

FIRST AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
SWISS AVENUE ADDITION

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

This First Amendment to the Declaration of Covenants, Conditions and Restrictions for Swiss Avenue Addition (this "First Amendment") is adopted by The Swiss Avenue Townhomes Association, Inc. (the "Association") on the 4 day of January, 2016.

WITNESSETH:

WHEREAS, Urban Lofts II, LTD., a Texas Limited Partnership ("Declarant") recorded that certain Declaration of Covenants, Conditions and Restrictions for Swiss Avenue Addition on or about March 6, 2001, at Volume 2001045, Page 09466 *et seq.* of the Real Property Records of Dallas County, Texas (the "Declaration"); and

WHEREAS, Article VIII, Section 8.03 of the Declaration provides that the Declaration may be amended with the agreement of at least seventy-five percent (75%) of the Owners representing an aggregate ownership interest of all Townhomes upon the Property; and

WHEREAS, more than seventy-five percent (75%) of the Owners representing an aggregate ownership interest of all Townhomes of the Association have agreed to the amendment below.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Article III, Section 3.09 is amended by adding the following three sentences to the end of the current language in Article III, Section 3.09:

The shared parking area of the Property is for the sole use of visitors of Owners, or visitors of Owners' Tenants. No Owner or Owner's tenant may park in the shared parking area of the Property. Any vehicle parked in violation of the aforementioned rules shall be subject to towing at the vehicle owners expense.

2. Except as amended by this First Amendment, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned hereby certifies that the required vote/consent of the Members has been obtained for adoption of the above amendment and has caused this instrument to be executed as of the date shown above and recorded in the Real Property Records of Dallas County, Texas.

SWISS AVENUE TOWNHOMES
ASSOCIATION, INC.

By: Richard Catron Malatran
Title: President Swiss Ave HOA

STATE OF TEXAS

COUNTY OF DALLAS

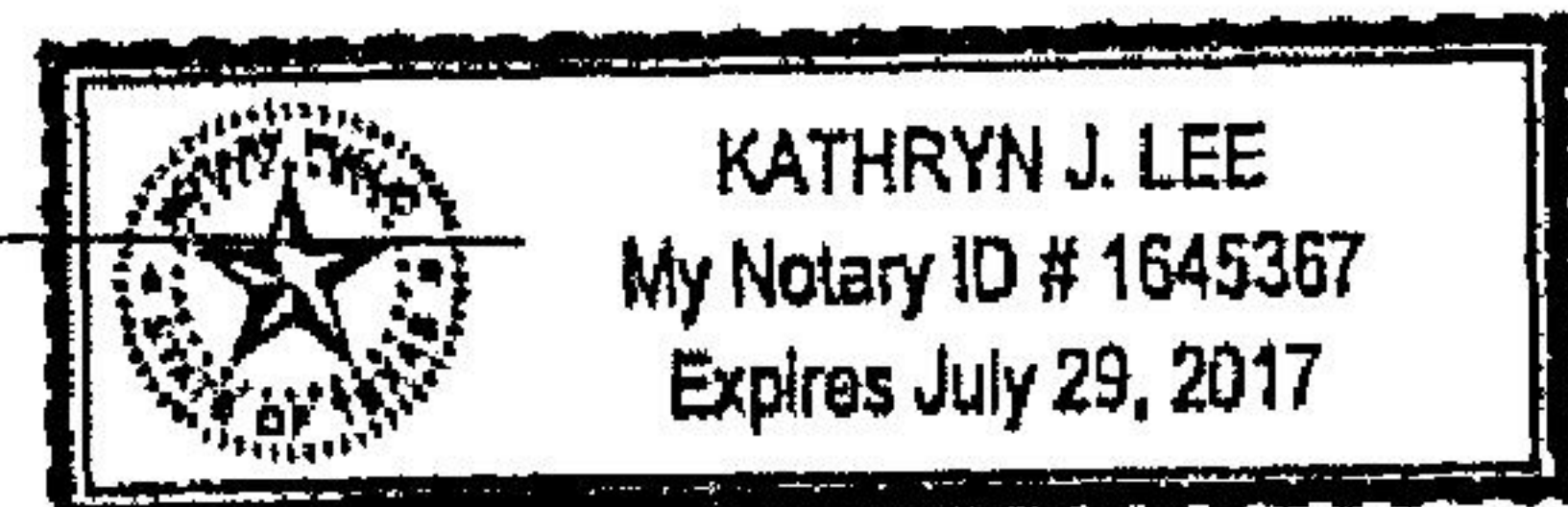
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BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Richard Catron, President of Swiss Avenue Townhomes Association, Inc., a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4th day of January, 2016

Kathryn J. Lee
Notary Public in and for
the State of Texas

My Commission Expires:



AFTER RECORDING RETURN TO:

Riddle & Williams, P.C.
3710 Rawlins Street, Suite 1400
Dallas, Texas 75219

GPUD.AMD First-swiss-avenue-addition

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
01/05/2016 10:45:41 AM
\$30.00
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