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**NOTICE OF FILING OF DEDICATORY INSTRUMENTS  
FOR  
Park Hollow Homeowners Association**

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TARRANT

THIS NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR Park Hollow Homeowners Association is made this 11<sup>th</sup> day of August, 2012, by Park Hollow Homeowners' Association.

**WITNESSETH:**

**WHEREAS**, Park Hollow Homeowners Association prepared and recorded an instrument entitled "Declaration of Covenants, Conditions & Restrictions" dated on or about March 18, 1999, Instrument number D199067463, Real Property Records of Tarrant County, Texas together with any other filings of record (if any).

**WHEREAS**, the Association is the property owners' association created by the Declarant to manage or regulate the planned development covered by the Declaration, as stated and recorded above; and

**WHEREAS**, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned unit development is located; and

**WHEREAS**, the Association desires to record the attached dedicatory instruments in the Real Property Records of Tarrant County, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code.

**NOW, THEREFORE**, the dedicatory instruments attached hereto as **Exhibit "A"** is true and correct copies of the originals and are hereby filed of record in the Real Property Records of Tarrant County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

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

**PARK HOLLOW HOMEOWNERS' ASSOCIATION**

By:

Stephanie Benham  
Duly Authorized Agent

**ACKNOWLEDGMENT**

STATE OF TEXAS

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§  
§

COUNTY OF DENTON

**BEFORE ME**, the undersigned authority, on this day personally appeared Stephanie Benham, Duly Authorized Agent of Park Hollow Homeowners Association, 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 corporation.

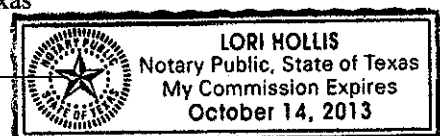
**SUBSCRIBED AND SWORN TO BEFORE ME** on this 11<sup>th</sup> day of August, 2012.

**AFTER RECORDING, RETURN TO:**

Principal Management Group  
9001 Airport Freeway, Suite 450  
North Richland Hills, Texas 76180

Lori Hollis  
Notary Public, State of Texas

10-14-13  
My Commission Expires



**Amendment to the Certificate of Ratification and Promulgation of Community Association Violation Enforcement Policy for the Park Hollow Homeowner's Association, Inc. dated 29 Septemebr 2005**

1. **Fines Policy.** Henceforth and until changed by the Park Hollow Homeowner's Association Board (hereafter referred to as "the Board"), the Park Hollow Homeowner's Association (hereafter referred to as "the Assoication") and it's representatives shall follow the guidelines below, hereafter referred to as the Park Hollow Homeowner's Association Fines Policy, when taking action to enforce the Association's Governing Documents (defined as the Association's Articles of Incorporation; By-Laws; Architectural Design Guidelines; Covenants, Conditions, and Restrictions;and Deed Restrictions). The fine schedule below shall apply should any Park Hollow homeowner fail to comply with any of the Association's Governing Documents. Only the Board may assess a fine, and it can only do so after it has notified the homeowner of the violation, given the homeowner 30 days to correct the violation, and the homeowner fails to correct the violation. If the homeowner commits the same violation within a 6-month period, the Board does not need to notify the homeowner of the additional violations and can assess the first fine and follow the fine schedule below. However, should the homeowner correct a violation and repeat it again, the first fine for the subsequent violation is considered the "1<sup>st</sup> Fine" in the fines schedule below. This policy does not apply when a homeowner fails to pay their Association dues by the due date but agrees to a payment plan with the Board. Should the homeowner fail to agree to a payment plan, this policy applies until a payment plan is agreed upon or until the dues (and any fees incurred incident to the late payment) are paid in full, whichever occurs first. The Board or the Association's property management company may collect the fines. Actions committed by a renter are the responsibility of the homeowner, and, as such, an act committed by a renter is considered committed by the homeowner for the purposes of this policy.

2. **Fines Schedule.**

**1st Fine:** An owner will receive a fine of \$100.00 and a thirty (30) day period to comply. If compliance is not met then:

**2<sup>nd</sup> Fine:** An owner will receive a fine of \$200.00 and a thirty (30) day period to comply. If compliance is not met then:

**3<sup>rd</sup> Fine:** An owner will receive a fine of \$300.00 and a thirty (30) day period to comply. If compliance is not met then:

**4<sup>th</sup> Fine:** An owner will receive a fine of \$400.00 and a thirty (30) day period to comply. If compliance is not met then:

**5<sup>th</sup> Fine:** An owner will receive a fine of \$500.00 and a thirty (30) day period to comply, if compliance is not met, the owner will receive an additional \$500.00 fine automatically every 30 days until compliance is met.

Executed to be effective as of the 11th day of August, 2012

Park Hollow Homeowner's Association, Inc.

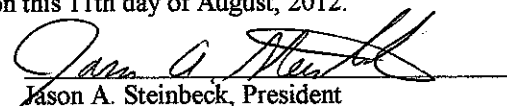
  
Rodney Roberts, Secretary

**CERTIFICATION OF ARROVAL**

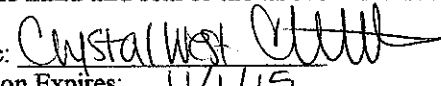
I, Jason A. Steinbeck, the duly-elected President of the Park Hollow Homeowner's Association, Inc., hereby certify:

That the above Fines Policy for the Park Hollow Homeowner's Association, Inc. was approved by the affirmative vote of the majority of the Board of Directors, and that the same does now constitute an official policy of the Park Hollow Homeowner's Association, Inc. and shall be filed of record with the office of the Tarrant County Clerk.

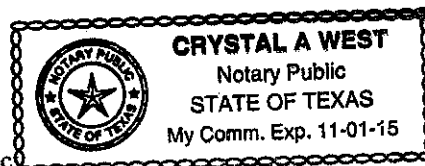
IN WITNESS WHEREOF, I heretofore subscribe my hand on this 11th day of August, 2012.

  
Jason A. Steinbeck, President

WITNESS the hand and seal of the above individuals signed this 11<sup>th</sup> day of August, 2012.

Notary Public: 

My commission Expires: 11/1/15



MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

PRINCIPAL MANAGEMENT GROUP  
9001 AIRPORT FWY STE 450  
NRH, TX 76180

Submitter: PARK HOLLOW HOA INC

**DO NOT DESTROY**  
**WARNING - THIS IS PART OF THE OFFICIAL RECORD.**

Filed For Registration: 8/27/2012 2:17 PM

Instrument #: D212209676

OPR

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PGS

\$20.00

By: \_\_\_\_\_

*Mary Louise Garcia*

D212209676

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY  
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Prepared by: CRKUNAU

SEP 06 2012