

**ADDITION TO BYLAWS  
DECLARATION AND MASTER DEED**

**Condominiums  
Del Paseo Townhomes Association**

The question has been raised as to which party or entity is responsible for repairs to the foundation of each unit and who is responsible for the cost of those repairs when said foundation is common to other units.

The Declaration and Master Deed is vague and indefinite as to what part of the foundation is the responsibility of the unit's owner and what part is the responsibility of the Association;

The ByLaws of the Declaration and Master Deed do not define where the ownership of the foundation begins and ends;

If a single unit owner causes repairs to be made to a foundation which is common to adjacent unit owners, control of quality of repairs is lost; and

In the interest of the good of the whole and the protection of all unit owners, your Board of Directors proposes the following addition to Article V., Section 3, of the ByLaws:

**“Now, Therefore, Be It Resolved, that the ownership of each unit’s foundation is defined as the surface of that unit’s foundation top and down to a depth of one-fourth (1/4) inch below the surface belongs to and is the responsibility of the unit owner. All foundation area below one-fourth (1/4) inch from slab surface shall belong to and be the responsibility of the Association. All repairs or modifications including plumbing affecting the foundation below one-fourth (1/4th) inch from the surface is the sole responsibility of the Association and the expenses shall be that of the Association.**

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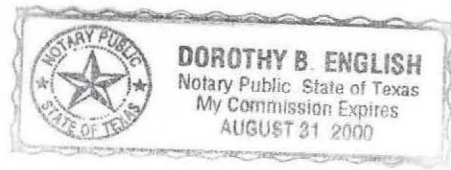
proceeds of such unit in accordance with applicable laws in effect at that time. In addition, to the extent permitted by law, assessments, accrued interest, and unpaid default fees may become a lien against the unit.

We, the undersigned, hereby certify that this Amendment to the Condominium ByLaws of Del Paseo Town Homes Association has been approved by the vote or written consent of a majority of the percentage of values assigned to the owners in the condominium project in accordance with Article IV of said ByLaws as previously recorded in Volume 78028, Pages 0450-0486 of the Condominium Records of Dallas County, Texas.

*[Signature]*  
\_\_\_\_\_  
President  
*[Signature]*  
\_\_\_\_\_  
Secretary

THE STATE OF TEXAS §  
§  
COUNTY OF DALLAS §

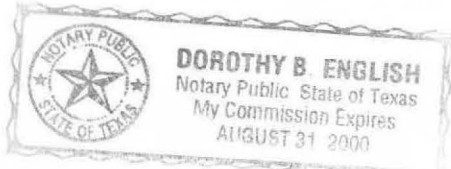
This instrument was acknowledged before me on the 3rd day of May, 1999, by Betty Collins, President of Del Paseo Town Homes Association, a non-profit corporation, on behalf of such corporation.



*[Signature]*  
\_\_\_\_\_  
Notary Public, State of Texas

THE STATE OF TEXAS §  
§  
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 3rd day of May, 1999, by Lynn Newberry, Secretary of Del Paseo Town Homes Association, a non-profit corporation, on behalf of such corporation.



*[Signature]*  
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Notary Public, State of Texas

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