

NOTICE OF FILING OF DEDICATORY INSTRUMENTS
FOR

Owners of Veranda Association, Inc



201200072282

DEDICATION 1/2

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

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:
Duly Authorized Agent

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared , 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 day of 2012.

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

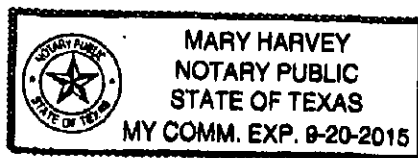


EXHIBIT A

OWNERS OF VERANDA ASSOCIATION, INC.

SOLAR DEVICE POLICY

Terms used but not defined in this policy will have the meaning subscribed to such terms in that certain Declaration, recorded under Document Number: 200600480301, Official Public Records of Dallas County, Texas, as amended (the "Declaration").

No solar device may be installed on any portion of the Common Elements without the advance written approval of the Board. The Common Elements located in the Regime are owned in undivided interests by all the Members of the Association.

OWNERS OF VERANDA ASSOCIATION, INC.

Bradley L Vance
Duly Authorized Officer/Agent

2/27/12
Date

Bradley L Vance
Printed Name

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
03/14/2012 11:48:47 AM
\$20.00



[Handwritten signature]

201200072282

NOTICE OF FILING OF DEDICATORY INSTRUMENTS
FOR

Owners of Veranda Association, Inc



201200072281

DEDICATION 1/2

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:
Duly Authorized Agent

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared , 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 14th day of February 2012.

Notary Public
State of Texas
My Commission Expires

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

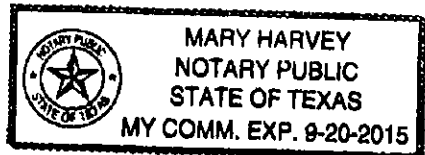


EXHIBIT A

OWNERS OF VERANDA ASSOCIATION, INC.

ENERGY EFFICIENT ROOFING POLICY

Terms used but not defined in this policy will have the meaning subscribed to such terms in that certain Declaration, recorded under Document Number: 200600480301, Official Public Records of Dallas County, Texas, as amended (the "Declaration").

The roof components of each building located in the Regime are Common Elements and the Owner of a Unit is not authorized to cause to be constructed or replaced any Improvements (including roofing) on Common Elements without the advance written consent of the Board.

OWNERS OF VERANDA ASSOCIATION, INC.

Bradley L Vance
Duly Authorized Officer/Agent

2/27/12
Date

Bradley L Vance
Printed Name

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
03/14/2012 11:48:46 AM
\$20.00



JH

201200072281

NOTICE OF FILING OF DEDICATORY INSTRUMENTS
FOR

Owners of Veranda Association, Inc



201200072280

DEDICATION 1/2

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

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: *Mary Harvey*
Duly Authorized Agent

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared *Mary Harvey*, 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 *29th* day of *February* 2012.

Mary Harvey
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

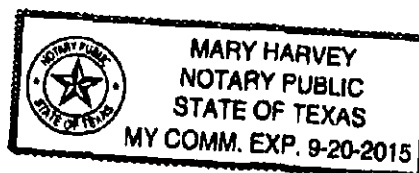


EXHIBIT A

OWNERS OF VERANDA ASSOCIATION, INC.

RAINWATER HARVESTING SYSTEM POLICY

Terms used but not defined in this policy will have the meaning subscribed to such terms in that certain Declaration, recorded under Document Number: 200600480301, Official Public Records of Dallas County, Texas, as amended (the "Declaration").

No rain barrel may be installed on any portion of the Common Elements without the advance written approval of the Board. The Common Elements located in the Regime are owned in undivided interests by all the Members of the Association.

OWNERS OF VERANDA ASSOCIATION, INC.

