

**THIRD AMENDMENT TO
THE AMENDED RULES AND REGULATIONS FOR
GRAND TREVISO CONDOMINIUMS**

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

This THIRD AMENDMENT TO THE AMENDED RULES AND REGULATIONS FOR GRAND TREVISO CONDOMINIUMS (this "Third Amendment") is made as of the date below by Grand Treviso Condominium Association, Inc. (the "Association").

WITNESSETH:

WHEREAS, Grand Treviso, Ltd., a Texas limited partnership, as Declarant, prepared and filed that certain Condominium Declaration for Grand Treviso Condominiums filed of record on July 23, 2004, at Volume 2004141, Page 00061 *et seq.*, Deed Records, Dallas County, Texas, as may be amended and/or supplemented from time to time (hereinafter referred to as the "Declaration"); and

WHEREAS, the Association adopted the Amended Rules and Regulations for Grand Treviso Condominiums on July 22, 2004, amended as of June 16, 2006, (the "Rules") which were filed of record on April 29, 2009, as Attachment "3" to Document No. 200900121611 of the Official Public Records of Dallas County, Texas; and

WHEREAS, the Rules were amended as evidenced by the First Amendment to the Amended Rules and Regulations for Grand Treviso Condominiums (the "First Amendment") which were filed of record on September 29, 2016, as Document No. 201600272880 of the Official Public Records of Dallas County, Texas; and

WHEREAS, the Rules were amended as evidenced by the Second Amendment to the Amended Rules and Regulations for Grand Treviso Condominiums (the "Second Amendment") which were filed of record on August 7, 2017, as Document No. 201700220868 of the Official Public Records of Dallas County, Texas; and

WHEREAS, Part I, Section Q.5 of the Rules, which is entitled "Amendment of Regulations" provides for the amendment of the Rules as follows:

Amendment of Regulations. These Regulations are subject to being revised, replaced, amended or supplemented by the Board of Directors. Upon any such revision, a copy of the revisions will be delivered to each Owner. Owners are urged to contact the Management Office to verify the Regulations currently in effect on any matter of interest. These Regulations will remain effective until ten days after the Association delivers to an Owner of each Unit notice of amendment to or revocation

of these Rules. The notice may be published and distributed in an Association newsletter or other community-wide publication[;] and

WHEREAS, Section 82.070 of the Texas Uniform Condominium Act provides that an association or a board may not meet to adopt an amendment or other change to the Rules unless the association or board has given to each unit owner a document showing the specific amendment or other change that would be made to the Rules and that such information must be given to each unit owner after the 20th day but before the 10th day preceding the date of the meeting; and

WHEREAS, Board of Directors (the "Board") of the Association, by the filing of this Third Amendment, desires to supplement Part I, Section E. of the Rules, which is entitled "Leases" to add sub-section 6 as follows at a properly called meeting of the Board at which a quorum was obtained.

NOW, THEREFORE, the Board declares the following:

1. Part I, Section E. of the Rules, which is entitled "Leases" is supplemented to add the following sub-section 6:

6. Term of Lease - Leasing Cap - Hardship Situations - VA Loans and Condominium Units Owned by the Department of Veterans Affairs.

(a) Term of Lease - Leasing Cap. The term of a lease of a Condominium Unit may not exceed one (1) year.

(b) Leasing Cap. Unless a hardship situation or other exception applies or has been granted by the Board of Directors, as such is further set forth in 6(d) and 6(e) below, the maximum percentage of Condominium Units that may be leased will be the lesser of the FHA financing eligibility cap or 30%.

(c) In the absence of a hardship situation or other exception, as such is further set forth in 6(d) and 6(e) below, if the maximum percentage of Condominium Units that may be leased has been reached:

(i) The management office will maintain a waiting list of Owners interested in leasing their Condominium Units;

(ii) When a lease expires, the Owner has 60 days to secure a new tenant to remain eligible for ongoing leasing. If a tenant is not secured in 60 days, then the Condominium Unit will no longer be eligible for lease and the Owner will be added to the end of the waiting list if they so wish; and

(iii) When a leased Condominium Unit is sold, the tenant may finish their lease term, however, once the lease of the tenant at the time of sale expires, the Condominium Unit must become Owner occupied or be placed at the end of the waiting list.

