

NOTICE OF FILING OF DEDICATORY INSTRUMENTS  
FOR

Owners of Veranda Association, Inc



201200072283

DEDICATION 1/3

STATE OF TEXAS §  
§  
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

THIS NOTICE OF DEDICATORY INSTRUMENT FOR Owners of Veranda Association is made this 29st of February 2012, by Owners of Veranda Association.

WITNESSETH:

WHEREAS, Owners of Veranda Association prepared and recorded an instrument entitled "Declaration" dated on or about December 29, 2006, Document Number: 200600480301, Condominium Records of Dallas County, Texas, together with any other filings of records (if any).

WHEREAS, the Association is the property owners' association created by the Declarant to manage or regulate the planned development covered by the Declaration, as stated and recorded above; and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

WHEREAS, the Association desires to record the attached dedicatory instrument in the real property records of Dallas County, Texas, pursuant to and accordance with Section 202.006 of the Texas Property Code.

NOW, THEREFORE, the dedicatory instrument attached hereto as Exhibit "A" is true and correct copies of the originals and are hereby filed of record in the real property records of Dallas County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this Notice to be executed by its duly authorized agent as of the date first above written.

Owners of Veranda Association

By: [Signature]  
Duly Authorized Agent

ACKNOWLEDGMENT

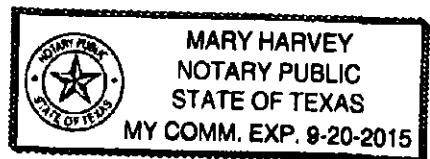
STATE OF TEXAS §  
§  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared [Signature], Duly Authorized Agent of Owners of Veranda 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 [Signature] day of [Signature] 2012.

[Signature]  
Notary Public  
State of Texas  
My Commission Expires

AFTER RECORDING RETURN TO:  
Principal Management Group  
Attn: Debbie Simpson  
12700 Park Central Drive, Suite 600  
Dallas, Texas 75251



# Owners of Veranda Association Collection Policy

# Exhibit A

**THIS POLICY IS EFFECTIVE JANUARY 1, 2012 AND REPLACES ANY AND ALL PRIOR COLLECTION POLICIES**

The following actions are performed to collect on delinquent accounts. The charges assessed to an owner's account for certain collection action noted below are subject to change without notice. Monthly late and handling fees are assessed to delinquent accounts according to the notification on the billing statement and a monthly past due letter with account analysis or a late statement is mailed.

<u>Check Here</u>	<u>Collection Step</u>	<u>Approximate Day of Delinquency Each Step is Taken</u>	<u>Notes</u>
( X )	Past due late statement	--- 30th ---	A statement is mailed monthly after assessing late and handling fees to an account.
( )	Utility cut-off notice	--- N/A ---	This action is taken only if the association has common meters and it is permitted in their documents.
( X )	Initial collection letter	-- 30 to 45 --	This letter is mailed by regular & certified mail & a \$10.00 processing fee charged to the owners account. This letter allows the owner thirty (30) days to pay or dispute the balance & notifies of future action if payment is not received.
( X )	Intent to report delinquent account to credit bureau	-- 60 to 75 --	This letter allows the owner ten (10) days to pay prior to reporting their delinquent account to the credit bureau. It also informs the owner of the fee that will be charged to their account if reported to the credit bureau.
( X )	Notification to owner of credit bureau reporting	-- 70 to 85 --	This letter notifies the owner that their account has been charged \$59.54 & is being reported to the credit bureau. It also informs them of future actions & the related fees that will be charged to their account.
( X )	Order title search to determine legal owner	-- 80 to 105 --	A title search is ordered & the owners account charged \$65.00. Upon receipt of the title search, a letter is mailed to the owner informing them of this action and the \$65.00 charge assessed to their account. This letter also informs them if payment is not received within ten (10) days an assessment lien will be filed with the county & the associated cost charged back to their account.
( X )	Notify owner of lien filing and file lien with the county	-- 95 to 125 --	If payment has not been received within ten (10) days a lien is prepared & the owners account charged \$178.61. A letter is mailed to the owner informing them of this action, that \$178.61 has been charged to their account & that the lien is being filed in the county records. Upon payment in full a notice of release of lien will be processed & filed in the county at no additional charge.
( X )	Forward owners file to the association attorney for small claims suit and/or foreclosure	-- 120 to 135 --	This action must be allowed in the association documents. A fee of \$25.00 will be charged to the owners account for preparing & forwarding the necessary documents to the association attorney.

**Payment Application** – Any payment received by the Association from an owner whose account reflects an unpaid balance shall be applied to the outstanding balance in the following order.

First – Cost of Collection including attorney fees  
Second – Fines

Third - Miscellaneous and reimbursable expenses  
Fourth – Late charges and interest

Fifth – Special assessments  
Sixth – Regular assessments

Brady L Vance      16-JAN-2012  
Signature – Authorized Board Member      Date

Brady L Vance  
Printed Name

**RECEIVED**  
JAN 23 2012

BY: .....