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Rebecca Guerrero, County Clerk
Travis County, Texas

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Electronically Recorded

STATE OF TEXAS §
COUNTY OF TRAVIS §

NOTICE OF DEDICATORY INSTRUMENTS

OF

THE CAMBRIDGE CONDOMINIUMS COUNCIL OF OWNERS

AMENDMENT TO RULES

(Homeowner's Insurance, Proof of Authority, Use of Storage Rooms, Use of Parking Spaces and Garage Storage, Parking of Certain Vehicles, Use of Service Elevator, and Use of Passenger Elevator)

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 Document No. 2020203870 in 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 voted to adopt the rules set forth in Exhibit "A" to supplement the previously-recorded Rules. To the extent of any conflict with previously-recorded rules, the rules on Exhibit "A" control.

THEREFORE the attached amendment to the Rules has been, and by these presents is, adopted and approved.

The Cambridge Condominiums Council of Owners

Acting by and through its Board of Directors

Filed of record in accordance with Texas Property Code Ch. 202

By Niemann & Heyer LLP, attorneys and authorized agents

SIGNATURE: *Conrad Heyer*

Exhibit "A": Rules

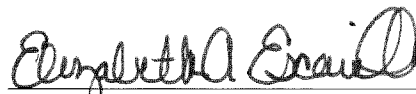
Acknowledgement

STATE OF TEXAS
COUNTY OF TRAVIS

§
§

This instrument was acknowledged before me on the 7th day of February 2022, by Connie Heyer in the capacity stated above.




Notary Public, State of Texas

/Volumes/File Server/CLIENTS/Cambridge Condominiums Council of Co-Owners AKA Cambridge Tower/Governing Documents/Rules & Regulations/Amend Rules--Board Action of 21-1021 & 21-1118--22-0127/Amendment to Rules--22-0127.docx

EXHIBIT "A"**RULES OF
THE CAMBRIDGE CONDOMINIUMS COUNCIL OF OWNERS****TABLE OF CONTENTS**

- Homeowner's Insurance
- Proof of Authority
- Use of Storage Rooms
- Use of Parking Spaces & Garage Storage
- Parking of Certain Vehicles
- Use of Service Elevator
- Use of Passenger Elevator

HOMEOWNER'S INSURANCE

Rule Group II, Section 2.4 is hereby **AMENDED** by **DELETING** the Section in its entirety and **REPLACING** it with the language, as set forth below:

2.4 Owners Shall Obtain Separate Condominium Homeowners' Insurance Coverage – Such homeowner's insurance coverage should include, but may not be limited to cost of deductibles, Unit upgrades, interior furnishings, personal property/contents, and personal liability. Owners must obtain liability insurance in an amount at least equal to \$300,000.00, provide that The Cambridge Condominiums Council of Owners be a Certificate Holder on such policy, and annually provide an ACORD certificate or other evidence of such requirements to The Cambridge Condominiums Council of Owners. The Association is not responsible for making a property damage claim on behalf of one party against another party, nor does the Association have responsibility over subrogation (reimbursement) claims that may be asserted by any insurance company against a party to a lawsuit.

PROOF OF AUTHORITY

Rule Group II is hereby **AMENDED** by **ADDING** the language, as set forth below:

2.6 Entity Owners to Furnish Proof of Authority

An Owner which is a corporation, partnership or other legal entity ("entity Owner") shall furnish the Association proof of authority of the entity's designee(s) to exercise the rights of the Entity as a member of the Association. An entity Owner may designate one or two individuals with authority, the second of whom shall serve as alternate designee. Until an entity Owner has furnished proof of authority, in accordance with the following protocol, the entity Owner is ineligible to vote, to request records pursuant to the Record Production rule attached as Exhibit "A," and to exercise any other rights granted to Owners by the governing documents, other than the right to occupy the Unit and utilize the common elements.

(a) Time for Furnishing Proof of Authority - All new entity Owners shall furnish proof of authority within 30 days of becoming an Owner of record. All entity Owners in existence at the time this Rule 2.6 is enacted shall be given 30 days to furnish proof of authority. Entity Owners who desire to exercise voting rights at any annual meeting of the Association should be aware that pursuant to the Revised Declaration of Condominiums, Section 3.4(d), membership in the Association shall be determined as of the close of business on the 25th day preceding such meeting. Likewise, documentation for proof of authority to act on behalf of an entity Owner must be furnished by such time.

