



201400223164

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**FOURTH 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 Rules 70 and 71 of the Rules; and

WHEREAS, the Board desires to incorporate the revised Rules 70 and 71 into the Rules; and

WHEREAS, the Board has also voted to add a new rule to the Rules regarding proof of homeowner's insurance; and

WHEREAS, the Board desires to incorporate such new rule into the Rules, and to add such new rule to Part I of the Rules, and to number such new rule as 32A.

NOW, THEREFORE, PREMISES CONSIDERED, the Board hereby gives notice of the following new Rules 70 and 71 which shall be considered incorporated into Part IX of the Rules and shall replace the current Rules 70 and 71:

70. An Owner is required to advise the Property manager of the date or dates that he will be moving into or out of a Unit. Such notice must be at least thirty (30) days prior to the date or dates that such move-in or move-out will occur. The purpose of this is to allow for arrangements to be made for such move. This includes, but is not limited to, providing time to investigate whether the moving company or moving personnel have the appropriate insurance and to arrange for the padding of the elevator. Any move-in or move-out requires the use of a professional mover. Any professional moving company must be licensed and bonded, and must have adequate insurance to cover any and all damage which may occur. The Property manager must be provided with proof of such



insurance at least two (2) weeks before the date of the move-in or the date of the move-out. The failure to abide by these requirements may result in the moving company being barred from the Building and/or the imposition of a violation fine against the Owner. Notwithstanding the above, an Owner may send a written request to the Property manager asking for an exception to one or more of the above requirements, and explaining why such exception or exceptions are being requested. The Property manager, in the Property manager's sole and exclusive discretion, may grant an exception to one or more of such requirements. However, any such exception must be in writing and signed by the Property manager. If the Owner does not receive a response to such request within ten (10) days, then the request shall be deemed denied in all respects.

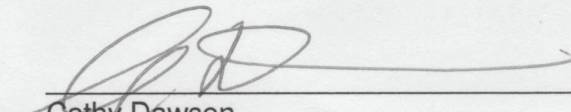
71. The requirements of Rule 70 shall also apply to any occupant of a Unit.

AND FURTHER, the Board hereby gives notice of the following new Rule 32A which shall be considered incorporated into Part I of the Rules:

32A. Each Owner shall provide to the Association, by and through the Property manager, proof that the Owner has the Unit fully and properly insured. Such proof of insurance is required to be provided annually during every year that the Owner owns the Unit. Such proof of insurance must show that there has not been, and that there is not, any lapse in such insurance coverage. The Association or the Property manager may, but is not required, to notify an Owner to provide proof of insurance. The failure of an Owner to receive a notice does not excuse an Owner from providing proof of insurance as set forth herein. Failure to do so will be considered a violation of these Rules and the Owner will incur a violation fine in the amount of not less than \$75.00.

#### **CERTIFICATE OF PRESIDENT**

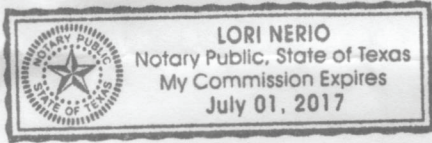
I hereby certify as President of 509 Elm Place Residences Association, Inc. that the foregoing Fourth Amendment to Rules and Regulations of 509 Elm Place Residences Association, Inc. was approved by a majority of the members of the Board of Directors on the 29 day of AUGUST, 2014, at which a quorum was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

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



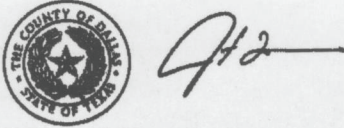
STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

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.



Lori Nerio  
Notary Public – State of Texas  
LORI NERIO  
Printed Name of Notary  
My Commission Expires 07/01/17

Filed and Recorded  
Official Public Records  
John F. Warren, County Clerk  
Dallas County, TEXAS  
09/02/2014 02:34:58 PM  
\$34.00



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