

SECOND AMENDMENT TO  
COMMUNITY MANUAL FOR OWNERS AND RESIDENTS  
OF  
THE CRESTPARK IN HIGHLAND PARK CONDOMINIUMS

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

**THIS SECOND AMENDMENT TO COMMUNITY MANUAL FOR OWNERS AND RESIDENTS OF THE CRESTPARK IN HIGHLAND PARK CONDOMINIUMS** (this AFirst Amendment") is made this 4th day of August, 2013, by Board of Directors of The Crestpark In Highland Park Condominium Association (the AAssociation").

WITNESSETH:

**WHEREAS**, on or about July 21, 1999, The Crestpark, Ltd. ("Declarant") prepared and recorded an instrument entitled "Declaration of The Crestpark in Highland Park Condominium" at Volume 99141, Page 6976 *et seq.* of the Real Property Records of Dallas County, Texas (the ADeclaration"); and

**WHEREAS**, on or about December 28, 1999, the Board of Directors of the Association prepared and recorded a "Community Manual for Owners and Residents of The Crestpark in Highland Park Condominium" at Volume 99250, Page 05946 *et seq.* of the Real Property Records of Dallas County, Texas (the "Community Manual"); and

**WHEREAS**, on or about October 24, 2012, a First Amendment to Community Manual for Owners and Residents of The Crestpark in Highland Park Condominiums was filed of record as Document No. 201200316591 of the Real Property Records of Dallas County, Texas (the "First Amendment"); and

**WHEREAS**, the Board of Directors desires to amend Part I.B, Section B-8 of the Rules & Regulations by replacing that Section in its entirety as set out in Exhibit "1" attached hereto and incorporated herein for all purposes.

**NOW, THEREFORE**, a true and correct copy of Exhibit "1" is hereby filed of record in the Real Property Records of Dallas County, Texas, and replaces Section B-8 of the Rules & Regulations previously filed as set out above.

**THE CRESTPARK IN HIGHLAND PARK  
CONDOMINIUM ASSOCIATION**

By:    
Its: PRESIDENT

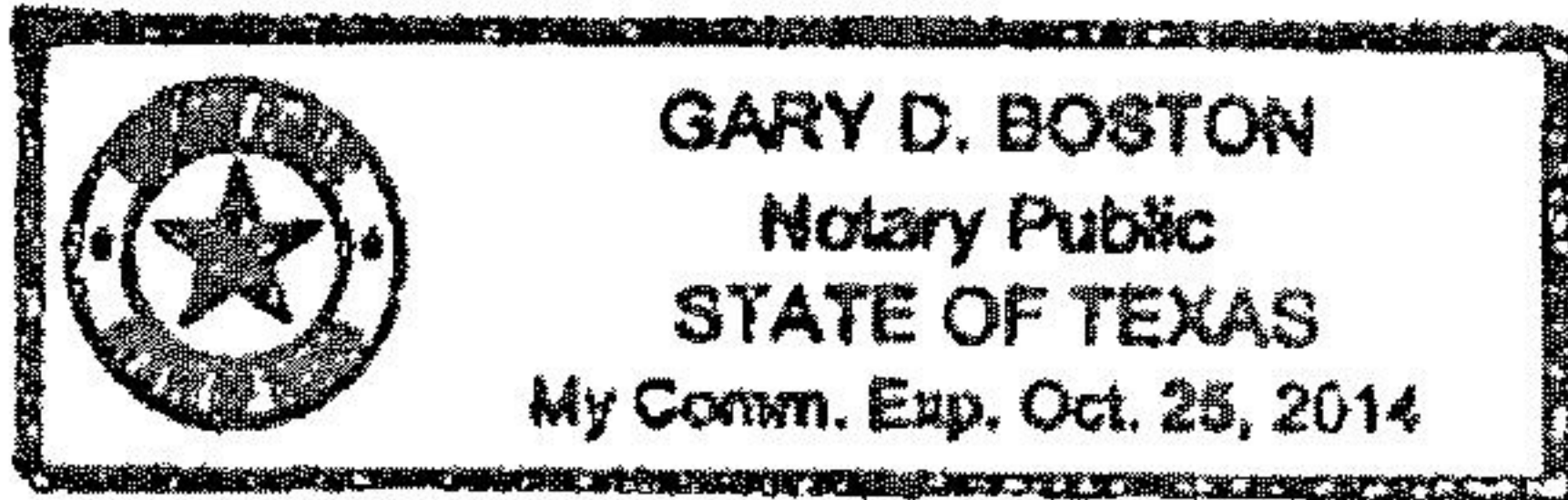
**ACKNOWLEDGMENT**

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

BEFORE ME, the undersigned authority, on this day personally appeared DON APELAND, PRESIDENT of The Crestpark in Highland Park 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 4 day of August, 2013.