(b) Duty to Supplement - An entity Owner shall furnish the Association updated proof of authority within 30 days of a change in the person(s) with authority to act for the entity Owner and reconfirm within 30 days of request, and at least annually, no change in the entity ownership as previously reported.

(c) Method of Furnishing Proof of Authority - Entity Owners shall submit proof of authority to the General Manager of Cambridge Tower as designee of the Secretary of the Board of Directors to receive such information.

(d) Proof of Authority Required - To facilitate the Association's preparation of the Voting Members List and the Association's communications and dealings with entity Owners, and to support each entity Owner's exercise of rights under the Declarations, the Bylaws, the Community Rules and the Community Regulations, each entity Owner must furnish the Association with the following existence and authority documentation:

Corporation

- Certificate of Fact - Status from the Texas Secretary of State ("SOS")
- Certificate of formation or articles of incorporation from the SOS
- Properly executed corporate resolution designating the individual (and any alternate) with authority or current Public Information Report from the SOS with accompanying designation

Limited Liability Company (LLC)

- Certificate of Fact - Status from the Texas Secretary of State ("SOS")
- Certificate of formation or company agreement from the SOS
- Properly executed designation of the individual (and any alternate) with authority or current Public Information Report from the SOS with accompanying designation

General Partnership

- Copy of partnership agreement (and any amendments thereto)
- Properly executed designation of the individual (and any alternate) with authority or if required to file, current Public Information Report from the SOS with accompanying designation

Limited Partnership (LP)

- Certificate of Fact - Status from the Texas Secretary of State ("SOS")
- Certificate of formation or partnership agreement from the SOS
- Properly executed designation of the individual (and any alternate) with authority or current Public Information Report from the SOS with accompanying designation

Joint Venture

- Copy of the joint venture agreement (and any amendments thereto)
- Properly executed designation of the individual (and any alternate) with authority

Trust

- The trust instrument (and any amendments thereto) or a Certification of Trust per Texas Property Code Section 114.086
- Properly executed designation of the individual with authority if other than the first-named trustee

Estate

- Probate court's current letters testamentary or letters of administration

Other

- All other entity Owners shall furnish such existence and authority documentation as the Secretary of the Board of Directors may reasonably request in order to determine the identity of the authorized representative of the entity Owner.

(e) Additional Information Required - In addition to the Proof of Authority set forth in paragraph (d), above, the Secretary of the Board of Directors may request such other reasonably required information about the entity in order for the Secretary to certify the accuracy of the Voting Members List to the Association. Further, with respect to the documentation of Proof of Authority described in paragraph (d) above, in the event the current terminology as used by the Texas Secretary of State or Comptroller is changed, or in the event the entity is a foreign one and the governing authority for such jurisdiction uses different terminology, then the entity Owner shall furnish such documentation that materially provides the same information.

USE OF STORAGE ROOMS

Rule Group IX, Section 9.1 is hereby **AMENDED** by **DELETING** the Section in its entirety and **REPLACING** it with the language, as set forth below:

Use of Storage Rooms – Small storage rooms are located near the service elevator on odd numbered floors. These are for the use of occupants on that floor and those of the floor below. The limited size of the storage rooms dictates that no one Owner or Unit tenant preempt such space as to preclude use of the room by other Owners or tenants. All items placed in the storage rooms shall be clearly marked with the name and Unit number of the party to whom the items belong. Rules for storage are posted on the interior of these rooms and use of the rooms is subject to compliance with such rules. The ONLY items allowed in the storage rooms are boxed items (to include sealed cardboard boxes, plastic storage bins, wooden crates, etc.) and luggage. Permitted items must fit completely on the shelving units with labels visible. No items may be stored on the floor. Items not allowed include but are not limited to; empty boxes, fitness equipment, building/construction materials, furniture, artwork, medical equipment, and/or flooring/carpet/rugs. All items shall be immediately removed from the storage rooms when the owner of the items no longer owns a Unit or resides at Cambridge. After 5:00 PM Austin time on October 31, 2021 owners/residents storing items on the wrong floor and/or

other than properly labelled boxed items and luggage will be given notice by the office to remove the items within ten days. Failure to do so will result in a \$25.00 per day fine and the items will be subject to removal and disposal thirty days from the notice date. Be advised – all items stored in these storage rooms are stored at your own risk. Cambridge Council of Owners, board members, fellow owners/residents, management, and staff will not be held responsible for missing or damaged items.

