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Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Apr 27, 2023 12:50 PM Fee: \$38.00

2023044833

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STATE OF TEXAS §
COUNTY OF TRAVIS §

**NOTICE OF DEDICATORY INSTRUMENTS
OF
THE CAMBRIDGE CONDOMINIUMS COUNCIL OF OWNERS
AMENDMENT TO RULES
(Fines for Violations of Rules)**

Document Reference: Cambridge Condominiums exists under a Revised Declaration of Condominium dated June 21, 1989, and recorded in the real property records of Travis County, Texas, at Volume 10965, Page 1210, et seq., as Document number 7171790, together with the 1995, 2004, 2010, and 2017 amendments to declaration and all amendments and supplemental documents thereto, which were recorded in the official public records of Travis County, Texas, as one instrument dated October 20, 2020, Document number 2020203869, the **"Declaration."**

Additionally, reference is hereby made to rules previously adopted by the Association, filed of record as the Cambridge Condominiums Community Manual, Document No. 2020203870, of the official public records of Travis County, Texas, together with the amendments to rules recorded at Document numbers 2021193523, 2022025778, 2022140392, and 2022193994, and 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"**); and

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. 81 and 82 and the governing documents of Cambridge Condominiums; and

WHEREAS the Board has given notice to amend the Rules at Section 13.7, "Fines for Violations of Rules" and has voted to adopt such amended Section 13.7 as set forth in the attached Exhibit "A," effective May 1, 2023; and

WHEREAS to the extent of any conflict with previously-recorded rules, the rules set forth on Exhibit "A" control.

THEREFORE, the attached amendment to the Rules, having been approved and adopted by the Board at the April 20, 2023, monthly Board meeting, shall take effect on May 1, 2023.

The Cambridge Condominiums Council of Owners

Acting by and through its Board of Directors

SIGNATURE : _____

NAME: Mike Joyce

TITLE: President

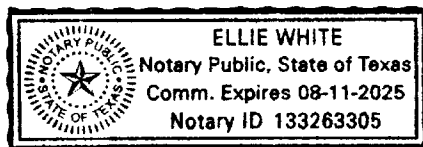
Exhibit "A": Section 13.7, Fines for Violations of Rules

Acknowledgement

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 25th day of April 2023, by Mike Joyce in the capacity stated above.



Ellie White
Notary Public, State of Texas

EXHIBIT "A"

Rule Group XIII - General Provisions, Section 13.7 Fines for Violations of Rules is hereby AMENDED by DELETING the Section in its entirety and REPLACING it with the language set forth below:

13.7 Fines for Violations of Rules - The Association, through its manager, has the authority to levy reasonable fines and/or damage charges for non-compliance with community rules or regulations. Some of the most common fines are as follows.

Amount of Fine	Violation
\$500.00	Smoking in non-smoking areas, throwing, or allowing smoking materials to fall off of balcony, failure to comply with fire safety standards. See Rule Group III - Fire Prevention, Rule 3.5, for complete non-smoking community rules, any infraction of which will trigger this fine.
\$500.00	Failure to have an operating smoke detector in each bedroom and hallway, or disabling a smoke detector, failure to have an operating fire extinguisher, using live Christmas trees or wreaths, using open flame or charcoal. See Rule Group III - Fire Prevention, Rules 3.1-3.4, for complete fire prevention community rules, any infraction of which will trigger this fine.
\$100.00	Speeding in the garage, unauthorized parking in visitor parking spaces or in someone else's parking space, unauthorized parking of trailers, boats, vans, campers, motorcycles, motor scooters or bikes, unauthorized repairs of vehicles in parking space, allowing a vehicle to remain in a parking space in an inoperative condition. See Rule Group X - Garage and Parking Spaces, any infraction of which will trigger this fine.
\$25.00	Storage of unauthorized materials in parking space (per day). See Rule Group X - Garage and Parking Spaces, Rule 10.3, any infraction of which will trigger this fine.
\$25.00	Failure to repair or remove a red-tagged bicycle within 10 days of notice (per day). See Rule Group X - Garage and Parking Spaces, Rule 10.4, any infraction of which will trigger this fine.
\$100.00	Storage in violation of the use of storage rooms (per day) or abuse of the laundry rooms (per infraction). See Rule Group IX - Storage Rooms and Laundry Rooms, any infraction of which will trigger these fines.

\$250.00	Creating a disturbance to neighbors, staff, guests, or others and/or use of abusive language or behavior in the presence of other residents, staff, guests, or others, and any and all other violations of the covenant of quiet enjoyment, including noise and odor violations. See Rule Group I - Principal Rule, and Community Regulations, Article IV - Tranquility and Comfort, any infraction of which will trigger this fine.
\$250.00	Failure to comply with occupancy rules (per day). See Rule Group IV - Residential Occupancy and Condominium Regulations, Article VI - Unit Occupancy, any infraction of which will trigger this fine.
\$250.00	Failure to furnish a lease. See Rule Group IV, Rule 4.3.3, any infraction of which will trigger this fine.
\$100.00	Failure of contractors/service workers to comply with contractor rules (per day). See Rule 2.2. Responsibility for Damages, Rule Group V - Common Elements, Rule Group VI - Safety, Sanitation, and Security, and current Contractor Rules, any infraction of which will trigger this fine.
\$100.00	Violation of pet rules (per day). See Rule Group IV - Residential Occupancy, Rule 4.5 Animals in the Building, and Condominium Regulations, Article VII - Pets, any infraction of which will trigger this fine.
\$25.00	Failure to immediately return a grocery cart or luggage rack back to the garage after use.
\$100.00	Failure to comply with any other provision of the Cambridge Condominiums Council of Owners Community Rules or the Cambridge Condominiums Council of Owners Condominium Regulations, any infraction of which rules or regulations will trigger this fine.

Such fines or penalties may be contested at any meeting of the Board of Directors. Excepting fines imposed on a daily basis, fines are imposed on a per incident basis. The first infraction incurs the stated fine. The second infraction incurs double the stated fine. The third infraction incurs triple the stated fine, and so on. In addition to fines, the Association may levy against the responsible owner all collection costs and attorney's fees. The Association's assessment for fines, collection costs and attorney's fees shall be billed to the responsible owner and, if unpaid, constitute a lien against the property collectible by all means allowed by the governing documents and applicable law.