



Records of Dallas County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this Second Supplement to be executed by its duly authorized agent as of the date first above written.

**SOCO URBAN LOFT CONDOMINIUM ASSOCIATION, INC., a Texas non-profit corporation**

By: *Kelly Carter*

Printed Name: *Kelly A. Carter*

Title: *Secretary*

**ACKNOWLEDGMENT**

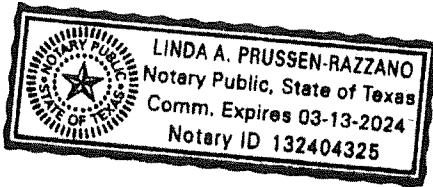
STATE OF TEXAS §  
  §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared *Kelly Carter*, *Secretary* of SoCo Urban Loft Condominium Association, Inc., 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 association.

SUBSCRIBED AND SWORN TO BEFORE ME on this *30* day of *July* ~~August~~, 2020.

*Linda A. Prussen-Razzano*  
Notary Public, State of Texas

*3.13.2024*  
My Commission Expires



G:\Notice.ded\SoCoUrbanLofts\Second Supplemental Notice

**Exhibit "A"**

**Dedictory Instruments**

- A-17 Documents Requests and Sales Fees
- A-18 2014 Item Pricing (Effective January 1, 2014)
- A-19 Access Device Policy



SoCo Urban Lofts Condominium  
Association, Inc.  
1122 Jackson Street  
Dallas, Texas 75202  
P: 214.747.5638  
F: 214.747.5639

**Documents Requests and Sales Fees**

All requests must be submitted in writing to [manager@socolofts.com](mailto:manager@socolofts.com). We require **10 business days** to complete questionnaire, resale or statement of account requests.

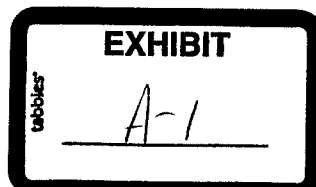
**Request Breakdown:**

Questionnaire Fee	<b>\$200</b>
Resale Certificate Package Fee	<b>\$250</b>
<i>(Package includes Resale Certificate, Current Year Budget, Certificate of Insurance, Community Documents)</i>	
Transfer Fee	<b>\$200</b>
WC Contribution Fee	<b>One Month's Due + \$50</b>

**Please Note:**

10 business days are required to process the above requests. If you need it before that, a RUSH FEE will apply:

- 24 business hours - **\$100**      2-3 business days - **\$75**      4-9 business days - **\$50**
- Payment is required prior to processing Resale Certificate and Questionnaire requests.
- The Resale Certificate is only valid 60 days from the date of issue.



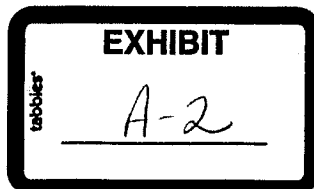


SoCo Urban Loft Condominium  
Association, Inc.  
1122 Jackson Street  
Dallas, Texas 75202  
P: 214.747.5638  
F: 214.747.5639

---

**2014 Item Pricing (Effective January 1, 2014)**

Background Investigation Fee	\$65
Key Fob	\$50
Garage Remote	\$50
Parking Decal	\$50
Pet Registration Fee	\$10
Duplicate Key	\$10
Mailbox Lock Replacement	\$25



Dear Owner,

The Board of Directors has many responsibilities when it comes to acting in the best interest of the association. Over the past year there has been an added focus on several aspects of the building's security and overall safety. Much debate and consideration has been put into developing initiatives that seek to improve and/or address many areas of concern, such as limited/unauthorized parking on property, garage safety and surveillance, to name a few. Many of these items are still being developed and finalized, and it is expected that they will be implemented over the coming months. One improvement that has already been introduced was the recent upgrade to a new controlled access system for the building. This change did require that new key fobs be assigned to all residents, which prompted review of current policies/requirements in our condominium documents regarding controlled access devices. Aside from financial and legal considerations, possibilities and options for a new controlled access system were identified and discussed in view of safety, convenience and liability concerns. Additionally, guidelines for assigning controlled access devices and maintaining the system had to be updated; New technology offering more options made it apparent that an updated policy that would provide practical yet effective guidelines needed to be implemented. The process did present some difficult hurdles in trying to develop and implement an effective policy, while also considering how to be as fair as possible with owners and tenants.

