

receipt requested. The Occupant must vacate the Unit within seven (7) days of his/her conviction or placement into deferred adjudication.

2. Unit Owner Responsibility

A Unit Owner shall have the sole and absolute responsibility to conduct a criminal background check on the Occupant within forty-eight (48) hours prior to the commencement, renewal or month-to-month extension of a lease of a Unit. The Board, in its sole discretion, may request production of the lease agreement or background check at any time. It shall be the sole responsibility of the Unit Owner to ensure that each Occupant of the Unit, as set out herein, is at all times in compliance with the terms of the Policy set forth herein.

3. Enforcement

All Unit Owners and Occupants shall comply with the terms of this Policy. Failure of a Unit Owner or Occupant to comply shall be grounds for action, which may include, without limitation, to recover sums due for damages, fines, injunctive relief and/or any other remedies as provided for in the Dedicatory Instruments (as defined by the Texas Property Code) or at law, or any combination thereof. In addition to all other remedies, the Board, in its sole and absolute discretion, may assess fines, in accordance with applicable law, against a Unit Owner or Occupant for failure of a Unit Owner or Occupant, his/her family, guests, invitees, lessees or employees, to comply the terms of this Policy.

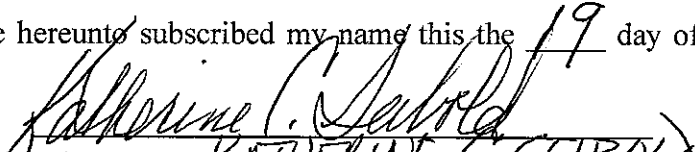
4. Amount of Fines

The Board may assess fines, in accordance with applicable law, against the offending Unit Owner or Occupant on a per diem basis for the duration of the existence of the violation(s) of this Policy. The amount of the fine shall be determined in the sole and absolute discretion of the Board. Any fines assessed against a Unit Owner or Occupant for a violation of this Policy shall not be construed to be exclusive and shall exist in addition to all other rights and remedies to which the Association may otherwise be legally entitled.

CERTIFICATE OF SECRETARY

I hereby certify that, as Secretary of Holly Glen Condominium Owners Association, Inc. the foregoing Leasing and Background Check Policy of Holly Glen Condominium Owners Association, Inc. was approved on the 26 day of JANUARY, 2012, at meeting of the Board of Directors at which a quorum was present.

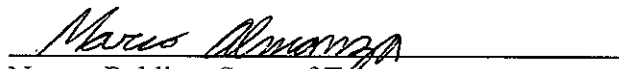
APRIL IN WITNESS WHEREOF, I have hereunto subscribed my name this the 19 day of APRIL, 2012.


Print Name: KATHERINE C. SEIBOLD

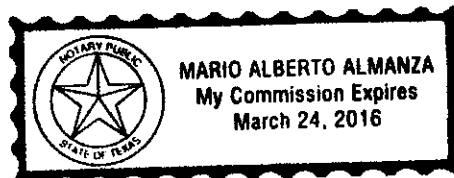
STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, on this day personally appeared Katherine Seibold, the Secretary of Holly Glen Condominium Owners Association, Inc., known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes herein expressed and in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this 19 day of April, 2012.


Notary Public – State of Texas

After Recording, Return To:
David Lubin
D. Woodard Glenn PC
2626 Cole Suite 510
Dallas, TX 75204



Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
04/26/2012 02:41:53 PM
\$24.00



A handwritten signature in black ink, appearing to be "JFW", is written over the seal.

201200119737

