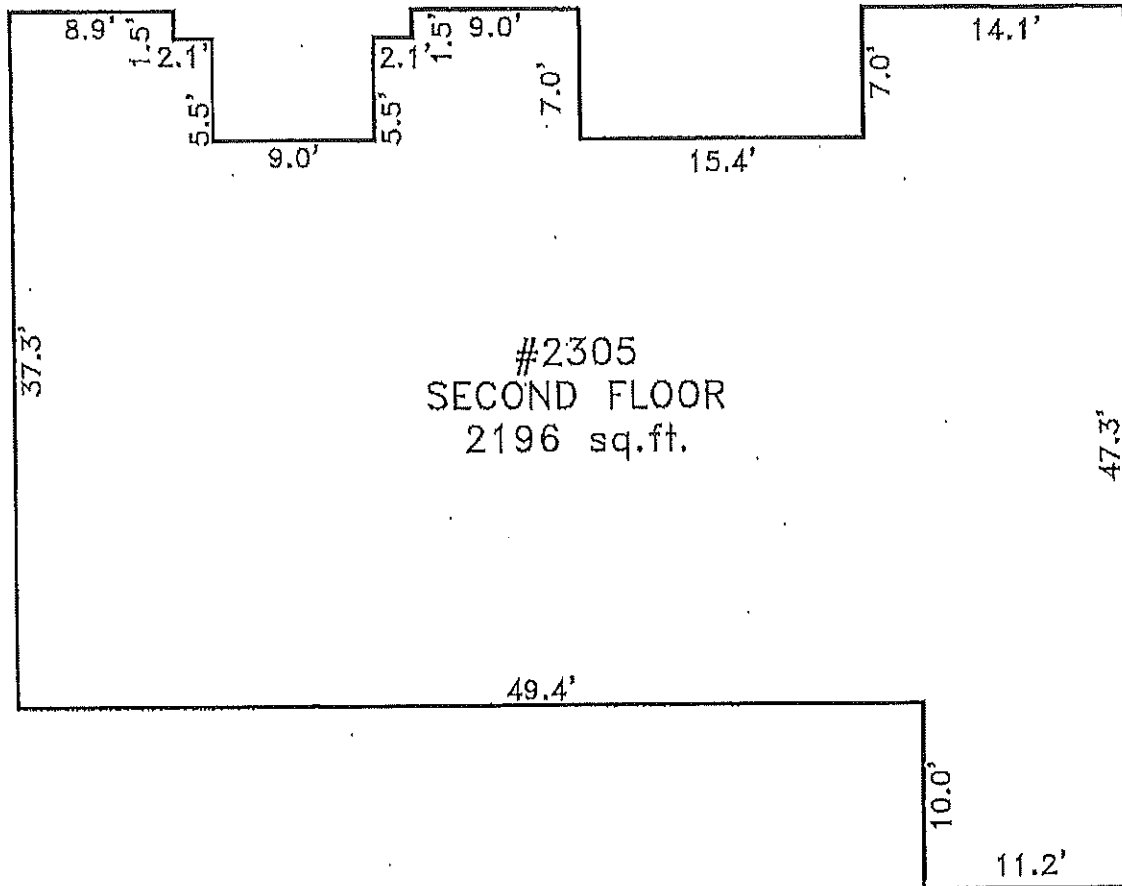


CBG Surveying Texas, LLC.

PLANNING • SURVEYING
1413 E. IH-30 Suite 7 Garland, Texas 75043
P 214.349.9485 • F 214.349.2216
Firm No. 10168800
www.obgtxllc.com

JOB NO. 2301186
DRAWN BY: TO/MC
DATE: 03/09/2023

THE SHELTON CONDOMINIUMS
LOTS 9A, 10A & PART OF LOTS
11 & 12, BLOCK 2/5625
5909 LUTHER LANE
UNIT 2305



Bryan Connally
BRYAN CONNALLY
R.P.L.S. NO. 5513

NOTE:

1) ALL AREAS AND MEASUREMENTS MADE TO INTERIOR WALL.



