

# RIDDLE & WILLIAMS, P.C.

ATTORNEYS & COUNSELORS

DEAN A. RIDDLE\*  
LANCE E. WILLIAMS  
KAREN L. KELTZ  
CHRISTOPHER A. PAYNE\*\*†

\* ALSO ADMITTED IN NC & GA

\*\*OF COUNSEL

† BOARD CERTIFIED

PERSONAL INJURY TRIAL LAW  
TEXAS BOARD OF LEGAL SPECIALIZATION

3710 RAWLINS STREET  
SUITE 1400 – REGENCY PLAZA  
DALLAS, TEXAS 75219- 4217  
TELEPHONE (214) 760-6766  
FACSIMILE (214) 760-6765

Received: CMA Corp.  
JUN 11 2007

DAVID A. SURRETT  
JASON R. REED  
BETH S. JANICEK\*\*†  
LINDA E. HASKINS  
ANDI R. CLINGER

June 7, 2007

Board of Directors  
Grand Addison II Homeowners Association, Inc.  
c/o CMA, Inc.  
Attention: Mr. Timothy McConville  
1800 Preston Park, Suite 101  
Plano, Texas 75093

Re: Notice of Filing of Dedicatory Instruments

Dear Board Members:

Enclosed for your file is a copy of the recorded "Notice of Filing of Dedicatory Instruments for Grand Addison II" which recorded the Administrative Resolution for Procedures and Penalties for Collection of Delinquent Dues.

If you have any questions, please contact us.

Yours truly,



Dean A. Riddle

DAR:kl

Enclosure

SAN ANTONIO OFFICE

100 Sandau / Suite 101 / San Antonio, Texas 78216  
Telephone: (210) 366-4949 / Facsimile (210) 979-6804 / Toll Free: (877) 315-2859

[riddleandwilliams.com](http://riddleandwilliams.com)

1/32



NOTICE 20070167280

5 PGS

Received CMAA Corp.  
APR 12 2007

**NOTICE OF FILING OF DEDICATORY INSTRUMENTS  
FOR  
GRAND ADDISON II**

STATE OF TEXAS :  
: **KNOW ALL MEN BY THESE PRESENTS:**  
COUNTY OF DALLAS :

**THIS NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR GRAND ADDISON II** (this "Notice") is made this 10th day of April, 2007, by the Grand Addison II Homeowners Association, Inc. (the "Association").

**WITNESSETH:**

**WHEREAS**, Grand Homes, Inc. and Beltway-Les Lacs, Ltd. (ADeclarant") prepared and recorded an instrument entitled "Declaration of Covenants and Restrictions for Grand Addison II" on August 31, 1993, at Volume 93169, Page 4610 *et seq.* of the Deed Records of Dallas County, Texas (the "Declaration"); and

**WHEREAS**, the Association is the property owners association created by the Declarant to manage or regulate the planned unit development covered by the Declaration, which regime is more particularly described in the Declaration; 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 development is located; and

**WHEREAS**, the Association desires to record the attached dedicatory instruments in the Real Property Records of Dallas 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"** are 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.

**GRAND ADDISON II HOMEOWNERS ASSOCIATION,  
INC., a Texas non-profit corporation**

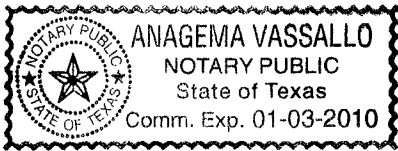
By:   
Evelyn S. Miller  
Its: President

**ACKNOWLEDGMENT**

STATE OF TEXAS       :  
                                  :  
COUNTY OF DALLAS   §

**BEFORE ME**, the undersigned authority, on this day personally appeared Evelyn S. Miller, President of Grand Addison II Homeowners Association, Inc., 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 10th day of April, 2007.



