

**THIRD AMENDMENT TO THE COMMUNITY CHARTER
FOR
VIRIDIAN RESIDENTIAL PROPERTIES**

STATE OF TEXAS

NOTE TO CLERK: Please cross-reference to
Community Charter at Instrument No. D212104762

COUNTY OF TARRANT

This Third Amendment to the Community Charter for Viridian Residential Properties ("Third Amendment") is made by VIRIDIAN HOLDINGS LP, a Delaware limited partnership ("Viridian Holdings").

Background Statement

HC LOBF Arlington, LLC, a Texas limited liability company ("HC LOBF"), as the initial developer of the planned community located in the City of Arlington, Tarrant County, Texas, known as Viridian, executed and filed in the County Clerk Official Records of Tarrant County, Texas, that Community Charter for Viridian Residential Properties recorded on May 2, 2012 as Instrument No. D212104762, which was amended by that First Amendment to the Community Charter for Viridian Residential Properties recorded on January 14, 2014 as Instrument No. D214008250 and that Second Amendment to the Community Charter for Viridian Residential Properties recorded on July 11, 2014 as Instrument No. D214146839 (as amended and supplemented, the "Charter").

The Charter identified HC LOBF as the "Founder" and reserved various rights to the Founder. HC LOBF assigned its rights and status as the Founder to Viridian Holdings by that Assignment of Declarant's Rights recorded on July 17, 2015 in the aforementioned records as Instrument No. D215157451.

Pursuant to Section 21.2 of the Charter, during the "Founder Control Period" (as defined in the Charter), the Founder may unilaterally amend the Charter for any purpose. The Founder Control Period has not expired, and Viridian Holdings, as the Founder, desires to amend the Charter as set forth herein.

Amendment

NOW, THEREFORE, Viridian Holdings, as the Founder, hereby amends the Charter as follows:

Upon recording, please return to:
Howard Porteus
Viridian Holdings LP
835 E. Lamar Boulevard, #235
Arlington, TX 76011

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1.

Section 12.11, **Lifestyle Fees Upon Transfer of Title**, is amended by striking subsection (c) of that Section in its entirety and substituting the following in its place:

(c) ***Fee Determination.*** The Board shall have the sole discretion to determine the amount of and method of calculating the Lifestyle Fee. The fee may be fixed or based upon a sliding scale that varies according to the "gross sales price" of the property or any other factor the Board determines appropriate. However, the Lifestyle Fee shall not exceed one-half of one percent (0.50%) of the Unit's gross sales price and, in the case of the first non-exempt transfer of title to an "Existing Unit," as defined below, after the date of recording of the Third Amendment to the Community Charter for Viridian Residential Properties, the Lifestyle Fee shall not exceed one-quarter of one percent (0.25%) of the Unit's gross sales price. In the case of a transfer other than a sale at fair market value, the Lifestyle Fee shall not exceed the average of the Lifestyle Fee paid upon the last five non-exempt transfers.

For purposes of this section, the "**gross sales price**" shall mean the total amount paid by the purchaser for the real property, excluding customary closing costs. An "**Existing Unit**," as such term is used in this Section, is any Unit within the property submitted to the Charter on or before the date of recording of the Third Amendment to the Community Charter. A list of recorded subdivision plats describing the Existing Units is set forth on Exhibit "H" attached hereto.

2.

The Charter is amended to add Exhibit "H" attached hereto at the end thereof.

[continued on next page]

IN WITNESS OF the foregoing, the Founder has executed this Third Amendment on the 23rd
day of February, 2014

FOUNDER: VIRIDIAN HOLDINGS LP, a Delaware limited
partnership

BY: Johnson Viridian GP LLC, a Texas limited
liability company, its general partner

By: 

Name: Robert Kembel

Its: Vice President

STATE OF TEXAS

§

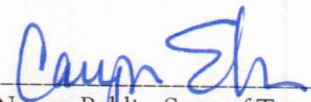
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COUNTY OF TARRANT

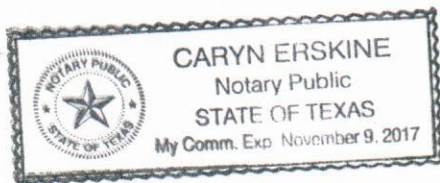
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This instrument was acknowledged before me on this 23rd day of February, 2014, by Robert
Kembel, Vice President of Johnson Viridian GP LLC, a Texas limited liability company, in its capacity as
general partner of VIRIDIAN HOLDINGS LP, a Delaware limited partnership, on behalf of said
partnership, for the purposes therein expressed.

[Notarial Seal]


Notary Public, State of Texas

My commission expires: 11/9/2017



EXHIBITS "A" THROUGH "G"

[Attached as a placeholder only. No change in Exhibits A through G of Charter.]

EXHIBIT "H"

Existing Units Referenced in Section 12.11 of Charter

Following is a list of plats describing the "Existing Units" referenced in Section 12.11 of the Charter, as amended by the Third Amendment:

Village	Plat Recorded	Doc #	Units	Submitted to Charter by
1A	04/08/11 revised 04/19/12	D211082802 revised D212094419	Block 4, Lots 49-63 Block 36, Lots 1-5, 7-46 Block 38, Lots 1-18 Block 41, Lots 1-36 Block 42, Lots 1-13 Block 46, Lots 1-12, 14-29, 31-33, 34R-39R, 41, 42	Community Charter recorded 5/2/12 Instr. D212104762
Ph 1B	11/30/12 revised 3/26/13	D212293489 D213075490	Block 4, Lots 11-27, 30-40, 113-119 Block 47, Lots 1-24 Block 49, Lots 1-13, 29-32 Block 50, Lots 1-13, 42-68 Block 51, Lots 1-24 Block 52, Lots 1-25	Supplement recorded 3/27/13 Instr. D213077037
			Block 48, Lots 1-13 Block 49, Lots 14-21, 23-28	Supplement recorded 3/27/13 Instr. D213077037; also subject to Supplement recorded 3/27/13 Instr. D213077039
			Block 50, Lots 15-40	Supplement recorded 3/27/13 Instr. D213077037; also subject to Supplement recorded 3/27/13 Instr. D213077038
Ph 1C-1	12/26/12	D212313248	Block 29, Lots 1-15	Supplement recorded 10/22/13 Instr. D213274269
Ph 1A-2	9/30/13	D213256211	Block 48, Lots 1-5, 8-22, 25-29, 31-66	Supplement recorded 10/22/13 Instr. D213274271
Ph 1C-2	9/20/13	D213248742	Block 4, Lots 27-48 Block 13, Lots 1-8, 10-23 Block 20, Lots 1-8 Block 21, Lots 1-10 Block 22, Lots 1-11, 13-24, 26-30, 32-43 Block 26, Lots 1-18, 20-37 Block 27, Lots 1-5, 7-13, 15-22, 24-31 Block 33, Lots 1-5, 7-14, 16-19, 21-30	Supplement recorded 10/22/13 Instr. D213274270
1E-1A	6/27/14	D214136088	Block 4, Lots 41-48 Block 53, Lots 2-13	Supplement recorded 04/08/15 Instr. D215071014

Document Receipt Information

Reference Number: 44122AccommodationFiling.Viridian.Caryn2 - Amendment to Mortgage

Instrument Number:	D216036992
No of Pages:	6
Recorded Date:	2/24/2016 2:36:26 PM
County:	Tarrant
Volume:	
Page:	
Recording Fee:	\$36.00