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**FIFTH AMENDMENT TO RULES AND REGULATIONS  
FOR 509 ELM PLACE RESIDENCES ASSOCIATION, INC.**

The Board of Directors (the "Board") of 509 Elm Place Residences Association, Inc. (the "Association") has voted to amend the Rules and Regulations for 509 Elm Place Residences Association, Inc. (the "Rules"), as more specifically set forth hereinbelow:

WHEREAS, the Rules were approved by a majority of the Board on April 18, 2013; and

WHEREAS, the Rules were recorded in the Official Public Records of Dallas County Texas under Document No. 201300122324; and

WHEREAS, the Board has voted to revise Part VII of the Rules entitled "Schedule of Fines"; and

WHEREAS, the Board desires to incorporate the revised Part VII into the Rules.

NOW, THEREFORE, PREMISES CONSIDERED, the Board hereby gives notice of the following new Part VII of the Rules which shall be considered incorporated into the Rules and shall replace the current Part VII of the Rules:

**PART VII. SCHEDULE OF FINES**

61. The Board has authorized the following fines for violations of these Rules and/or the Governing Documents:

First Violation:	\$75.00
Second Violation:	\$150.00
Third violation:	\$225.00

62. Prior to assessing a fine against an Owner for a violation of the Rules and/or the Governing Documents, the Property manager shall send a written notice to the Owner describing the violation (the "Violation Notice"). The Owner may contact the Property manager to dispute the Violation Notice. However, the Owner must make such contact on or before ten (10) days from the date of the Violation Notice. Such contact by the Owner to the Property manager must be in writing. Thereafter, the Owner and the Property manager will attempt to resolve the matter. However, the Property manager shall have the right, in the Property manager's sole and exclusive discretion, to determine if the violation has been satisfactorily resolved. Failure of the Owner to timely contact the Property manager or to

resolve the violation shall be considered a First Violation and a fine of \$75.00 will be assessed and the Owner will be given written notice of such fine (the "First Fine Notice").

62A. If the fine assessed as a result of the First Violation is not paid on or before ten (10) days from the date of the First Fine Notice, then such failure to pay shall be considered a Second Violation and an additional fine of \$150.00 will be assessed and the Owner will be given written notice of such additional fine (the "Second Fine Notice").

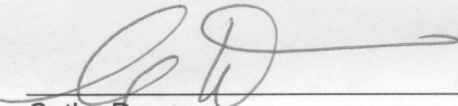
62B. If the fines assessed as a result of the First Violation and the Second Violation are not paid on or before ten (10) days from the date of the Second Fine Notice, then such failure to pay shall be considered a Third Violation and an additional fine of \$225.00 will be assessed and the Owner will be given written notice of such additional fine (the "Third Fine Notice").

62C. If the fines assessed as a result of the First Violation, the Second Violation and/or the Third Violation are not paid on or before ten (10) days from the date of the Third Fine Notice, then the matter will be turned over to the Association's attorney for further handling, and in addition to the unpaid fines, the Owner shall also be responsible for any and all attorneys' fees and costs incurred by the Association as a result.

63. The Owner will be responsible for the actions of all occupants of the Unit and their guests and invitees, and any fines assessed as a result of any violations by any occupant of the Unit will be assessed against the Owner's Unit and shall constitute a lien on the Owner's Unit.

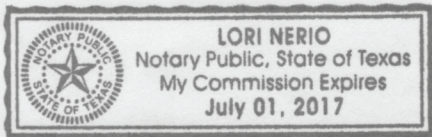
**CERTIFICATE OF PRESIDENT**

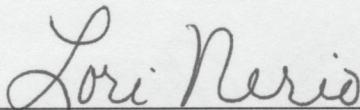
I hereby certify as President of 509 Elm Place Residences Association, Inc. that the foregoing Fifth Amendment to Rules and Regulations of 509 Elm Place Residences Association, Inc. was approved by a majority of the members of the Board of Directors on the 29 day of AUGUST, 2014, at which a quorum was present.

  
\_\_\_\_\_  
Cathy Dawson

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on the 29<sup>th</sup> day of August, 2014, by Cathy Dawson, the President of 509 Elm Place Residences Association, Inc. for the purposes herein expressed and in the capacity herein stated.



  
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Notary Public – State of Texas

Lori Nerio  
\_\_\_\_\_  
Printed Name of Notary

My Commission Expires 07/01/17