Gary D. Boston  
Notary Public, State of Texas  
Oct. 25, 2014  
My Commission Expires



AFTER RECORDING, RETURN TO:  
Riddle & Williams, P.C.  
3710 Rawlins, Suite 1400  
Dallas, Texas 75219

[g/not.ded/CrestparkinHighlandPark-secondamended](http://g/not.ded/CrestparkinHighlandPark-secondamended)

**Resolution Regarding**  
**Amendment to the Rules & Regulations**  
**of The Crestpark in Highland Park Condominium**

WHEREAS, The Crestpark, Ltd. ("Declarant") prepared and recorded an instrument entitled "Declaration of The Crestpark in Highland Park Condominium" at Volume 99141, Page 6976 *et seq.* of the Real Property Records of Dallas County, Texas (the "Declaration"), and

WHEREAS, Section 82.102(a)(7) of the Texas Uniform Condominium Act ("TUCA") provides that the Board of Directors (the "Board") of the Association may adopt and amend rules regulating, among other things, the use, occupancy, leasing or sale, maintenance, repair, modification and appearance of units and common elements, to the extent the regulated actions affect common elements or other units; and

WHEREAS, Article 3, Section 3.05 of the Declaration provides that the Board of Directors of the Association may adopt rules and regulations concerning the management and administration of the Project and the use of the Common Elements; and

WHEREAS, on or about July 22, 1999, the Board of Directors of the Association adopted the Rules & Regulations of The Crestpark in Highland Park Condominium and recorded same on or about December 28, 1999, at Volume 99250, Page 05946 *et seq.* of the Real Property Records of Dallas County, Texas (the "Rules & Regulations"); and

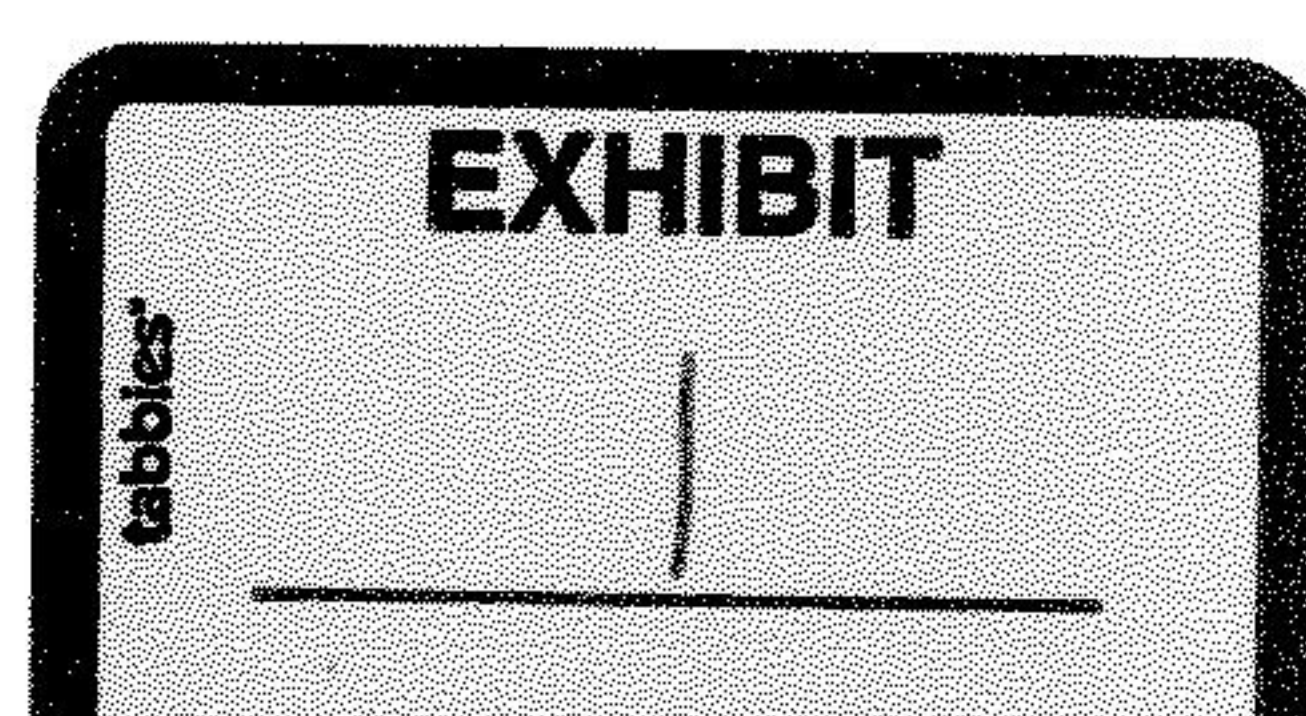
WHEREAS, the Board desires to amend Part I.B, Section B-8 of the Rules & Regulations; and

WHEREAS, the following amendment to the Initial Rules has been adopted by the Board in accordance with Article 3, Section 3.05 of the Declaration and pursuant to Section 82.102(a)(7) of the Texas Uniform Condominium Act (the "Act").

NOW, THEREFORE, IT IS RESOLVED that the Rules & Regulations are amended as follows:

Part I, Section B-8 is amended so that it reads in its entirety as follows:

No Estate Sales or Commercial Ventures. Without the Board's prior written permission, no person may conduct on the Property a sale or activity that is advertised or attractive to the public, such as "estate sales." Further, no person may conduct a business with clients in any Common Element of the building (or in his or her Unit), including, but not limited to, a tutoring service. Sales events, such as jewelry sales, are prohibited in the building. Residents may meet in the Common Elements of the building with service providers, such as attorneys, accountants, financial



advisors, etc. This section does not apply to marketing the sale or rental of a Unit, unless combined with a prohibited activity.

This Resolution is effective upon adoption and publication to the members of the Association, to remain in force and effect until revoked, modified or amended.

This is to certify that the foregoing Rule was adopted by the Board of Directors at a meeting of same on April 29, 2013, and has not been modified, rescinded or revoked.

DATE: 8-26-13

Debra D. Allen  
Secretary

G/R&R/Amendment-Crestpark

Filed and Recorded  
Official Public Records  
John F. Warren, County Clerk  
Dallas County, TEXAS  
09/06/2013 09:50:11 AM  
\$28.00  
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*JFW*