Brady L Vance
Duly Authorized Officer/Agent

2/27/12
Date

Brady L Vance
Printed Name

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
03/14/2012 11:48:45 AM
\$20.00



JF2

201200072280

NOTICE OF FILING OF DEDICATORY INSTRUMENTS
FOR

Owners of Veranda Association, Inc



201200072279

DEDICATION 1/2

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

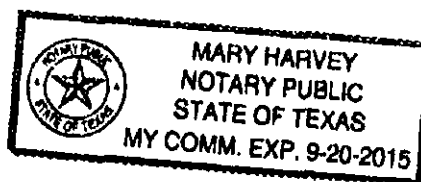


EXHIBIT A

OWNERS OF VERANDA ASSOCIATION, INC.

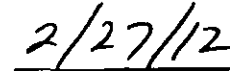
FLAG DISPLAY AND FLAGPOLE INSTALLATION POLICY

Terms used but not defined in this policy will have the meaning subscribed to such terms in that certain Declaration, recorded under Document Number: 200600480301, Official Public Records of Dallas County, Texas, as amended (the "Declaration").

No flagpole may be installed on any portion of the Common Elements without the advance written approval of the Board. The Common Elements located in the Regime are owned in undivided interests by all the Members of the Association.

OWNERS OF VERANDA ASSOCIATION, INC.


Duly Authorized Officer/Agent


Date


Printed Name

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
03/14/2012 11:48:44 AM
\$20.00





201200072279

NOTICE OF FILING OF DEDICATORY INSTRUMENTS
FOR

Owners of Veranda Association, Inc



201200072278

DEDICATION 1/3

STATE OF TEXAS

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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

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COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared *Mark Southwell*, 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 *29th* day of *February* 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

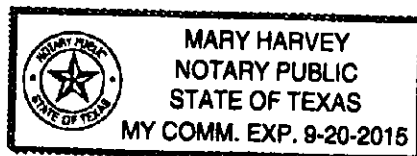


EXHIBIT A

OWNERS OF VERANDA ASSOCIATION, INC.

DISPLAY OF CERTAIN RELIGIOUS ITEM POLICY

Terms used but not defined in this policy will have the meaning subscribed to such terms in that certain Declaration, recorded under Document Number: 200600480301, Official Public Records of Dallas County, Texas, as amended (the "Declaration").

1. Display of Certain Religious Items Permitted. An Owner or resident is permitted to display or affix to the entry door or door frame of the Owner's unit (which may not extend beyond the outer edge of the door frame) one or more religious items, the display of which is motivated by the Owner's or resident's sincere religious belief. This Policy outlines the standards which shall apply with respect to the display or affixing of certain religious items on the entry to the entry door or door frame of the Owner's unit.

2. General Guidelines. Religious items may be displayed or affixed to the entry door or door frame of the Owner's unit (which may not extend beyond the outer edge of the door frame); provided, however, that individually or in combination with each other, the total size of the display is no greater than twenty-five square inches (5"x5" = 25 square inches).

3. Prohibitions. No religious item may be displayed or affixed to the entry door or door frame of the Owner's unit (which may extend not beyond the outer edge of the door frame): (a) threatens the public health or safety; (b) violates applicable law; or (c) contains language, graphics or any display that is patently offensive. No religious item may be displayed or affixed in any location other than the entry door or door frame of the Owner's unit (which may not extend beyond the outer edge of the door frame). Nothing in this Policy may be construed in any manner to authorize an Owner or resident to use a material or color for the entry door or door frame of the Owner's unit or make an alteration to the entry door or door frame that is not otherwise permitted pursuant to the Association's governing documents.

4. Removal. The Association may remove any item which is in violation of the terms and provisions of this Policy.

5. Covenants in Conflict with Statutes. To the extent that any provision of the Association's recorded covenants restrict or prohibit an Owner or resident from displaying or affixing a religious item in violation of the controlling provisions of Section 202.018 of the Texas Property Code, the Association shall have no authority to enforce such provisions and the provisions of this Policy shall hereafter control.

OWNERS OF VERANDA ASSOCIATION, INC.

Brady L Vance
Duly Authorized Officer/Agent

2/27/12
Date

Brady L Vance
Printed Name