

05/11/2011 11:02:57 AM

201100119291
AM 1/3

STATE OF TEXAS

COUNTY OF DALLAS

SECTION

**PARTIAL AMENDMENT
TO
RULES AND REGULATIONS FOR THE
SOCO URBAN LOFT CONDOMINIUMS
and Its Property Owners Association**

Pursuant to Texas Property Code §202.006, and with respect to the Condominium Declaration for SoCo Urban Loft Condominiums, filed and recorded 8-1-05 as Instrument # 200503452486, and recorded in Volume 2005148, Pages 158-225, in the Official Public Records of Dallas County, Texas, and subsequent corrections thereto, the undersigned Manager of the SoCo Urban Loft Condominium Association, Inc. (the "Association") does hereby state that, to her knowledge, the following has been adopted by the Association's Board of Directors:

Attached hereto is a one (1) page sheet of text entitled "Rental Policy" which has been approved and adopted by the Association's Board of Directors to completely revise and replace the Rule C-9 Leasing Restrictions provision previously recorded on 1-12-2009 within Instrument # 200900008425.

EXECUTED and EFFECTIVE as of this 4th day of May, 2010.

SOCO URBAN LOFT CONDOMINIUM ASSOCIATION, INC.

By: *Charisse Montoya*
Charisse Huynh-Cong Montoya, Manager

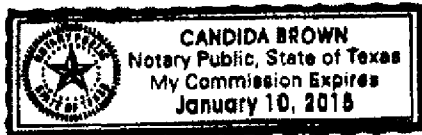
* * * * *

THE STATE OF TEXAS

COUNTY OF DALLAS

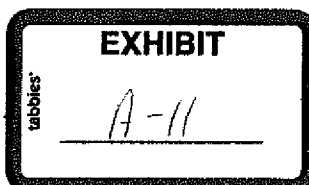
SECTION

This instrument was acknowledged before me on this the 4th day of May, 2011, by Charisse Huynh-Cong Montoya, Manager of SoCo Urban Loft Condominium Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



Candida Brown
Notary Public in and for State of Texas

After recording, please return to:
Law Office of J. Christopher Bird, P.C.
6060 N. Central Expressway, Suite 650
Dallas, TX 75206





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

Rental Policy

- The rental occupancy limit is 30% or 63 units. Once this threshold is met the Office and Board reserves the right to implement a waiting list policy and deny a unit being rented if necessary. This will be handled on a case by case basis. If an owner violates this limit then they will be subject to a \$500 fine per month, until the tenant is removed. Furthermore, access to the building and amenities can be deactivated.
- If the Board implements a waiting list then all owners must notify the office of intent to rent unit and their name will be added to the list. If an owner currently has a renter and that renter chooses not to renew his/her lease then said owner must honor waiting list policy and will be added to the bottom of the list.
- For an owner to be eligible to get on the waiting list and ultimately rent their unit out, they must accept this policy and provide a signed copy of acceptance to the office.
- Any owner who decides to rent their unit out must notify the office of this intent and seek approval at least 30 days prior to listing unit for rent.
- Criminal Background checks and executed lease agreements required for ALL units being leased. No exceptions.
- All occupants, 18 years old and up must successfully pass a background check if residing in a rental unit. Furthermore, they must be added as an occupant for the unit.
- No overnight guests of rental units are allowed for a period of more than 10 days within a 6 month period. Written approval is required for longer stays and criminal background checks may be required.
- Background checks must be submitted to the HOA Office for approval at least 10 business days prior to commencement of lease agreement. Approval will be provided within 3 business days. If an owner fails to have a valid background check run they will be subject to all applicable fines and access to the building and amenities can be restricted.
- All leases must be for a period of at least 6 months. If a lease is terminated before the term, proper documentation of termination must be submitted to the office within 10 business days.
- If same renter occupies unit then new approval is not required. New lease term information must be provided to office within 10 days. 30 day notice rule does apply if unit is put back on market for rent.
- The HOA Office must be notified 48 hours in advance of any move-ins and if the freight elevator is needed arrangements made. No one is allowed to move in the evenings or on weekends, as specified in condominium documents. If a renter moves in or out outside of the designated times allowed, the owner will be fined \$500 plus any damages that occur as a result of move.
- All Homeowners are responsible for their units and the tenants they lease to; any communications by renters to the HOA Office or Board should be in the case of emergencies or otherwise kept brief.
- Special provisions will be made for military deployment and other reasonable exceptions approved by the Board on a case by case basis.
- All owners renting units must maintain their HOA dues account and be in good standing with the office at all times.
- Current owners will be allowed to rent to the capacity of 45% with 5% overflow allowed at the Board of Director's discretion. Those who currently rent will be allowed to do so indefinitely provided the name on the mortgage does not change.

**** If an owner is in violation of any policies listed above then you will be subject to all applicable fines assessed in violation of CC&R's as well as rental policy fines in the amount of \$500 or 1 month of current lease agreement rent, whichever is greater. The Board/Office reserve the right to restrict access to the building and amenities including but not limited to key fob access, garage access, and internet, etc. ****