(d) Hardship Situations. An Owner suffering from a financial or personal hardship that renders the Owner unable to reside in his/her Condominium Unit may apply to the Board of Directors to lease the Condominium Unit, even if the limitations referred to in 6(b) above, and in Article III, Sec 3.2 of the Declaration, have been met. In such situations, the Board of Directors, in its sole discretion, shall be authorized to permit the Owner to lease his/her Condominium Unit.

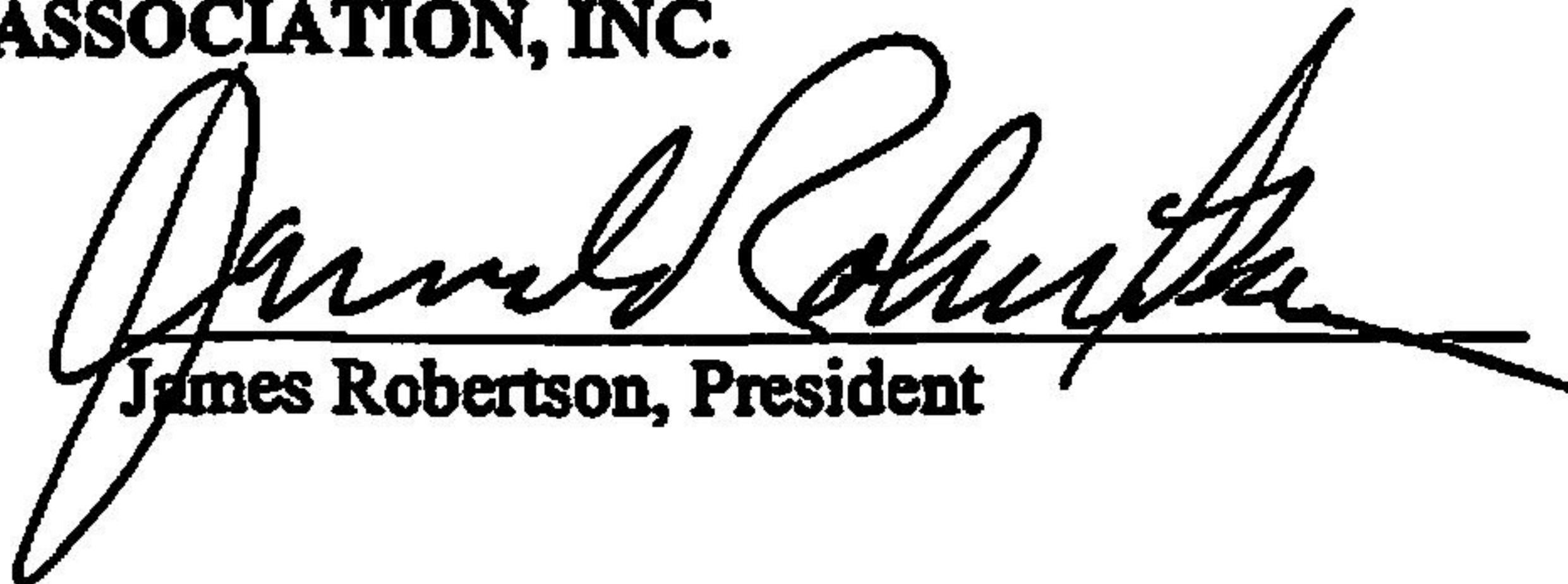
(e) VA Loans and Condominium Units Owned by the Department of Veterans Affairs. With respect to: (1) a Condominium Unit encumbered by Department of Veterans Affairs financing, or (2) a Condominium Unit owned by the Department of Veterans Affairs, the limitations referred to 6(b) above, and in Article III, Sec 3.2 of the Declaration, will not apply to those Condominium Units for so long as the Condominium Unit is encumbered by Department of Veterans Affairs financing or the Condominium Unit is owned by the Department of Veterans Affairs.

