



201300180949

AM 1/3



**FIRST 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 adopt an amendment to the Rules; and

WHEREAS, the Board desires to incorporate the amendment into the Rules.

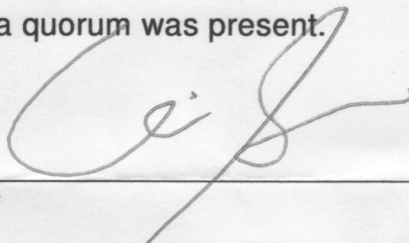
NOW, THEREFORE, PREMISES CONSIDERED, the Board hereby gives notice of the following amendment which shall be considered incorporated into Part X of the Rules:

76. Deposit. Any Owner who desires to lease his Unit shall place a deposit (the "Deposit") with the Association in the amount of \$750.00 to cover any damages to the common elements (or limited common elements) caused by any Occupant. Any such damages caused by the Occupant shall be first deducted from the Deposit. Any such damages not covered by the Deposit shall be the responsibility of the Owner. The Deposit, less the deductions, if any, shall be returned to the Owner within thirty (30) days after the Occupant vacates the Unit. The Deposit must be paid to the Association prior to the occupancy of the Unit by the Occupant. The failure of an Owner to pay the Deposit shall be considered a violation of the Rules and may result in a fine or fines against the Owner as provided by the Rules.



**CERTIFICATE OF PRESIDENT**

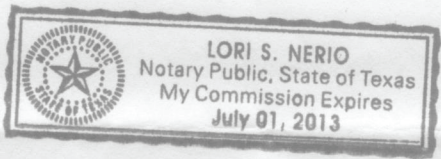
I hereby certify as President of 509 Elm Place Residences Association, Inc. that the foregoing First Amendment to Rules and Regulations of 509 Elm Place Residences Association, Inc. was approved by a majority of the members of the Board of Directors on the 6 day of JUNE, 2013, at which a quorum was present.



\_\_\_\_\_  
David Miller

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on the 6<sup>th</sup> day of June, 2013, by David Miller, the President of 509 Elm Place Residences Association, Inc. for the purposes herein expressed and in the capacity herein stated.



Lori S. Nerio  
Notary Public – State of Texas

LORI S. NERIO  
Printed Name of Notary

My Commission Expires 07/01/13