



Shady Oaks II Homeowners Association

TITLE TRANSFER POLICY

WHEREAS, the Board of Directors of Shady Oaks II Home Owners Association, Inc., a Texas non-profit corporation (the Association) is charged with administering and enforcing those certain covenants, conditions, and restrictions contained in the *Declaration of Covenants, Restrictions and Easements* ("Declaration") recorded in the office of the County Clerk of Tarrant County, Texas.

WHEREAS, Chapter 5 of the Texas Property Code was amended effective January 1, 2012, to add Section 5.201 ("Section 5.201") and Section 5.202 ("Section 5.202") thereto;

NOW, THEREFORE, the Board duly adopted the Title Transfer Policy set forth below. The Title Transfer Policy is effective upon recording in the office of the County Clerk of Tarrant County, Texas, and supersedes any guidelines or policy for assessments which may have previously been in effect. The Title Transfer Policy is as follows:

1. All property subject to the Declaration is also subject to a transfer fee obligation.
2. The Association shall charge an administrative fee each time a Lot is transferred or has an Ownership change. The administrative fee includes:
 - a. The actual cost to alter the Association's records to reflect the new owner's information; and
 - b. The reasonable cost of furnishing documents, and assessment statements required by law.

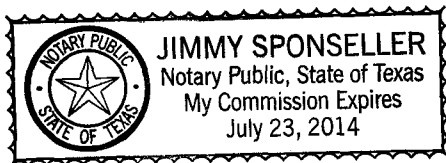
SIGNED this Feb 29th, 2012

Shady Oaks II Homeowners Association, Inc.

By: Elizabeth McPherson
Duly Authorized Officer / Agent
Elizabeth McPherson

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

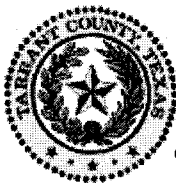
This instrument was acknowledged before me on Feb 29th, 2012, by a duly authorized officer of Shady Oaks II Home Owners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



[Signature]
Notary Public, State of Texas

MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

ELIZABETH P MCPHERSON
8432 GRAND VIEW DR
N RICHLAND HILLS, TX 76180

Submitter: ELIZABETH P MCPHERSON

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

Filed For Registration: 3/1/2012 2:21 PM

Instrument #: D212051301

OPR 2 PGS \$16.00

By: _____

Mary Louise Garcia

D212051301

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: SLDAVES