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Travis County, Texas

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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 amend Community Rules Section 13.6, "Transfer Fee," which shall henceforth be titled "Fees on Resale of Unit," such amended Section 13.6 being set forth in the attached Exhibit "A"; 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."

THEREFORE the attached amendments to the Rules were approved and adopted by the Board of Directors at the July 28, 2022, monthly Board meeting and shall take effect on August 1, 2022.

The Cambridge Condominiums Council of Owners

Acting by and through its Board of Directors

SIGNATURE: *[Signature]*

NAME: *Mike Joyce*

TITLE: *President*

Exhibit "A": Section 13.6, Fees on Resale of Unit

Exhibit "B": Section 4.3, Leases and Rentals

Acknowledgement

STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 3rd day of August,
2022, by Mike Joyce in the capacity stated above.

Ellie White
Notary Public, State of Texas

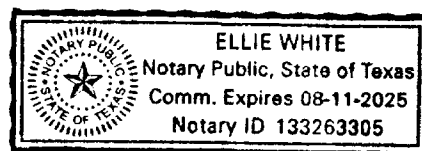


EXHIBIT "A"

13.6 Fees on Resale of Unit – On resale of a Unit, certain formalities and fees apply, as follows:

- (A) A resale certificate must be issued by the Association in conjunction with any resale of a Unit and provided by the seller/grantor to the prospective buyer/grantee prior to closing, except no resale certificate must be issued for a tax sale or mortgage foreclosure. The Association may require payment in advance for issuance of any resale certificate or other resale-related documentation.
- (B) In addition to fees for issuance of a resale certificate and any updates or re-issuance of the resale certificate, fees are due upon the resale of an ownership interest in a unit in accordance with the then-current resale fee schedule, including any fee charged by the property manager.
- (C) Upon resale of a Unit, a Reserve Fund Contribution Fee equal to three (3) times the then-current monthly regular assessment per unit for the unit being sold must be paid to the Association. Combined units would be assessed per each original unit. The Reserve Fund Contribution Fee is due and payable no later than the closing date of the transfer, provided the Reserve Fund Contribution Fee shall not be charged on a foreclosure of the lien granted by a purchase money mortgage or improvement mortgage on a unit where the lender acquires the unit (tax sales and foreclosure sales to third parties remain subject to the Reserve Fund Contribution Fee).
- (D) It is the conveying owner's responsibility to determine from the Association all then-current fees. Resale-related fees not paid at or before closing are the responsibility of the purchasing owner and will be assessed to that owner's account accordingly.
- (E) If a resale certificate is not requested and a resale occurs, all fees associated with Association record updates related to the sale will be the responsibility of the purchasing owner and may be assessed to the unit's account at the time the sale becomes known. These fees will be set according to the then-current resale fee schedule of the Association or its managing agent and may be equivalent to the resale certificate fee or any other amount.
- (F) All unit resale fees shall be collectible in the same manner as assessments, including lien and other assessment collection rights, to the maximum extent allowed by law.

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.