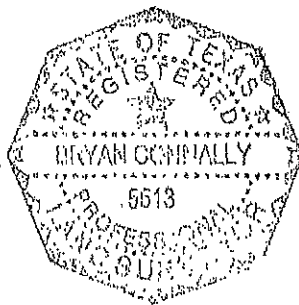
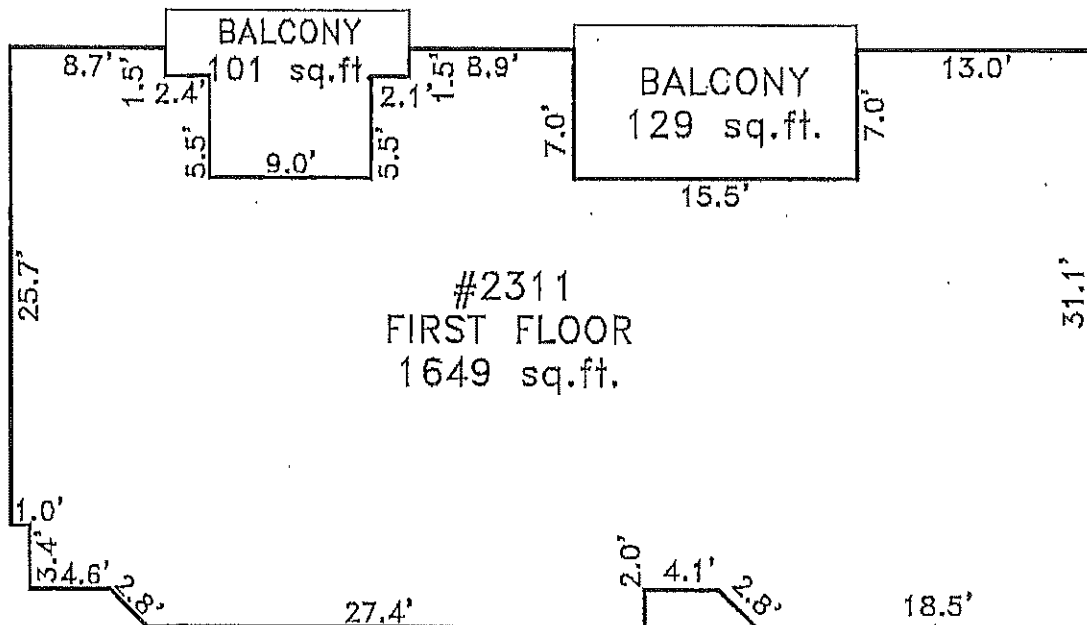
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Exhibit A-2

THE SHELTON CONDOMINIUMS
LOTS 9A, 10A & PART OF LOTS
11 & 12, BLOCK 2/5625
5909 LUTHER LANE
UNIT 2311



Bryan Connally
BRYAN CONNALLY
R.P.L.S. NO. 5513

NOTE:

1) ALL AREAS AND MEASUREMENTS MADE TO INTERIOR WALL.

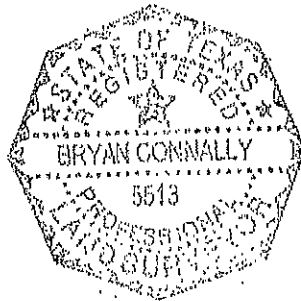
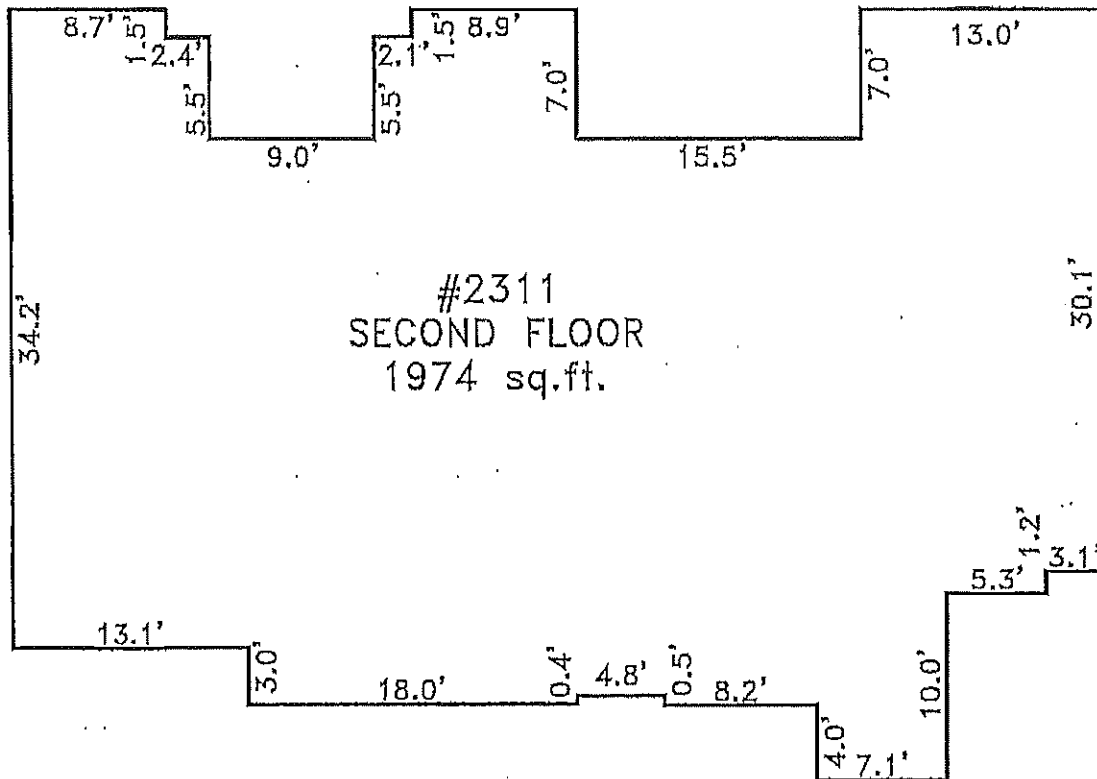


