

NOTICE OF FILING OF DEDICATORY INSTRUMENTS
FOR

Springtree Crossing Condominium Association



201200072335

DEDICATION 1/3

STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

THIS NOTICE OF DEDICATORY INSTRUMENT FOR Springtree Crossing Condominium Association is made this 31st of January 2012, by Springtree Crossing Condominium Association.

WITNESSETH:

WHEREAS, Springtree Crossing Condominium Association prepared and recorded an instrument entitled "Condominium Declaration" dated on or about September 5, 1980, Volume 80176, Page 1328, Condominium Records of Dallas County, Texas, together with any other filings of records (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 development is located; and

WHEREAS, the Association desires to record the attached dedicatory instrument in the real property records of Dallas County, Texas, pursuant to and accordance with Section 202.006 of the Texas Property Code.

NOW, THEREFORE, the dedicatory instrument 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 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 Notice to be executed by its duly authorized agent as of the date first above written.

Springtree Crossing Condominium Association

By: [Signature]
Duly Authorized Agent

ACKNOWLEDGMENT

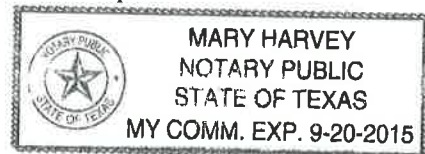
STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared [Signature], Duly Authorized Agent of Springtree Crossing Condominium 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 31st day of January 2012.

[Signature]
Notary Public
State of Texas
My Commission Expires

AFTER RECORDING RETURN TO:
Principal Management Group
Attn: Debbie Simpson
12700 Park Central Drive, Suite 600
Dallas, Texas 75251



Springtree Crossing Condominium Association Collection Policy Exhibit A

THIS POLICY IS EFFECTIVE JANUARY 1, 2012 AND REPLACES ANY AND ALL PRIOR COLLECTION POLICIES

The following actions are performed to collect on delinquent accounts. The charges assessed to an owner's account for certain collection action noted below are subject to change without notice. Monthly late and handling fees are assessed to delinquent accounts according to the notification on the billing statement and a monthly past due letter with account analysis or a late statement is mailed.

<u>Check Here</u>	<u>Collection Step</u>	<u>Approximate Day of Delinquency Each Step is Taken</u>	<u>Notes</u>
<input checked="" type="checkbox"/>	Past due late statement	--- 10 th ----	A statement is mailed monthly after assessing late and handling fees to an account.
<input type="checkbox"/>	Utility cut-off notice	--- N/A ---	This action is taken only if the association has common meters and it is permitted in their documents.
<input checked="" type="checkbox"/>	Initial collection letter	-- 30 to 45 --	This letter is mailed by regular & certified mail & a \$10.00 processing fee charged to the owners account. This letter allows the owner thirty (30) days to pay or dispute the balance & notifies of future action if payment is not received.
<input checked="" type="checkbox"/>	Intent to report delinquent account to credit bureau	-- 60 to 75 --	This letter allows the owner ten (10) days to pay prior to reporting their delinquent account to the credit bureau. It also informs the owner of the fee that will be charged to their account if reported to the credit bureau.
<input checked="" type="checkbox"/>	Notification to owner of credit bureau reporting	-- 70 to 85 --	This letter notifies the owner that their account has been charged \$59.54 & is being reported to the credit bureau. It also informs them of future actions & the related fees that will be charged to their account.
<input checked="" type="checkbox"/>	Order title search to determine legal owner	-- 80 to 105 --	A title search is ordered & the owners account charged \$65.00. Upon receipt of the title search, a letter is mailed to the owner informing them of this action and the \$65.00 charge assessed to their account. This letter also informs them if payment is not received within ten (10) days an assessment lien will be filed with the county & the associated cost charged back to their account.
<input checked="" type="checkbox"/>	Notify owner of lien filing and file lien with the county	-- 95 to 125 --	If payment has not been received within ten (10) days a lien is prepared & the owners account charged \$178.61. A letter is mailed to the owner informing them of this action, that \$178.61 has been charged to their account & that the lien is being filed in the county records. Upon payment in full a notice of release of lien will be processed & filed in the county at no additional charge.
<input checked="" type="checkbox"/>	Forward owners file to the association attorney for small claims suit and/or foreclosure	-- 120 to 135 --	This action must be allowed in the association documents. A fee of \$25.00 will be charged to the owners account for preparing & forwarding the necessary documents to the association attorney.

Payment Application – Any payment received by the Association from an owner whose account reflects an unpaid balance shall be applied to the outstanding balance in the following order.

