

AFTER RECORDING, PLEASE RETURN TO:

Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

1926604
Deed 07/30/02 3368735 \$21.00

**SECOND SUPPLEMENTAL CERTIFICATE AND MEMORANDUM
OF RECORDING OF ASSOCIATION DOCUMENTS FOR THE
ADDISON PLACE HOMEOWNERS' ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The undersigned, as attorney for the Addison Place Homeowners' Association, Inc., for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following instrument affecting all owners of property in the Town of Addison, Dallas County, Texas and more particularly described on Exhibit B attached hereto, hereby states that the instrument attached hereto is a true and correct copy of the following:

- (a) *Addison Place Homeowners Association, Inc. Application of Payments Policy [effective December 15, 1999] (Exhibit "A-1");*
- and*
- (b) *Addison Place Assessment Collection Policy [effective June 20, 2001] (Exhibit "A-2").*

All members of the Addison Place Homeowners' Association, Inc. and all persons or entities holding an interest in and to any portion of property described on Exhibit B attached hereto are subject to the foregoing policy until amended.

IN WITNESS WHEREOF, the Addison Place Homeowners' Association, Inc. has caused this Second Supplemental Certificate and Memorandum of Recording of Association Document to be filed of record and supplements that certain Certificate and Memorandum of Recording of Association Documents for Addison Place Homeowners' Association, Inc. filed on December 17, 2001 and recorded in Volume 2001244, Page 08102, et seq. of the Deed Records of Dallas County, Texas and that certain First Supplemental Certificate and Memorandum of Recording of Association Documents filed on March 4, 2002 and recorded in Volume 2002044, Page 10204, et seq. of the Deed Records of Dallas County, Texas.

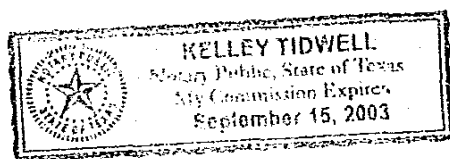
ADDISON PLACE HOMEOWNERS'
ASSOCIATION, INC.

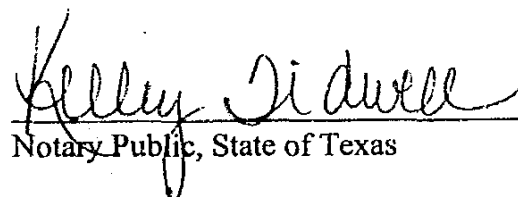
By: 
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Judd A. Austin, Jr., attorney for the Addison Place Homeowners' Association, Inc., known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE on this 24th day of July, 2002.




Notary Public, State of Texas

RECEIVED - CMA
DEC 23 1999

ADDISON PLACE HOMEOWNERS ASSOCIATION, INC.

Application of Payments Policy

WHEREAS, Addison Place Homeowners Association, Inc. (the "Association") has authority to levy and collect assessments against Owners of the Association; and

WHEREAS, the Board of Directors (the "Board") finds there is a need to establish orderly procedures for the application of payments made by Owners to the Association for regular annual assessments, special assessments, and related charges such as interest, late charges and attorney's fees and costs, in order to facilitate the collection of delinquent assessments and to promote the uniform treatment of Owners in the collection of such assessments.

NOW, THEREFORE, IT IS RESOLVED that the following procedures and practices are established for the application of payments made by Owners and the same are to be known as the "Application of Payments Policy" for the Association in the discharge of its responsibilities regarding collection of assessments against Owners and their Lots:

1. Application of Funds Received. All monies received by the Association by a Owner will be applied to amounts outstanding to the extent of and in the following order [unless an Owner has placed a restrictive notation on the check or other form of payment or in correspondence accompanying the payment that a payment is to be applied in another specified manner]:
 - a. First, to fines;
 - b. Next, to attorney's fees and related collection costs incurred by or on behalf of the Association;
 - c. Next, to handling charges and returned check fees incurred by the Association;
 - d. Next, to late charges;
 - e. Next, to accrued interest;
 - f. Next, to delinquent special assessments;
 - g. Next, to delinquent regular annual assessments;
 - h. Next, to outstanding special assessments, though same may not then be delinquent;
 - i. Last, to outstanding regular annual assessments, though same may not then be delinquent.

IT IS FURTHER RESOLVED that this Application of Payments Policy replaces and supersedes in all respects all prior policies and resolutions with respect to the application of payments made by Owners to the Association and is effective upon adoption hereof, to remain in force and effect until revoked, modified or amended.