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THE SHELTON CONDOMINIUMS
 LOTS 9A, 10A & PART OF LOTS
 11 & 12, BLOCK 2/5625
 5909 LUTHER LANE
 UNIT 2311



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NOTE:

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 DRAWN BY: TO/MC
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EXHIBIT B-1**SHELTON – PARKING SPACES AND STORAGE LOCKERS EXHIBIT,**

This Exhibit B-1 replaces the Shelton – Parking Spaces and Storage Lockers Exhibit attached as Exhibit B-1 to the Ninth Amendment.

UNIT	PARKING SPACE NO.				STORAGE LOCKER NO.			
	First	Second	Third	Fourth	First	Second	Third	Fourth
700	102	103			1			
701	104	105			2			
702	106	107			3			
703	108	109			4			
704	110	111			5			
706	112	113			6			
707	116	120			7			
708	114	115			8			
800	121	122			9			
801	123	124			11	12		
802	125	129			13	16		
803	130	131			17			
804	132	133			18	19		
805	437	438			126	127		
806	317	318			86			
807	141	142			31			
808	143	144			32			
900	145	146			33			
901	147	148			34			
902	149	150			35			
903	151	152			36			
904	153	154			37			
905	155	156			38			
906	201	202			42			
907	453	454			137			
908	205	206			44			
1000	207	208			45			
1001	209	210			46			
1002	211	212			47			
1003	217	218			49			
1004	213	214	215		48	50		
1005	218-A	218-B	218-C	218-D	51	52	60	62
1006	218-E	219			53			
1100	220	221			74			
1101	225	226			54	55		
1102	227	230			57	58		
1103	228	229			56	75		

1104	231	232	233		59	61		
1105	203	204	457	458	135	43		
1106	531	532			179	180		
1200	248	249			69			
1201	116	117	118	122	192	193		
1202	246	247			68			
1204	250	251	252		70	71		
1205	253	254			72			
1206	315	316			85			
1207	301	302			76			
1400	450	451			129	130	131	
1401	306	307			81			
1402	308	309			82			
1403	310	311			83			
1404	312	313	314		84	79		
1405	433	434	435	436	124	125		
1406	255	256			73			
1500	139	140			30			
1501	319	320	321	322	87	89	90	91
1502	326	327			92			
1504	539	540	541		157	162		
1505	328	329	332	333	105	107		
1506	330	331			103	104		
1600	405	406	403	404	110	111	112	
1601	401	402	407	408	113	109		
1604	635	636	637		201			
1605	441	442	414	415	118	116		
1606	416	417			117			
1700	418	421			120	121		
1701	422	423	424	425	119	140		
1702	429	430			138	139		
1704	426	427	428		106			
1705	439	440	412	413	128	115		
1706	137	138			29			
1800	625	626	627	628	196	197	198	
1801	431	432	448	449	122	134		
1804	304	305	452		80			
1805	236	237	238	239	63	64		
1806	455	456			136			
1900	501	502			142			
1901	503	504	505	530	145	146		
1902	506	507			147			
1904	508	509	510		144	148		
1905	242	243	244	245	66	67		
1906	515	522			151			
2000	323	324	325		88			
2001	519	520			153			
2003	511	512			149			

104k
Amend**EXHIBIT C****UNIT SIZES AND OWNERSHIP PERCENTAGE**

This Exhibit C replaces the Unit Sizes and Ownership Percentage chart attached as Exhibit C to the Third Amendment.

