



AMENDMENTS TO CONDOMINIUM BY-LAWS  
OF  
DEL PASEO TOWN HOMES (A CONDOMINIUM)

Pursuant to Article IX, Section 1 of the By-Laws of Del Paseo Town Homes (A condominium) as recorded in Volume 78028, Page 0450-0486, Condominium Records, Dallas County, Texas, the undersigned President and Secretary of Del Paseo Town Homes Association, a non-profit corporation organized pursuant to The Texas Non-Profit Corporation Act and designated as "Association" in the Declaration and Master Deed for Del Paso Town Homes (A Condominium) and By-Laws as above recorded, hereby certify that the following amendment to the said By-Laws has been approved by the vote or written consent of more than a majority of the percentage of values assigned to the Owners in the Condominium Project:

The following Amendment is added as Article VI, Section 15

The Del Paseo Board of Directors shall have the right and ability to impose fines on homeowners for documented bylaw violations either by the homeowner or by anyone who may be in residence in the dwelling. Individual fines are not to exceed 10% of the monthly HOA fees, but said fines may be imposed for each occurrence of the violation. Normal late fees of \$25.00/month will be accrued if fines are not paid by the 10th of the month following notification of the violation. Homeowners may appeal any fine that has been levied by presenting their arguments at the next board meeting either in person or in written form.

In most cases, fines will not be imposed until those in violation have received written warnings and sufficient time to make appropriate corrections. However, the Board reserves the right to impose immediate fines for repeat offenders, for violations deemed to be egregious in nature, or for those that may pose an eminent threat to the health and safety of others.

Article 6, Section 7, is amended to read as follows:

Section 7

- Dogs that are in any Del Paseo common area, including all streets within the property, may not run or wander unencumbered, but must be on a hand-held leash or comparable restraining device controlled by a capable and attentive individual.
- The City of Irving Animal Services Code states: "It is unlawful for an owner to allow his or her dog's feces to remain in any public place or another person's private property." Del Paseo residents who fail to observe this edict may face fines from both the City and the Association.
- Dogs must be under the control of owners or designated caretakers at all times so as to prevent the animal's escape from the owner's private property, or in any way causing actual or potential harm or danger to others.
- All dogs and cats over the age of four months must wear identification tags certifying that they have had a current rabies vaccination, and that the animal has been registered with

the City of Irving.

- Per the City of Irving Animal Services Code, Del Paseo residents may provide homes for a combination of no more than four dogs and cats.
- Pet owners are solely responsible for their pets and the Association shall be held harmless for any pet-caused damages or injuries to any persons or properties.
- Animals may not be kept or bred for any commercial purposes.

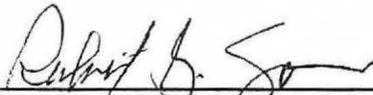
Article 6, Section 13 is amended to read as follows:

- Article 6, Section 13 states: "Vehicles not in operating condition shall not be parked upon the premises of the Condominium Project. No parking area or attached garage shall be converted for living, recreational or business purposes, nor shall anything be stored in any parking space or area so as to prevent the parking of a vehicle therein."

This amendment expands the Bylaw to include:

- Residents with only one vehicle must store that vehicle in the garage. Residents with two vehicles, must keep at least one in the garage. Those with more than two vehicles must keep two in the garage.
- Parking on the apron in front of the garage door is acceptable - provided that the vehicle is parked outside the fire lane, and is not longer than the width of the garage door (longer vehicles are likely to damage curbs, water lines, and electrical lines). When parking on the apron, care should be taken to minimize sight-line problems for next door neighbors.

Dated May 27, 2014.

  
 President, Robert S. Gross

  
 Secretary, Helen Schilling

STATE OF TEXAS

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COUNTY OF DALLAS

This instrument was acknowledged before me by Robert S. Gross and Helen Schilling on the 27 day of May, 2014.

  
 NOTARY PUBLIC



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