- First – Cost of Collection including attorney fees
- Second – Fines
- Third - Miscellaneous and reimbursable expenses
- Fourth – Late charges and interest
- Fifth – Special assessments
- Sixth – Regular assessments

Signature – Authorized Board Member ELIAS DESALEGN Date 12/12/2011

Printed Name

NOTICE OF FILING OF DEDICATORY INSTRUMENTS
FOR

Springtree Crossing Condominium Association



201200072334 ✓

DEDICATION 1/2

STATE OF TEXAS

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§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

THIS NOTICE OF DEDICATORY INSTRUMENT FOR Springtree Crossing Condominium Association is made this 31st of January 2012, by Springtree Crossing Condominium Association.

WITNESSETH:

WHEREAS, Springtree Crossing Condominium Association prepared and recorded an instrument entitled "Condominium Declaration" dated on or about September 5, 1980, Volume 80176, Page 1328, Condominium Records of Dallas County, Texas, together with any other filings of records (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 development is located; and

WHEREAS, the Association desires to record the attached dedicatory instrument in the real property records of Dallas County, Texas, pursuant to and accordance with Section 202.006 of the Texas Property Code.

NOW, THEREFORE, the dedicatory instrument 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 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 Notice to be executed by its duly authorized agent as of the date first above written.

Springtree Crossing Condominium Association

By:

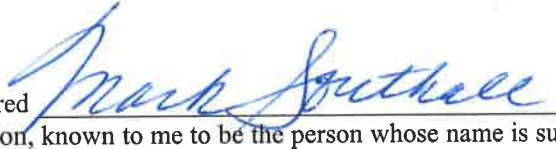

Duly Authorized Agent

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared 
Duly Authorized Agent of Springtree Crossing Condominium 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 31st day of January 2012.


Notary Public
State of Texas
My Commission Expires

AFTER RECORDING RETURN TO:
Principal Management Group
Attn: Debbie Simpson
12700 Park Central Drive, Suite 600
Dallas, Texas 75251

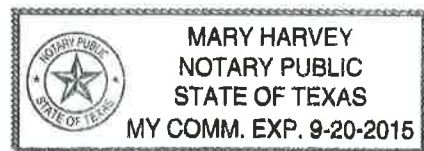


EXHIBIT A

SPRINGTREE CROSSING CONDOMINIUM ASSOCIATION

FLAG DISPLAY AND FLAGPOLE INSTALLATION POLICY

Terms used but not defined in this policy will have the meaning subscribed to such terms in that certain Condominium Declaration, recorded under Volume 80176, Page 1328, Official Public Records of Dallas County, Texas, as amended (the "Declaration").

No flagpole may be installed on any portion of the Common Elements without the advance written approval of the Board. The Common Elements located in the Regime are owned in undivided interests by all the Members of the Association.

SPRINGTREE CROSSING CONDOMINIUM ASSOCIATION

Elia Desalegn
Duly Authorized Officer/Agent

2/21/2012
Date

ELIAO DESALEGN
Printed Name

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
03/14/2012 12:01:38 PM
\$20.00



JF

201200072334

NOTICE OF FILING OF DEDICATORY INSTRUMENTS
FOR

Springtree Crossing Condominium Association



201200072333

DEDICATION 1/2

STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

THIS NOTICE OF DEDICATORY INSTRUMENT FOR Springtree Crossing Condominium Association is made this 31st of January 2012, by Springtree Crossing Condominium Association.

WITNESSETH:

WHEREAS, Springtree Crossing Condominium Association prepared and recorded an instrument entitled "Condominium Declaration" dated on or about September 5, 1980, Volume 80176, Page 1328, Condominium Records of Dallas County, Texas, together with any other filings of records (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 development is located; and

WHEREAS, the Association desires to record the attached dedicatory instrument in the real property records of Dallas County, Texas, pursuant to and accordance with Section 202.006 of the Texas Property Code.

NOW, THEREFORE, the dedicatory instrument 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 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 Notice to be executed by its duly authorized agent as of the date first above written.

Springtree Crossing Condominium Association

By: [Signature]
Duly Authorized Agent

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared [Signature], Duly Authorized Agent of Springtree Crossing Condominium 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 31st day of January 2012.

[Signature]
Notary Public

State of Texas
My Commission Expires

AFTER RECORDING RETURN TO:
Principal Management Group
Attn: Debbie Simpson
12700 Park Central Drive, Suite 600
Dallas, Texas 75251

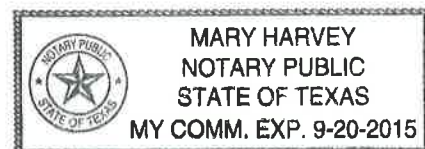


EXHIBIT A

SPRINGTREE CROSSING CONDOMINIUM ASSOCIATION

RAINWATER HARVESTING SYSTEM POLICY

Terms used but not defined in this policy will have the meaning subscribed to such terms in that certain Condominium Declaration, recorded under Volume 80176, Page 1328, Official Public Records of Dallas County, Texas, as amended (the "Declaration").