Except as modified by this Third Amendment, the Rules shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned officer of Grand Treviso Condominium Association, Inc. certifies that amendment to Part I, Section E of the Rules was approved by members of the Board representing a majority of the votes present, in person or by proxy, at the October 23, 2018, meeting of the Board, at which a quorum was obtained, and that such amendment was also passed in accordance with the requirements of Section 82.070 of the Texas Uniform Condominium Act.

GRAND TREVISO CONDOMINIUM
ASSOCIATION, INC.

By:

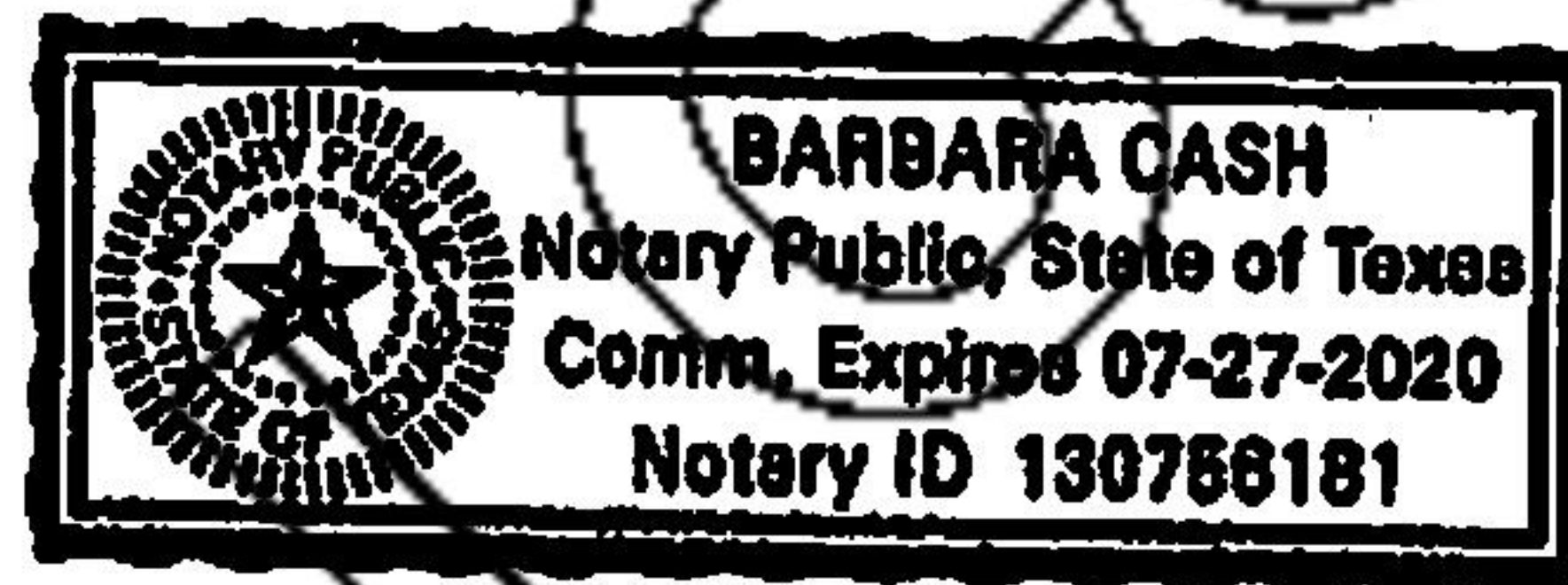

James Robertson, President

STATE OF TEXAS §
 §
COUNTY OF Dallas §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared James Robertson, President of the Grand Treviso Condominium Association, Inc., a non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 29 day of November, 2018.

Barbara Cash
Notary Public in and for the State of Texas



AFTER RECORDING, RETURN TO:

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Filed and Recorded
Official Public Records
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Dallas County, TEXAS
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