This is to certify that the foregoing resolution was adopted by the Board of Directors at a meeting of same on December 15, 1999, and has not been modified, rescinded or revoked.

DATE: 12-16-99

Lisa M...
Secretary

**ADDISON PLACE HOMEOWNERS ASSOCIATION
RESOLUTION ADOPTED BY UNANIMOUS CONSENT
OF DIRECTORS
Assessment Collection Policy**

Pursuant to the provisions of Article 9.10 of the Texas Business Corporation Act, as amended, the undersigned, being all the Directors of the Addison Place Homeowners Association, Inc. (the "Association"), hereby agree to the actions set forth below. This written consent shall be filed by the Secretary of the Association with the minutes of meetings of Directors.

WHEREAS, Article IV, Section 4.9 of the BYLAWS grants the Board of Directors the authority and power to fix and collect charges and assessments and

WHEREAS, Article IX, Section 9.2 of the RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS empowers the Board of Directors of the Association to collect all assessments and enforce all penalties for non-payment, and

WHEREAS, it is the intent of the Board of Directors of the Association to establish orderly procedures for the collection of assessments levied against Lots that remain unpaid beyond the prescribed due dates;

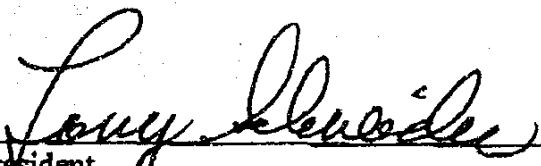
NOW THEREFORE, IT IS RESOLVED that the following procedures and practices are established for the collection of assessments owing and to become owing by Owners in the Property, to be known as the "Assessment Collection Policy" for the Association in the discharge of its responsibilities regarding collection of assessments levied against Lots:

1. **Due Date** - Assessments are payable Monthly, due the first of every month.
2. **Delinquency Date** - Assessments are delinquent on the fifteenth of the month. At which time a twenty-five dollar (\$25.00) late fee is assessed.
3. **Late Notice** - No sooner than thirty (30) days beyond the due date, the Association will send a late notice to the Owner, at Owner's expense, stating an assessment is outstanding, including in the notice the address and telephone number of a person who may be contacted regarding payment of the assessment.
4. **Notice of Delinquency** - No sooner than sixty (60) days beyond the due date, the Association will send a Notice of Delinquency to the Owner, by certified and first-class mail, stating interest and all fees during this collection process shall become the responsibility of the Unit Owner.


Assessment Collection Policy
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5. Demand Letter - No sooner than ninety (90) days beyond the due date, the account will be referred to an attorney for collection, and legal fees incurred will be added to the account. This letter will include the amount of the unpaid assessments, the accrued interest and the handling charges incurred.
6. Lien to Secure Payment - To secure payment of any assessment the Association reserves the right to secure a lien on individual lots.

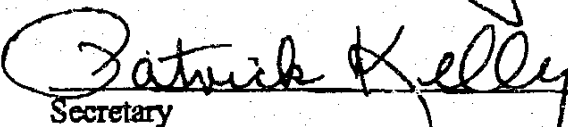
IN WITNESS WHEREOF, the undersigned Directors have executed this Consent effective as of June 20, 2001.



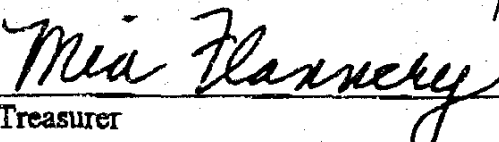
President



Vice-President



Secretary



Treasurer

2002147 02728

EXHIBIT B

Those tracts and parcels of real property located in the City of Addison, Dallas County, Texas and more particularly described as follows:

The Land, Lots, and Common Properties known as ADDISON PLACE, more particularly described and shown on the recorded subdivision plat for Addison Place, an Addition to the City of Addison, Dallas County, Texas, recorded at Volume 82038, Page 1386, Plat Records of Dallas County, Texas.

Exhibit-B.wpd

COUNTY CLERK, Dallas County, Texas

E. G. Bullock



JUL 30 2002

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.
COUNTY OF DALLAS
STATE OF TEXAS
I hereby certify this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Dallas County, Texas as stamped hereon by me.

FILED
2002 JUL 29 AM 10:00
E. G. BULLOCK
COUNTY CLERK
DALLAS COUNTY

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