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STATE OF TEXAS §

COUNTY OF TRAVIS §

**NOTICE OF AMENDMENT TO COMMUNITY RULES OF
THE CAMBRIDGE CONDOMINIUMS COUNCIL OF OWNERS**

Document reference. Reference is hereby made to that certain Amendment to Declaration of Condominium Cambridge Condominiums, recorded at Vol. 10965, Pg. 1210 in the Real Property Records, and the Amendment to Declaration of Condominium Cambridge Condominiums, recorded as Document No. 2020203869, Official Public Records, both of Travis County, Texas (together with all amendments and supplemental documents thereto, the "**Declaration**").

Reference is hereby made to rules previously adopted by the Association, filed of record as Attachments 3-6 of Document No. 2020203870, Document No. 2021193523, and Document No. 2022025778, all of the Official Public Records of Travis County, Texas (together with all amendments and supplemental documents thereto, the "**Rules**").

WHEREAS the Declaration provides that owners of units subject to the Declaration are automatically made members of The Cambridge Condominiums Council of Owners (the "**Association**");

WHEREAS the Association, acting through its board of directors (the "**Board**"), is authorized to adopt and amend rules and regulations governing the property subject to the Declaration and the operations of the Association pursuant to Texas Property Code Ch. 82; and

WHEREAS the Board has given notice to add new Community Rules Section 13.7, "Fees on Lease of Unit," such new Section 13.7 being set forth in the attached Exhibit "A." and to re-number, but not amend, existing Community Rules Section 13.7 as Section 13.8, "Fines for Violations of Rules;" and

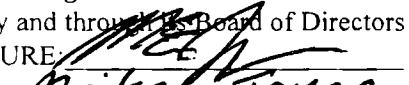
WHEREAS the Board has given notice to amend Community Rules Section 4.3, "Leases and Rentals," such amended Section 4.3 being set forth in the attached Exhibit "B;" and

WHEREAS the Board has given notice to amend Community Rules Section 2.2, "Responsibility for Damages," such amended Section 2.2 being set forth in the attached Exhibit "C."

THEREFORE the attached amendments to the Rules were approved and adopted by the Board of Directors at the December 15, 2022, monthly Board meeting and shall take effect on January 1, 2023.

The Cambridge Condominiums Council of Owners

Acting by and through its Board of Directors

SIGNATURE: 

NAME: Mike Joyce

TITLE: Board President

Exhibit "A": Section 13.7, Fees on Lease of Unit

Exhibit "B": Section 4.3, Leases and Rentals

Exhibit "C": Section 2.2, Responsibility for Damages

Acknowledgement

STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 15th day of December,
2022, by Mike Joyce in the capacity stated above.

Ellie White
Notary Public, State of Texas

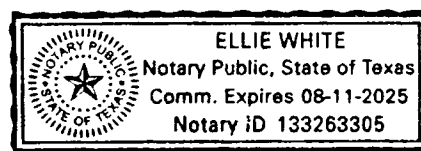


EXHIBIT "A"

- 13.7 **Fees on Lease of Unit** – On lease of a Unit, the owner shall pay a \$250.00 transfer fee to the Association for the preparation of documents associated with the tenancy and new resident orientation. The fee shall be collectible in the same manner as assessments, including lien and other assessment collection rights, to the maximum extent allowed by law. Lease renewals and new leases to tenants moving from one Unit to another shall be exempt from the lease transfer fee.

EXHIBIT "B"

- 4.3 **Leases and Rentals** - All leases and/or rentals shall be in writing and for a period of not less than five (5) continuous months. Advertising of leases for a term less than five (5) months is prohibited. Subleases and assignments of leases are prohibited.

NO SHORT TERM RENTALS ARE ALLOWED! If a Unit is used for a short term rental in violation of this rule, the Owner shall forfeit and pay to the Association the gross rental income received.

Tenant occupancy and use of a leased Unit shall be subject to these Community Rules, Condominium Regulations and the covenants, conditions and restrictions of Cambridge Tower. All leases shall incorporate said rules, regulations, covenants, conditions and restrictions by reference. A signed copy of said lease must be submitted and receipted by the Association's business office prior to taking possession of said premises.

On lease of a Unit, the owner shall pay a \$250.00 transfer fee to the Association for the preparation of documents associated with the tenancy and new resident orientation. The fee shall be collectible in the same manner as assessments, including lien and other assessment collection rights, to the maximum extent allowed by law. Lease renewals and new leases to tenants moving from one Unit to another shall be exempt from the lease transfer fee.

EXHIBIT "C"**2.2 Responsibility for Damages**

2.2.1 General Rule - Each Unit owner shall be responsible for damage to the Building, Common Elements, other Units and the personal property of others if such damage is caused by a condition in their Unit or caused by an action, inaction, or negligence of the Owner or Owner's family, tenants, contractors, repair service personnel, guests, invitees, employees, or agents.

- An Owner shall be liable to the Association for any damages to the Building and Common Elements.
- An Owner shall be liable to other Unit Owners for any damages to other Units and any damages to the personal property of other Unit Owners, and it shall be the responsibility of the Unit Owner whose Unit or personal property was damaged, not the Association, to seek reimbursement from the Owner who is liable for such damage.
- The Association shall issue and revise as necessary RULES REGARDING REPAIRS AND/OR RENOVATION IN CONDOMINIUM UNITS ("Contractor Rules"). Owners are responsible for furnishing a copy of the current Contractor Rules to their contractors.

2.2.2 Authorized Entry in Event of Water Emergency - Time is of the essence in stopping water leaks!
In case of absence, Owners are deemed to have authorized entry into their Unit by the Association's management and staff in the event of a water emergency.

2.2.3 Specific Rules to Minimize Risk of Serious Water Leaks - To minimize the risk of serious water leaks that could damage the Building, Common Elements and other Units, all Owners shall take the preventative measures set forth at (A) through (I) below.

(A) Any plumbing installation or repair work requires pre-approval by the General Manager and Chief Building Engineer.

(B) All Units must have a working Unit shut off valve to prevent water leaks from going beyond the Unit.

(C) Additional water fixtures are not permitted. All installations of new water fixtures replacing existing water fixtures must comply with City of Austin building codes and the Association's governing documents.

(D) Existing and replacement toilets, sinks, showers, tubs, and dishwashers must have braided metal water lines, threaded metal (not plastic) connectors, and working shut off valves.

(E) Existing and replacement laundry washing machines must have braided metal water supply lines, threaded metal (not plastic) connectors, a catch-basin water pan under the Unit, drain lines (drain hoses) that are professionally plumbed to the outlet pipe, and working shut off valves.

(F) Existing and replacement refrigerators, ice makers, wine coolers, cooling drawers, and all other appliances with a water supply must have braided metal water lines, threaded metal (not plastic) connectors, and working shut off valves.

(G) Air handler units (air conditioning units) must have a cut-off valve installed on overflow pipes.

(H) Air handle unit overflow pipes must be cleared annually by a service professional, and all appliances should be inspected every 2-3 years to replace worn or faulty parts.

(I) Toilets, garbage disposals, and other water fixtures must not be used for any purpose other than that for which they were designed. Rubbish, eggshells, vegetable and fruit peelings, coffee grounds, rags, wastepaper, ashes, or other materials or objects that might clog the building's central lines shall not be placed into such fixtures. String mop heads are not recommended.