

FIRST AMENDMENT TO THE
DECLARATION OF DREXEL PARK HOLLOW CONDOMINIUMS

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

THIS FIRST AMENDMENT TO THE DECLARATION OF DREXEL PARK HOLLOW CONDOMINIUMS (this "First Amendment") is made as of the 19 day of November, 2019 by the membership of Drexel Park Hollow Condominium Association (the "Association").

WITNESSETH:

WHEREAS, Drexel Bandera I, LP, a Texas limited partnership (the "Declarant"), prepared and recorded the Declaration of Drexel Park Hollow Condominiums on or about April 4, 2008 as Document No. 20080045871 of the Condominium Records of Dallas County, Texas (the "Declaration"); and

WHEREAS, Section 82.067 of the Texas Uniform Condominium Act provides that a declaration may be amended only by vote or agreement of unit owners to which at least 67 percent of the votes in the association are allocated; and

WHEREAS, owners representing more than 67 percent of the votes in the Association have consented and agreed to this First Amendment.

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

1. Article 10 of the Declaration is amended to add a new Section 10.25 thereto, entitled "Ownership and Residency by Certain Criminals Prohibited," to state as follows:

10.25. OWNERSHIP AND RESIDENCY BY CERTAIN CRIMINALS PROHIBITED. Owners are prohibited from leasing or selling any Unit to any individual who has been convicted of certain felonies, and individuals who have been convicted of certain felonies are not permitted to own or reside in any Unit in the Drexel Park Hollow Condominium. Specifically, this restriction applies to any individual who has been convicted of any felony crime involving violence; crime against persons; sex crime (including those which require the individual to register as a "Sex Offender"); illegal drugs; murder; attempted murder/homicide; conspiracy to murder; solicitation of murder; criminal gang activity; manufacture, sale or use of drugs; prostitution; theft; burglary; larceny; or any crime involving a minor. For purposes of this Section, a "Sex Offender" is a person who is required to register as either a Level 3 (High) or Level 2 (Moderate) sex offender pursuant to Chapter 62 of the Texas Code of Criminal Procedure (Sex Offender Registration Program as it now exists or as it may be amended in the future) or pursuant to any other law of the State of Texas, or any municipal or county ordinance, or any other state or federal law or regulation.

Any lease or sale of a Unit entered into without complete and full compliance with the terms herein shall be deemed void and of no force and effect and shall confer no title or interest in the Unit to the purported purchaser or lessee.

The adoption of this amendment shall not serve to invalidate any existing lease, contract for sale, or ownership of a Unit. However, with respect to any tenant who has been convicted of one of the above felonies, upon termination of the current lease term, the Owner of the Unit is prohibited from renewing the lease to the tenant. Additionally, with respect to the Owner of a Unit who has been convicted of one of the above felonies, he/she will not be permitted to acquire title to any other Unit in the Condominium.

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

IN WITNESS WHEREOF, the undersigned represents that the foregoing has been consented and agreed to by Owners representing more than 67 percent of the votes in the Association, and accordingly authorized the Association to records same as of the date first written above.

**DREXEL PARK HOLLOW
CONDOMINIUM ASSOCIATION,**
a Texas non-profit corporation

By: 
Name: Noel B. Ackerman Jr MD
Title: Secretary

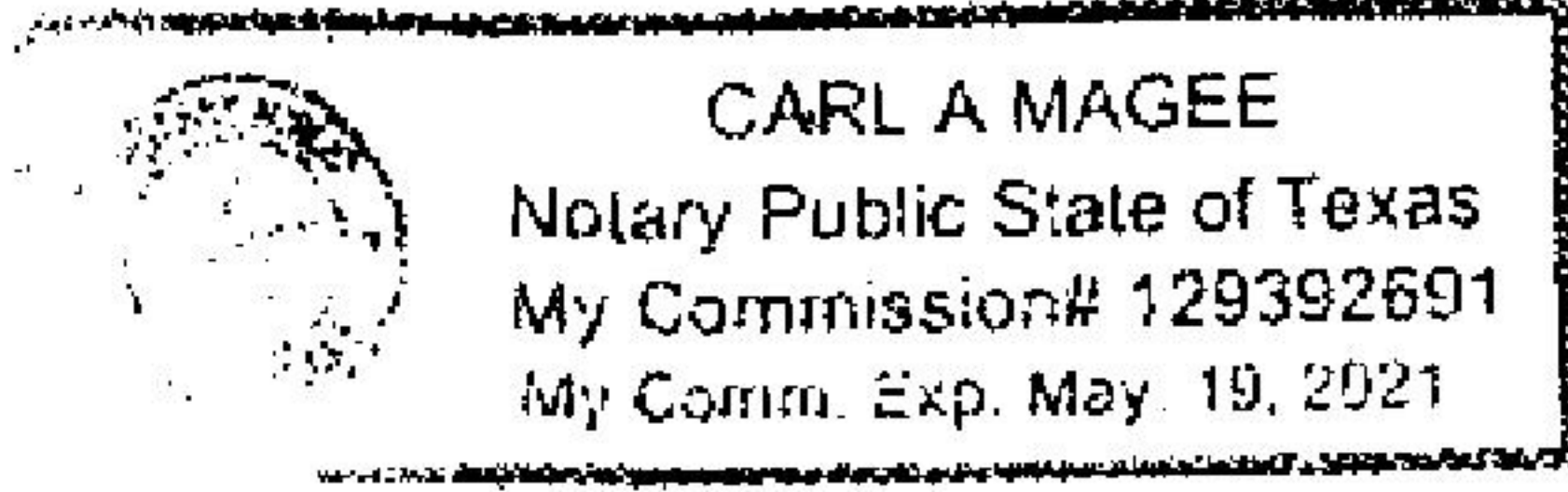
ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Neel B. Ackerman, the Secretary of Drexel Park Hollow Condominium Association, 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 on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 20 day of November, 2019.



Carl A. Magee
Notary Public, State of Texas

5/19/2021
My Commission Expires

PARWBWP:G Directory (Association Documents)\DEC.Coudo.AMD\Drexel Park Hollow - 1st Amend Dec (feions).docx

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Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
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\$38.00
201900320466**