*Anagema Vassallo*  
\_\_\_\_\_  
Notary Public, State of Texas  
*1-3-2010*  
\_\_\_\_\_  
My Commission Expires

**AFTER RECORDING, RETURN TO:**  
Riddle & Williams, P.C.  
3710 Rawlins Street, Suite 1400  
Dallas, Texas 75219

G:\Notice.ded\grandaddisonii.notice

**EXHIBIT AA@**

**DEDICATORY INSTRUMENTS**

Procedures and Penalties for Collection of Delinquent Dues

**GRAND ADDISON II HOMEOWNERS ASSOCIATION, INC  
PROCEDURES AND PENALTIES FOR COLLECTION OF DELINQUENT DUES**

**ADMINISTRATIVE RESOLUTION**

1. The quarterly Homeowners' Assessment is due the 1<sup>st</sup> day of each January, April, July and October of each year. If the assessment has not been received thirty (30) days past the due date, the account will be deemed delinquent, and a **late fee of \$25.00 per quarterly billing cycle and an interest fee of 18% per annum for the unpaid assessment balance will be assessed every thirty (30) days to any account not paid in full at that time.**
2. Waiver of late and collection fees can only be granted by the Board of Directors. Waiver of these charges shall not constitute a waiver of future assessments or late fees.
3. When the account becomes thirty (30) days delinquent, the account will be referred to the Management Company's collections department for a Reminder Notice.
4. When an account becomes forty-five (45) days delinquent, Management's collections department will send a non-certified Late Letter.
5. When an account becomes sixty (60) days delinquent, the Grand Addison Homeowners II Association's attorney will mail the homeowner a Demand Letter. If the account is not brought current within fifteen (15) days from the date of the Attorney's letter, a lien will be filed.
6. When the account becomes ninety (90) days delinquent, The Grand Addison II Homeowners Association's attorney will file a Notice of Assessment Lien in the Dallas County Real Property Records against the properties of the non-paying owners to protect the interest of the Grand Addison II Homeowners Association.
7. All attorneys' fees, filing fees and costs of collection related to the delinquent account will be assessed to that account and included in the unpaid balance
8. After a Notice of Assessment Lien has been filed, all legal remedies available to the Association will be pursued by the Association's attorney, as authorized by the Board of Directors including, but not limited to, litigation seeking foreclosure of the assessment lien.
9. In the event that a homeowner's account becomes delinquent, the owner's voting rights will be immediately suspended, and use of recreational facilities may also be suspended.
10. Upon request of an owner's mortgagee, the Association will report to the mortgagee the amount of assessments remaining unpaid for longer than twenty-five (25) days after they are due, provided that the mortgagee has furnished the

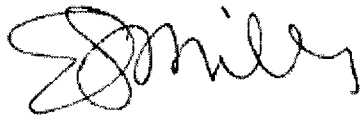
Association notice of such mortgage. In all other cases, the Association may notify an owner's mortgagee of a delinquency.

11. All Payments received by the Association will be applied to outstanding accounts in the following priority:

<b>First</b>	<b>Fines</b>
<b>Second</b>	<b>Attorney Fees</b>
<b>Third</b>	<b>Miscellaneous Charges</b>
<b>Fourth</b>	<b>Late Fees</b>
<b>Fifth</b>	<b>Collection Fees</b>
<b>Sixth</b>	<b>Delinquent Monthly Dues</b>
<b>Seventh</b>	<b>Delinquent Special Assessments</b>
<b>Eighth</b>	<b>Assessments Which Are Not Delinquent</b>

12. In the case of newly transferred deeds of ownership, not carried on the roles of the Association at the beginning of the month, collection procedures will be as above with the onset being the date of first notice sent by the Association, the first late fee and collection fee assessed thirty (30) days later, accounts sent to the Association's attorney after a further sixty (60) days, and the Notice of Assessment Lien filed at that time

It is further resolved that the foregoing resolution will become effective as of the date May 1, 2007.




---

Evelyn Miller

## FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



  
John F. Warren, County Clerk  
Dallas County TEXAS

May 10, 2007 08:44:59 AM

FEE: \$32.00

20070167280