

When recorded return to:
Country Creek Association
c/o MRM Properties
400 N. St. Paul, #1130
Dallas, Texas 75201

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5.00 DEED
1 03/12/91

STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

We, the undersigned, President and Secretary of the Country Creek Association, to hereby certify that the amendment to the By-Laws of Country Creek Condominiums attached hereto has been duly adopted by a majority of unit owners qualified to vote thereon and, further, that such adoption has been certified by a vote of the Directors of Country Creek Association.

In witness whereof this document is executed as of January 11, 1991.

COUNTRY CREEK ASSOCIATION

BY: John O. Nille
President

STATE OF TEXAS
COUNTY OF DALLAS

Before me the undersigned authority on this day personally appeared John O. Nille and Stella Fair, the President and Secretary, respectively of Country Creek Association, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes therein expressed, in the capacities therein stated and as the act and deed of said association.

Given under my hand and seal of office on this 11 day of January, 1991.

[Signature]
Notary
1-13-91
My Commission Expires



AMENDMENT TO CONDOMINIUM BY-LAWS

of

COUNTRY CREEK CONDOMINIUMS

ARTICLE II, Section 4

Section 4 of Article II of the Amended By-Laws of the Country Creek Condominiums recorded in Volume 82081, Page 0482, of the Deed Records of Dallas County, Texas is hereby deleted and the following substituted therefor:

Section 4.

(a) All assessments described in Subsection 2A. above shall be annual assessments but shall be due and payable in monthly installments on or before the fifth day of each month. A ten-dollar (\$10) late charge shall be imposed on any monthly installment not received on or before the tenth (10th) day of the month to cover additional administrative expenses. Any assessment installment, or any special assessment made pursuant to Subsection 2B. above, which is not paid within thirty (30) days after its due date shall entitle the Board of Directors of the Association to accelerate the balance of the installments of the annual assessment (and/or special assessment) for the then current calendar year. Written notice of such acceleration shall be given to the delinquent Owner and the delinquent owner shall have fifteen (15) days from the date of such notice to pay the unpaid balance of the annual assessment (and/or special assessment) in full, and if not so paid in full within said fifteen (15) day period, the Board of Directors may enforce the collection thereof and all charges and interest thereon (including attorney's fees incurred in connection therewith) in any manner authorized by law.

(b) Assessments in default shall bear interest at the rate of eighteen percent (18%) per annum from the due date until paid. Each Owner shall be, and remain, personally liable for the payment of all assessments which may be levied against such Owner by the Association in accordance with these By-Laws, and any unpaid assessments with accrued interest thereon owned with respect to a Unit may, at the option of the Association, in addition to all other remedies granted herein, be collected out of the sale proceeds of such Unit in accordance with Section 18 of the Act. In addition, to the extent permitted by law, Developer hereby reserves and assigns to the Association without recourse, a vendor's lien against each Unit to secure the payment of any assessment, or special assessment, which may be levied hereunder, which lien may be enforced by appropriate non-judicial proceedings, and the expenses incurred in connection therewith, including interest, costs and attorneys' fees, shall be chargeable to the Owner in default. Such lien shall be subordinate and inferior to: (i) assessments, liens and charges in favor of the state and any political subdivision thereof for taxes past due and unpaid on such Unit; and (ii) amounts due under any unpaid assessment, or special assessment, may be recorded in the Condominium Records of Dallas County, Texas. Any first mortgage, upon foreclosure of its lien on a Unit, or upon acceptance of a deed in lieu of foreclosure thereon, shall not be required to pay any unpaid assessments owing on said Unit.

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