

**CERTIFICATE FOR
RECORDATION OF DEDICATORY INSTRUMENT OF
RICHLAND TRACE OWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF DALLAS §

WHEREAS, Section 202.006 of the Texas Property Code requires that "A property owners' association shall file its dedicatory instruments in the real property records of each county in which the property to which the dedicatory instruments relates is located."; and

WHEREAS, Richland Trace Owners Association, Inc., a Texas nonprofit corporation (the "Association") desires to comply with Section 202.006 by filing of record in the real property records of Dallas County, Texas, the attached instrument; and

WHEREAS, the attached instrument constitutes a "dedicatory instrument" as defined by Section 202.001 of the Texas Property Code; and

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Richland Trace Condominiums, Executed by U.S. Home Corporation, as Declarant, was recorded at Vol 80239 Pg 0009 in the Real Property Records of Dallas County, Texas, including any amendments thereof, additions, annexations and supplements thereto and entitled "Condominium Declaration for Richland Trace Condominium" (the "Declaration") subjected to the scheme of development therein certain land located in Dallas County, Texas;

NOW THEREFORE, the undersigned authorized representative of the Association hereby executes this Certificate to effect the recording of the dedicatory instrument attached hereto on behalf of the Association.

[signature page follows]

EXECUTED this 11 day of February, 2016

Richland Trace Owners Association, Inc.,
A Texas non-profit corporation

By: John E Clary
John Clary
Authorized Representative

STATE OF TEXAS

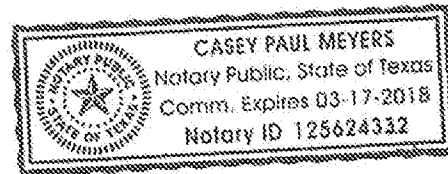
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COUNTY OF DALLAS

This instrument was acknowledged before me on the 11 day of February, 2016, by John Clary, authorized representative of Richland Trace Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Notary Public in and for the State of Texas



After Recording, Return to:
Manning & Meyers, Attorneys at Law
4340 N. Central Expressway, Suite 200
Dallas, TX 75206

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

Effective January 1, 2016

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

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 January, 2016, by Richland Trace Owners Association, Inc. a/k/a Richland Trace Condominiums (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"). These Rules and Regulations were filed in the Dallas County Clerk's Office on July 30, 2016 at Instrument Number 201400191270; 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"**), the Rules and Regulations 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 2.7.5 of the Rules and Regulations is hereby redacted in full and replaced with the following:

2.7.5- Fifteen (15) days past due, a late fee of \$30.00 including an administrative fee, is assessed and a past due notice may be sent by the management company.

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.

EXECUTED this 11 day of February, 2016

Richland Trace Owners Association, Inc.,
A Texas non-profit corporation

By: John E. Clary
John Clary
Authorized Representative

STATE OF TEXAS

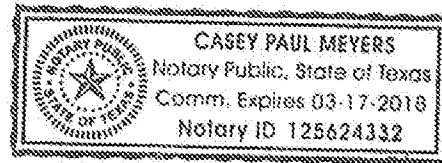
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COUNTY OF DALLAS

This instrument was acknowledged before me on the 11 day of February, 2016, by John Clary, authorized representative of Richland Trace Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

CPM

Notary Public in and for the State of Texas



After Recording, Return to:
Manning & Meyers, Attorneys at Law
4340 N. Central Expressway, Suite 200
Dallas, TX 75206

**Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
02/12/2016 04:10:14 PM
\$42.00
201600038228**

JFW

