



**THE WOODS ON PARK LANE HOMEOWNERS ASSOCIATION
LEASING AND BACKGROUND CHECK POLICY**

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

WHEREAS, the property encumbered by this Leasing and Background Check Policy (“Policy”) is that property initially restricted by the Declaration and Master Deed for The Woods on Park Lane, a Condominium, recorded under Vol. 82073, Page 1140 in the Condominium Records of Dallas County, Texas, as same has been or may be amended from time to time (“Declaration”), and any other property which has been or may be annexed thereto and made subject to the authority of The Woods on Park Lane Homeowners Association (“Association”);

WHEREAS, pursuant to the Declaration, the Board of Directors of the Association (the “Board”) hereby adopts this Policy for the purposes of establishing a uniform and systematic procedure for the leasing of property within the Association; and

WHEREAS, the Board has determined that it is in the best interest of the Association to establish this Policy.

NOW, THEREFORE, BE IT RESOLVED THAT the Association does hereby adopt this Policy, which shall run with the land and be binding on all Owners and Occupants within The Woods on Park Lane. This Policy replaces any previously recorded or implemented policy that addresses the subjects contained herein. All capitalized terms used herein shall have the meanings set forth in the Declaration, unless otherwise specified in this Policy.

“Occupant” shall mean all current or future tenants of any Unit, or any other person, other than an Owner, who might in any manner utilize a Unit or the facilities with The Woods on Park Lane.

LEASING AND BACKGROUND CHECK POLICY

1. **Prohibited Crimes**

Prohibited Crimes shall mean robbery or aggravated robbery; aggravated assault, murder, prostitution; criminal gang activity; discharge of firearms; gambling; manufacture, sale or use of drugs; and manufacture or sale of alcoholic beverages, or a crime related to sexual behavior that would require the Occupant to register as a sexual offender. No Occupant may reside in a Unit if the individual has been convicted of a Prohibited Crime or is currently serving deferred adjudication for a Prohibited Crime. In the event that an Occupant is convicted or is placed into deferred adjudication for a Prohibited Crime, the Occupant shall immediately notify the Association in writing via certified mail return

receipt requested. The Occupant must vacate the Unit within seven (7) days of his/her conviction or placement into deferred adjudication.

2. **Unit Owner Responsibility**

A Unit Owner shall have the sole and absolute responsibility to conduct a criminal background check on the Occupant within forty-eight (48) hours prior to the commencement, renewal or month-to-month extension of a lease of a Unit. The Board, in its sole discretion, may request production of the lease agreement or background check at any time. It shall be the sole responsibility of the Unit Owner to ensure that each Occupant of the Unit, as set out herein, is at all times in compliance with the terms of the Policy set forth herein.

3. **Enforcement**

All Unit Owners and Occupants shall comply with the terms of this Policy. Failure of a Unit Owner or Occupant to comply shall be grounds for action, which may include, without limitation, to recover sums due for damages, fines, injunctive relief and/or any other remedies as provided for in the Dedicatory Instruments (as defined by the Texas Property Code) or at law, or any combination thereof. In addition to all other remedies, the Board, in its sole and absolute discretion, may assess fines, in accordance with applicable law, against a Unit Owner or Occupant for failure of a Unit Owner or Occupant, his/her family, guests, invitees, lessees or employees, to comply the terms of this Policy.