No rain barrel may be installed on any portion of the Common Elements without the advance written approval of the Board. The Common Elements located in the Regime are owned in undivided interests by all the Members of the Association.

SPRINGTREE CROSSING CONDOMINIUM ASSOCIATION

Elias Desalegn

Duly Authorized Officer/Agent

2/21/2012

Date

ELIAS DESALEGN

Printed Name

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
03/14/2012 12:01:37 PM
\$20.00



JF

201200072333

NOTICE OF FILING OF DEDICATORY INSTRUMENTS
FOR

Springtree Crossing Condominium Association



201200072332

DEDICATION 1/2

STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

THIS NOTICE OF DEDICATORY INSTRUMENT FOR Springtree Crossing Condominium Association is made this 31st of January 2012, by Springtree Crossing Condominium Association.

WITNESSETH:

WHEREAS, Springtree Crossing Condominium Association prepared and recorded an instrument entitled "Condominium Declaration" dated on or about September 5, 1980, Volume 80176, Page 1328, Condominium Records of Dallas County, Texas, together with any other filings of records (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 development is located; and

WHEREAS, the Association desires to record the attached dedicatory instrument in the real property records of Dallas County, Texas, pursuant to and accordance with Section 202.006 of the Texas Property Code.

NOW, THEREFORE, the dedicatory instrument 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 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 Notice to be executed by its duly authorized agent as of the date first above written.

Springtree Crossing Condominium Association

By: [Signature]
Duly Authorized Agent

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared [Signature], Duly Authorized Agent of Springtree Crossing Condominium 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 31st day of January 2012.

[Signature]
Notary Public
State of Texas

My Commission Expires

AFTER RECORDING RETURN TO:
Principal Management Group
Attn: Debbie Simpson
12700 Park Central Drive, Suite 600
Dallas, Texas 75251

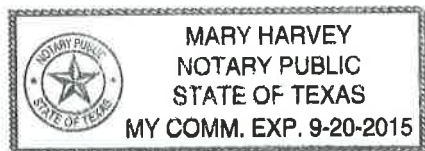


EXHIBIT A

SPRINGTREE CROSSING CONDOMINIUM ASSOCIATION

ENERGY EFFICIENT ROOFING POLICY

Terms used but not defined in this policy will have the meaning subscribed to such terms in that certain Condominium Declaration, recorded under Volume 80176, Page 1328, Official Public Records of Dallas County, Texas, as amended (the "Declaration").

The roof components of each building located in the Regime are Common Elements and the Owner of a Unit is not authorized to cause to be constructed or replaced any Improvements (including roofing) on Common Elements without the advance written consent of the Board.

SPRINGTREE CROSSING CONDOMINIUM ASSOCIATION

Elias Desalegn
Duly Authorized Officer/Agent

2/21/2012
Date

ELIAS DESALEGN
Printed Name

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
03/14/2012 12:01:36 PM
\$20.00



JF

201200072332

NOTICE OF FILING OF DEDICATORY INSTRUMENTS
FOR

Springtree Crossing Condominium Association



201200072331
DEDICATION 1/2

STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

THIS NOTICE OF DEDICATORY INSTRUMENT FOR Springtree Crossing Condominium Association is made this 31st of January 2012, by Springtree Crossing Condominium Association.

WITNESSETH:

WHEREAS, Springtree Crossing Condominium Association prepared and recorded an instrument entitled "Condominium Declaration" dated on or about September 5, 1980, Volume 80176, Page 1328, Condominium Records of Dallas County, Texas, together with any other filings of records (if any).

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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 development is located; and

WHEREAS, the Association desires to record the attached dedicatory instrument in the real property records of Dallas County, Texas, pursuant to and accordance with Section 202.006 of the Texas Property Code.

NOW, THEREFORE, the dedicatory instrument 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 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 Notice to be executed by its duly authorized agent as of the date first above written.

Springtree Crossing Condominium Association

By: [Signature]
Duly Authorized Agent

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared [Signature], Duly Authorized Agent of Springtree Crossing Condominium 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 31st day of January 2012.

[Signature]
Notary Public
State of Texas
My Commission Expires

AFTER RECORDING RETURN TO:
Principal Management Group
Attn: Debbie Simpson
12700 Park Central Drive, Suite 600
Dallas, Texas 75251

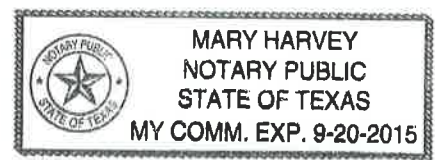


EXHIBIT A

SPRINGTREE CROSSING CONDOMINIUM ASSOCIATION

SOLAR DEVICE POLICY

Terms used but not defined in this policy will have the meaning subscribed to such terms in that certain Condominium Declaration, recorded under Volume 80176, Page 1328, Official Public Records of Dallas County, Texas, as amended (the "Declaration").