USE OF PARKING SPACES AND GARAGE STORAGE

Rule Group X, Section 10.3 is hereby **AMENDED** by **DELETING** the Section in its entirety and **REPLACING** it with the language, as set forth below:

10.3 Parking Spaces Not For Storage or Repairs/Vehicle Parking and Garage Storage Boxes – No vehicle shall be left standing in a Parking Space in an inoperative condition. Repairs or overhauls to vehicles, other than emergency starting or tire repair, shall not be allowed in a Parking Space. Items allowed in assigned parking spaces include the owner/resident's vehicle, motorcycle, scooter, bicycles, and mobility assistance devices (i.e., canes, walkers, wheelchairs, etc.) only. All personal items must be stored in the storage box only. Owners/residents storing personal items on the ground in the assigned parking space and/or under or on top of the storage box will be given notice by the office to remove the items within ten days. Failure to do so will result in a \$25.00 per day fine and the items will be subject to removal and disposal thirty days from the notice date. The board and management has allowed for a grace period through 5:00 PM Austin Time on October 31, 2021, before notices and fines will commence. Storage is limited to the interior space of the storage bin assigned to the Parking Space. Bicycles must be registered with the business office. Unregistered bicycles will be periodically removed and disposed of by staff.

PARKING OF CERTAIN VEHICLES

Rule Group X, Section 10.4 is hereby **AMENDED** by **DELETING** the Section in its entirety and **REPLACING** it with the language, as set forth below:

10.4 Parking of Bicycles, Trailers, Boats, Vans, Motorcycles, Scooters, Mopeds – No trailers, boats, vans, campers, motorcycles or motor scooters are to be permitted on or in the Common Areas, except as may be parked or stored in areas designated by the Board or the manager according to the Guidelines established September 1989, and the Community Rules, as amended. Bikes may be stored inside of individual units and in the parking garage subject to the following requirements. All bikes stored in the parking garage must be registered with the office. Owners and residents assigned "head-in" spaces are encouraged to store their bike(s) in front of their assigned parking space below the storage box and/or on a wall mounted rack adjacent to the storage box. Wall mounted racks shall be purchased and installed through building maintenance only - contact management for details. Any owner/resident requesting the use of a common area bike rack must be registered with the office and use an assigned numbered space in the common area bike rack only. Owners/residents' bikes that fall into disrepair will be red tagged and given notice from the office to bring the bike back to usable repair or remove the bike from the garage within ten days. Failure to do so will result in a \$25.00 per day fine and the bike will be subject to removal and disposal thirty days after the notice date. **In order to facilitate the organizing and numbering of the common area bike racks all bikes stored on the common area racks located in the garage must be removed on or before 5:00 PM Austin time on October 31, 2021. Failure to remove all bikes for the reorganization and numbering of the common area bike racks on or before 5:00 PM Austin time on October 31, 2021, will result in removal and disposal.**

USE OF SERVICE ELEVATOR

Rule Group XI, Section 11.1 is hereby AMENDED by DELETING the Section in its entirety and REPLACING it with the language, as set forth below:

11.1 **Use of Service Elevator** – The service elevator shall be used for resident move-ins/outs, and moving construction workers and materials, trunks, furniture, appliances, grocery carts, baggage carts, and bicycles. This elevator may be reserved for moves of substantial amounts of furniture or materials provided that the elevator is returned immediately for other residents use. Use of the elevator for these purposes shall only be during the day, no items may remain on the elevator overnight. Owners are responsible to ensure that the elevator is left clean and empty after use. During periods of exclusive use of the service elevator, residents are allowed to use the passenger elevators for transporting grocery and luggage carts, and bicycles.

USE OF PASSENGER ELEVATOR

Rule Group XI, Section 11.2 is hereby AMENDED by DELETING the Section in its entirety and REPLACING it with the language, as set forth below:

11.2 **Carts and Bicycles in Passenger Elevator** – Grocery and baggage carts, and bicycles, shall not be carried on the passenger elevators except when the service elevator is out of service or during periods of elusive use which have been reserved.

After recording, please return to:

Niemann & Heyer, L.L.P.

Attorneys At Law

Westgate Building, Suite 313

1122 Colorado Street

Austin, Texas 78701

Unofficial Document