After considerable research and discussion, the following policy was approved and instituted along with the new controlled access system. This policy is outlined below.

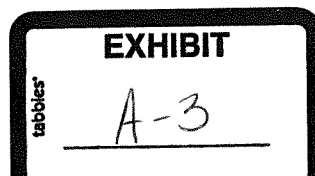
**Access Device Policy**

1. Access devices refer to proximity key fobs and garage transmitters (remotes) exclusively assigned by the Management Office, and activated in an authorized control access system utilized by SoCo Urban Lofts. No Refunds will be issued. Exchange of device may be allowed within 90 days, if malfunction is due to manufacturer defect.
2. A maximum of 6 active devices are allowed per unit at one time. Additional activations beyond 6 active devices may be approved in some rare instances, though consideration of such may require Board approval and applicable charges.
3. Three types of key fobs are utilized:
 

Type I – Owner key fob (Gray and Black HID)	Type II – Tenant key fob (Red and White)
Type III – Realtor key fob (Blue and White)	
4. Owner assigned key fobs are not permitted to be traded or loaned to tenants or non-owners. Unauthorized use of an assigned key fob/garage remote can result in confiscation and/or deactivation and is subject to applicable violation and fine schedule in accordance with SoCo Urban Lofts condominium information statements. \*Reactivation of a key fob/garage remote is \$25.00 per occurrence and payment is required prior to reactivation.\*
5. Tenant assigned key fobs and garage remotes will expire according to the lease end date of the most current lease term on file with the Management Office. Once an assignment has expired in the system, a \$25 reactivation fee per device is applicable. This applies to lease renewals/extensions, if proper documentation has not been updated with the Management Office at least 10 business days prior to lease end date. See additional rental requirements regarding month to month leasing (not permitted).
6. Tenant assigned key fobs and garage remotes are only available for tenants listed on the lease on file with the office. Additional or extra tenant assignments not permitted.
7. Tenant assigned key fobs and garage remotes are able to be reassigned/reactivated to new tenants for the same unit number, after all rental requirements have been met in accordance with SoCo Urban Lofts condominium information statements. Access devices will only be reassigned to tenants approved by the Management Office and for the same unit number. A \$25 reassignment fee per device is required for each tenant, per new lease occurrence.
8. Key fobs/garage transmitters should not be loaned to non-residents, such as pet sitters or vendors, etc. Realtor key fobs are available for purchase (1 per unit) and will count towards the total number of active devices allowed per unit at one time. Realtor key fobs will only be active during allowable showing periods and will expire every 90 days, upon which a reactivation fee may be applicable. For additional information on realtor key fobs please see Management Office.

This policy as well as other rules and regulations will continue to be reviewed from time to time. It is possible that the SoCo Urban Loft Condominium association may want to clarify these policies as needed. If you rent out your unit, please be sure to provide your current and prospective tenant(s) with the updated policy information as it pertains to them.

Thank you,  
SoCo Urban Loft CAI



**Dallas County  
John F. Warren  
Dallas County Clerk**

---

**Instrument Number:** 202000205666

eRecording - Real Property

Recorded On: August 07, 2020 01:40 PM

Number of Pages: 7

---

**" Examined and Charged as Follows: "**

Total Recording: \$46.00

---

**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 202000205666  
Receipt Number: 20200731000396  
Recorded Date/Time: August 07, 2020 01:40 PM  
User: Jerome M  
Station: CC06

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF DALLAS**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", is written over the printed name of John F. Warren.