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**AMENDMENT TO THE RULES AND REGULATIONS OF
RICHLAND TRACE OWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

This Revision and Addition to the Rules and Regulations of Richland Trace Owner’s Association, Inc. (this "Revision") is made effective the 1st day of November, 2012, by Richland Trace Owners Association, Inc. (the "Association").

WITNESSETH:

WHEREAS, Rules and Regulations were adopted for the Association and are entitled “Richland Trace Owners Association Rules and Regulations” (the "Rules and Regulations"); and

WHEREAS, Pursuant to Section 82.102 of the Texas Property Code, the Association Board of Directors may regulate the use, maintenance, repair, replacement, modification, and appearance of the condominium;

WHEREAS, Pursuant to Section 82.102 of the Texas Property Code, the Association Board of Directors may adopt and amend rules regulating the use, occupancy, leasing or sale, maintenance, repair, modification, and appearance of units and common elements to the extent the regulated actions affect common elements or units;

WHEREAS, Pursuant to Section 82.102 of the Texas Property Code, the Association Board of Directors may exercise any other powers necessary and property for the government and operation of the association;

WHEREAS, Pursuant to Section 82.102 of the Texas Property Code, the Association Board of Directors may impose and receive payments, fees, or charges for the use, rental or operation of the common elements and for services provided to unit owners;

WHEREAS, Pursuant to Section 82.102 of the Texas Property Code, the Association Board of Directors may impose interest and late charges for late payments of assessments, returned check charges, and, if notice and an opportunity to be heard are given, reasonable fines for violations of the declaration, bylaws and rules of the association;

WHEREAS, Pursuant to Section 82.102 of the Texas Property Code, the Association Board of Directors may exercise any other powers conferred by the declaration or bylaws;

WHEREAS, Pursuant to Section 82.102 of the Texas Property Code, the Association Board of Directors may exercise any other powers necessary and proper for the government and operation of the Association;

WHEREAS, Pursuant to Section 5.2 of the Bylaws of the Association, the Board of Directors shall have the power and duties necessary for the administration of the affairs of the Association and for the operation and maintenance of a residential Condominium Project;

WHEREAS, Pursuant to Section 5.3 of the Bylaws of the Association, the Board of Directors shall have the power to establish, make and enforce compliance with rules necessary for the orderly operation, use, and occupancy of the Association;

RESOLVED: that, pursuant to the provisions of The Texas Property Code and that certain Declaration of Covenants, Conditions and Restrictions for Richland Trace, dated December 4, 1980 and recorded December 8, 1980, at Volume 80239, Page 0009, Real Property Records of Dallas County, Texas, as same has been amended (the "**Declaration**"), and the Bylaws of the Association, the Board of Directors of the Association hereby adopt the following Policies:

NOW, THEREFORE, the Rules and Regulations of the Association are hereby amended as follows:

1. Rule 4.3.3 of the Rules and Regulations is hereby deleted and shall now read as follows:

4.3.3 "Residents and non-residents, including children, are not permitted to play in the parking lots, streets, or the common elements."

2. Rule 4.12.7 of the Rules and Regulations is hereby deleted and shall now read as follows:

4.12.7 "Hanging out, loitering, or playing in the parking lots, in vehicles, or in the common areas is a rules violation. Courtesy personnel will ask individuals to go directly to their units if they are a resident or guest of a resident. If they are not guests they will be asked to leave the property and may be arrested for criminal trespassing."

IN WITNESS WHEREOF, the undersigned member of the Board of Directors of Richland Trace Owners Association, Inc. certifies that this Amendment to the Rules and Regulations was unanimously approved and adopted by the Board of Directors.

SIGNED this 10/31, 2012

Richland Trace Owners Association, Inc.

By: John E. Clary
Duly Authorized Officer/Agent

STATE OF TEXAS

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COUNTY OF DALLAS

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This instrument was acknowledged before me on October 31, 2012, by a duly authorized officer of the Association.



Kathleen C. Lane

Notary Public in and for the State of Texas

Commission Expiration:

August 11, 2015

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
11/02/2012 03:34:40 PM
\$24.00



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