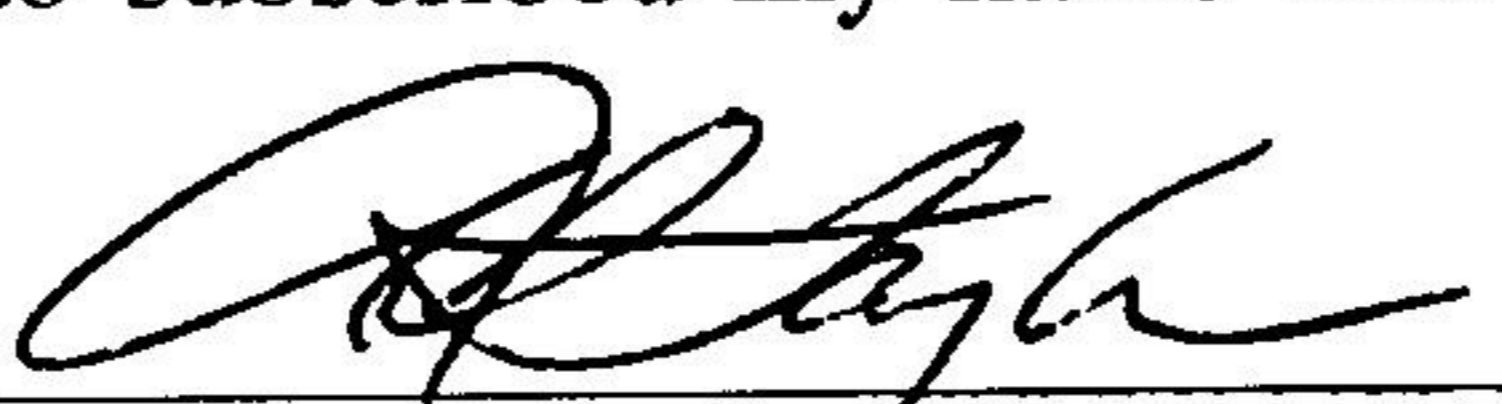
4. **Amount of Fines**

The Board may assess fines, in accordance with applicable law, against the offending Unit Owner or Occupant on a per diem basis for the duration of the existence of the violation(s) of this Policy. The amount of the fine shall be determined in the sole and absolute discretion of the Board. Any fines assessed against a Unit Owner or Occupant for a violation of this Policy shall not be construed to be exclusive and shall exist in addition to all other rights and remedies to which the Association may otherwise be legally entitled.

CERTIFICATE OF SECRETARY

I hereby certify that, as President of The Woods on Park Lane Homeowners Association, the foregoing Leasing and Background Check Policy of The Woods on Park Lane Homeowners Association was approved on the 6th day of March, 2012, at meeting of the Board of Directors at which a quorum was present.


IN WITNESS WHEREOF, I have hereunto subscribed my name this the 7th day of MARCH, 2012.


Print Name: AL TAYLOR

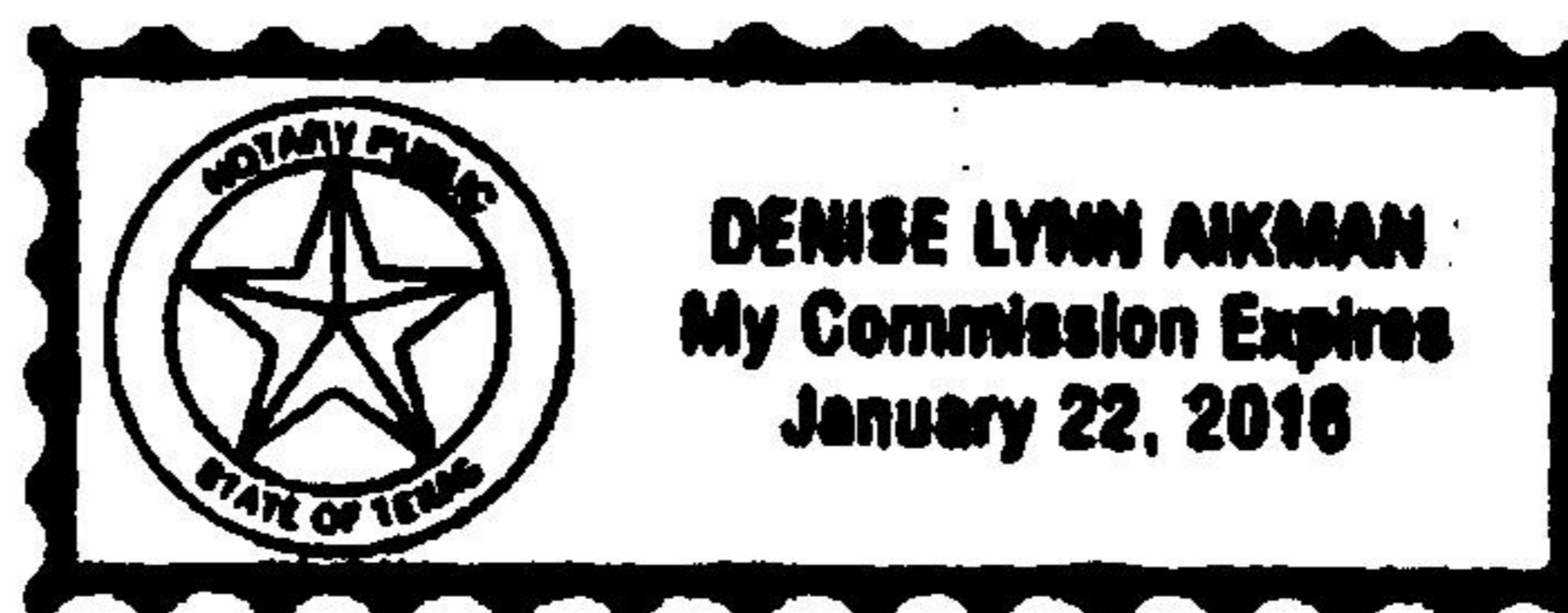
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BEFORE ME, on this day personally appeared AL TAYLOR, the President of The Woods on Park Lane Homeowners Association, known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes herein expressed and in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this 7th day of MARCH, 2012.


Notary Public - State of Texas

After Recording, Return To:
Lyndsay R. Weber
Roberts Markel
2800 Post Oak Blvd., 57th Floor
Houston, TX 77056



Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
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