



201400020883

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**SECOND 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

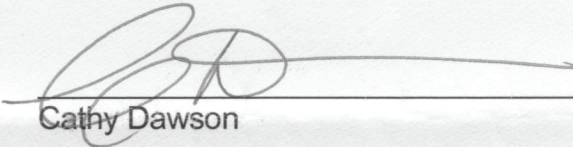
WHEREAS, the Board desires to incorporate the amendment into the Rules.

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

57.A. Pet Deposit. Any Owner who has and/or allows a pet in a Unit shall be required to deposit with the Association a non-refundable pet deposit (the "Pet Deposit") in the amount of \$450.00 per pet. The Pet Deposit shall be used to cover any damages to the common elements (or limited common elements) caused by any pet. Any such damages shall first be deducted from the Pet Deposit. Any such damages not covered by the Pet Deposit shall be the responsibility of the Owner. If the Pet Deposit, or any portion thereof, is used by the Association to pay for the damages contemplated by this Rule, the Owner shall be required to deposit additional amounts with the Association so that the Association maintains a full Pet Deposit for each pet within a Unit. The Pet Deposit must be paid to the Association within thirty (30) days of the adoption of this Rule by the current Owner of each Unit in which a pet or pets are kept. The Pet Deposit must be paid to the Association prior to the acquisition of any pet by a new Owner or prior to the acquisition of a pet by a current Owner. The failure of an Owner to pay the Pet 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. The Rule does not apply to aquarium fish.

CERTIFICATE OF PRESIDENT

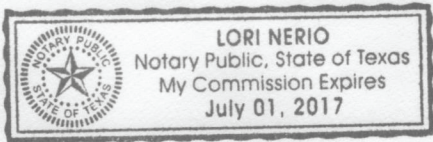
I hereby certify as President of 509 Elm Place Residences Association, Inc. that the foregoing Second Amendment to Rules and Regulations of 509 Elm Place Residences Association, Inc. was approved by a majority of the members of the Board of Directors on the 24 day of JANUARY, 2014, at which a quorum was present.

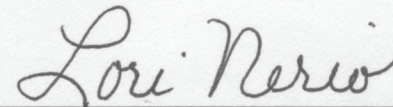


Cathy Dawson

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 24th day of January, 2014, by Cathy Dawson, the President of 509 Elm Place Residences Association, Inc. for the purposes herein expressed and in the capacity herein stated.





Notary Public – State of Texas

LORI NERIO

Printed Name of Notary

My Commission Expires 07/01/17

AFTER RECORDING, PLEASE RETURN TO:

DAVID. A. LUBIN, ESQ.
D. WOODARD GLENN, PC
2626 COLE AVENUE, SUITE 510
DALLAS, TX 75204-1052