No solar device may be installed on any portion of the Common Elements without the advance written approval of the Board. The Common Elements located in the Regime are owned in undivided interests by all the Members of the Association.

SPRINGTREE CROSSING CONDOMINIUM ASSOCIATION



Duly Authorized Officer/Agent

2/21/2012
Date

Elicio Desalegn
Printed Name

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
03/14/2012 12:01:35 PM
\$20.00





201200072331

NOTICE OF FILING OF DEDICATORY INSTRUMENTS
FOR

Springtree Crossing Condominium Association



201200072330

DEDICATION 1/3

STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

THIS NOTICE OF DEDICATORY INSTRUMENT FOR Springtree Crossing Condominium Association is made this 31st of January 2012, by Springtree Crossing Condominium Association.

WITNESSETH:

WHEREAS, Springtree Crossing Condominium Association prepared and recorded an instrument entitled "Condominium Declaration" dated on or about September 5, 1980, Volume 80176, Page 1328, Condominium Records of Dallas County, Texas, together with any other filings of records (if any).

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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 development is located; and

WHEREAS, the Association desires to record the attached dedicatory instrument in the real property records of Dallas County, Texas, pursuant to and accordance with Section 202.006 of the Texas Property Code.

NOW, THEREFORE, the dedicatory instrument 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 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 Notice to be executed by its duly authorized agent as of the date first above written.

Springtree Crossing Condominium Association

By: [Signature]
Duly Authorized Agent

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Mark Southall, Duly Authorized Agent of Springtree Crossing Condominium 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 31st day of January 2012.

[Signature]
Notary Public
State of Texas

My Commission Expires

AFTER RECORDING RETURN TO:
Principal Management Group
Attn: Debbie Simpson
12700 Park Central Drive, Suite 600
Dallas, Texas 75251

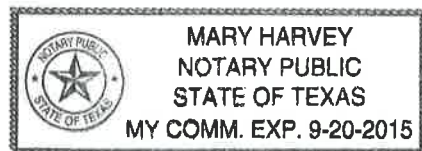


EXHIBIT A

SPRINGTREE CROSSING CONDOMINIUM ASSOCIATION

DISPLAY OF CERTAIN RELIGIOUS ITEM POLICY

Terms used but not defined in this policy will have the meaning subscribed to such terms in that certain Condominium Declaration, recorded under Volume 80176, Page 1328, Official Public Records of Dallas County, Texas, as amended (the "Declaration").

1. Display of Certain Religious Items Permitted. An Owner or resident is permitted to display or affix to the entry door or door frame of the Owner's unit (which may not extend beyond the outer edge of the door frame) one or more religious items, the display of which is motivated by the Owner's or resident's sincere religious belief. This Policy outlines the standards which shall apply with respect to the display or affixing of certain religious items on the entry to the entry door or door frame of the Owner's unit.

2. General Guidelines. Religious items may be displayed or affixed to the entry door or door frame of the Owner's unit (which may not extend beyond the outer edge of the door frame); provided, however, that individually or in combination with each other, the total size of the display is no greater than twenty-five square inches (5"x5" = 25 square inches).

3. Prohibitions. No religious item may be displayed or affixed to the entry door or door frame of the Owner's unit (which may extend not beyond the outer edge of the door frame): (a) threatens the public health or safety; (b) violates applicable law; or (c) contains language, graphics or any display that is patently offensive. No religious item may be displayed or affixed in any location other than the entry door or door frame of the Owner's unit (which may not extend beyond the outer edge of the door frame). Nothing in this Policy may be construed in any manner to authorize an Owner or resident to use a material or color for the entry door or door frame of the Owner's unit or make an alteration to the entry door or door frame that is not otherwise permitted pursuant to the Association's governing documents.

4. Removal. The Association may remove any item which is in violation of the terms and provisions of this Policy.

5. Covenants in Conflict with Statutes. To the extent that any provision of the Association's recorded covenants restrict or prohibit an Owner or resident from displaying or affixing a religious item in violation of the controlling provisions of Section 202.018 of the Texas Property Code, the Association shall have no authority to enforce such provisions and the provisions of this Policy shall hereafter control.

SPRINGTREE CROSSING CONDOMINIUM ASSOCIATION

ELIAS DESALEGN
Duly Authorized Officer/Agent

2/21/2012
Date

ELIAS DESALEGN
Printed Name