

AMENDMENT TO CONDOMINIUM DECLARATION
FOR
SUMMERSET VILLAGE CONDOMINIUMS

WHEREAS, We, the undersigned, are the Owners of the private and Common Elements located at the Summerset Village Condominiums in Dallas, Dallas County, Texas; and

WHEREAS, we wish to amend the Condominium Declaration for the Summerset Village Condominiums so that this Condominium Declaration is in compliance with the regulations of the Veterans Administration and the Texas Condominium Act;

NOW, THEREFORE, IN CONSIDERATION OF THE FOREGOING, it is hereby stated by the Owners of the Summerset Village Condominiums that Paragraph 23 E of the Condominium Declaration for the Summerset Village Condominiums is hereby Amended to read as follows:

"E. If more than two-thirds of all the Units, not including land, are damaged or destroyed and all of the Owners of the Common Elements, by unanimous consent, adopt a plan for reconstruction, which plan has the unanimous approval of all first mortgagees, then all of the Owners shall be bound by the terms and other provisions of such plan. Any assessment made in connection with such plan shall be a Common Expense and made pro rata according to each Owner's percentage interest in the Common Elements and shall be due and payable as provided by the terms of such plan, but not sooner than thirty (30) days after written notice thereof. The Association shall have full authority, right and power as attorney-in-fact, to cause the repair or restoration of improvements using all of the insurance proceeds for such purpose notwithstanding the failure of an Owner to pay the assessment. The assessment provided for herein shall be a debt of each Owner and a lien on his Condominium and may be enforced and collected as is provided in this Declaration and the By-Laws. In addition thereto, the Association as attorney-in-fact, shall have the absolute right and power to sell the Condominium of any Owner refusing or failing to pay such assessment within the time provided, and if not so paid, the Association shall cause to be recorded a notice that the Condominium of the delinquent Owner shall be sold by the Association. The delinquent Owner shall be required to pay to the Association the costs and expenses for filing the notices, interest at the highest rate permitted by law on the amount of the assessment and all reasonable attorney's fees. The proceeds derived from the sale of such Condominium shall be used and disbursed by the Association, as attorney-in-fact, for the same purposes and in the same order as is provided in subparagraph B (i) through (v) of this Paragraph."

RESOLUTION

SUMMERSET VILLAGE

January 24, 1994

The Board of Directors approved a towing policy regarding removal from property any vehicle deemed abandoned or inoperable. Also, all vehicles must maintain updated license plates, registration and inspection sticker. No vehicle allowed with flat tires.