Unit No.	Unit Sizes (In square feet)	Unit Ownership (By percentage)
700	1,354	0.69
701	1,372	0.70
702	1,075	0.55
703	1,388	0.71
704	1,350	0.69
706	741	0.38
707	889	0.45
708	1,415	0.72
800	1,348	0.69
801	1,406	0.72
802	1,072	0.55
803	1,419	0.73
804	1,361	0.70
805	1,393	0.71
806	747	0.38
807	1,381	0.71
808	1,436	0.73
900	1,358	0.69
901	1,414	0.72
902	1,076	0.55
903	1,411	0.72
904	1,366	0.70
905	1,379	0.71
906	748	0.38
907	1,375	0.70
908	1,436	0.73
1000	1,387	0.71
1001	1,410	0.72
1002	1,376	0.70

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Unit No.	Unit Sizes (In square feet)	Unit Ownership (By percentage)
1003	1,409	0.72
1004	1,852	0.95
1005	2,777	1.42
1006	1,438	0.74
1100	1,360	0.70
1101	1,441	0.74
1102	1,361	0.70
1103	1,409	0.72
1104	1,846	0.94
1105	2,802	1.43
1106	1,438	0.74
1200	1,388	0.71
1201	2,877	1.47
1202	1,361	0.70
1204	1,846	0.94
1205	1,377	0.70
1206	1,438	0.74
1207	1,375	0.70
1400	1,395	0.71
1401	1,408	0.72
1402	1,361	0.70
1403	1,406	0.72
1404	1,845	0.94
1405	2,756	1.41
1406	1,436	0.73
1500	1,368	0.70
1501	2,837	1.45
1502	1,361	0.70
1504	1,847	0.94
1505	2,802	1.43
1506	1,430	0.73
1600	2,736	1.40
1601	2,813	1.44
1604	1,847	0.94

Unit No.	Unit Sizes (In square feet)	Unit Ownership (By percentage)
1605	2,802	1.43
1606	1,436	0.73
1700	1,351	0.69
1701	2,849	1.46
1702	1,361	0.70
1704	1,847	0.94
1705	2,747	1.40
1706	1,435	0.73
1800	2,751	1.41
1801	2,815	1.44
1804	1,847	0.94
1805	2,802	1.43
1806	1,438	0.74
1900	1,377	0.70
1901	2,822	1.44
1902	1,361	0.70
1904	1,846	0.94
1905	2,749	1.41
1906	1,432	0.73
2000	2,733	1.40
2001	1,398	0.72
2003	1,406	0.72
2004	1,846	0.94
2005	1,375	0.70
2006	1,429	0.73
2007	1,369	0.70
2100	1,371	0.70
2101	2,849	1.46
2102	2,278	1.17
2104	2,382	1.22
2105	1,379	0.71
2107	1,371	0.70
2200	1,369	0.70
2201	1,399	0.72
2202	2,282	1.17

Unit No.	Unit Sizes (In square feet)	Unit Ownership (By percentage)
2203	1,397	0.71
2204	2,359	1.21
2205	2,738	1.40
2300 - PH	2,590	1.32
2301 - PH	1,737	0.89
2302 - PH	2,837	1.45
2304 - PH	2,220	1.14
2305 - PH	4,111	2.10
2307 - PH	2,033	1.04
2311 - PH	3,853	1.97
✓ 110 Units	✓ 195,515	100.00

* 2306
2308

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202300057935

eRecording - Real Property

Recorded On: March 27, 2023 02:53 PM

Number of Pages: 17

" Examined and Charged as Follows: "

Total Recording: \$86.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202300057935
Receipt Number: 20230327000531
Recorded Date/Time: March 27, 2023 02:53 PM
User: Lynn G
Station: CC53

Record and Return To:

eRecording Partners
400 Second Avenue South
Minneapolis MN 55401



**STATE OF TEXAS
COUNTY OF DALLAS**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

