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OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

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NOTICE OF DEDICATORY INSTRUMENTS  
*for*  
CAMBRIDGE HEIGHTS OWNERS ASSOCIATION, INC.

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THE STATE OF TEXAS §  
§  
COUNTIES OF WILLIAMSON AND TRAVIS §

The undersigned, being the authorized representative of Cambridge Heights Owners Association, Inc. ("Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code hereby states as follows:

1. Property: The Property to which the Notice applies is described as follows:
  - a. Cambridge Heights Phase A, Section 1-A, a subdivision in Travis County, Texas and Williamson County, Texas, according to the map or plat thereof, recorded in Volume 103, Pages 44-47 and in Cabinet R, Slides 181-184 of the Plat Records of Travis County, Texas and Williamson County, Texas, all amendments to or replats of said maps or plats, if any.
  - b. Cambridge Heights Phase B, Section 1 and Replat of 5.684 Acre Portion of Springbrook Centre, Phase A, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 199900273 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.
  - c. Cambridge Heights Phase C, Section 1 and Replat of 8.61 Acres Lot 35, 5.41 Acres Lot 38, and 7.11 Acres Lot 39, 0.09 Acres Lot 40 Block 1, Springbrook Centre, Phase A, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 103, Page 98 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any
  - d. Cambridge Heights Phase B, Section 2 and Replat of 6.410 Acre Portion of Springbrook Centre, Phase A, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File Nos. 200000257 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.
  - e. Cambridge Heights Phase C, Section 2 and Replat of 0.45 Acres Lot 35, 4.06 Acres Lot 39, and 10.88 Acres Lot 40, Block 1, Springbrook Centre, Phase A, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 200000057 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.

- f. Cambridge Heights Phase A, Section 3, a subdivision in Travis County, Texas and Williamson County, Texas, according to the map or plat thereof, recorded under Clerk's File Nos. 200000140 and 2000048531 of the Plat Records of Travis County, Texas and Williamson County, Texas, and all amendments to or replats of said maps or plats, if any.
- g. Cambridge Heights Phase B, Section 3, a subdivision in Travis County, Texas and Williamson County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 200000258 and in Cabinet T, Slides 115-117 of the Plat Records of Travis County, Texas and Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Cambridge Heights Phase B, Section 3A, a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2000068830 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Cambridge Heights Phase A, Section 4, a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Cabinet T, Slides 112-114 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Cambridge Heights Phase B, Section 4, a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Cabinet T, Slides 118-120 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- k. Cambridge Heights Phase A, Section 5, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 200000256 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.

2. Restrictive Covenants: The description of the documents imposing restrictive covenants on the Property, the amendments to such documents, and the recording information for such documents are as follows:

- a. Documents:
  - (1) Declaration of Covenants, Conditions, and Restrictions Cambridge Heights.
  - (2) Notice of Addition of Land to Declaration of Covenants, Conditions, and Restrictions.
  - (3) Notice of Addition of Land to Declaration of Covenants, Conditions, and Restrictions.

(4) Notice of Addition of Land to Declaration of Covenants, Conditions, and Restrictions.

b. Recording Information:

- (1) Volume 13390, Page 0071, et seq. in Official Public Records of Travis County, Texas and under Clerk's File No. 199957852 in the Official Public Records of Williamson County, Texas.
- (2) Williamson County Clerk's File No. 2001016015.
- (3) Williamson County Clerk's File No. 2001000337.
- (4) Williamson County Clerk's File No. 2001036474.

3. Other Dedicatory Instruments: In addition to the Restrictive Covenants identified in Paragraph 2 above, the following documents are Dedicatory Instruments governing the Association which were previously recorded in the Official Public Records of Real Property of Waller County, Texas:

a. Document:

- (1) Resolution Adopting Rain Water Harvesting Policy for Cambridge Heights Owners' Association, Inc.
- (2) Resolution Adopting a Solar Energy Device Installation Policy for Cambridge Heights Owners' Association, Inc.
- (3) Resolution Adopting a Flag Display Policy for Cambridge Heights Owners' Association, Inc.
- (4) Resolution Adopting a Collection Policy for Cambridge Heights Owners' Association, Inc.
- (5) Resolution Adopting a Payment Plan Guidelines Policy for Cambridge Heights Owners' Association, Inc.
- (6) Resolution Adopting a Payment Plan Guidelines Policy for Cambridge Heights Owners' Association, Inc.
- (7) Resolution Adopting Board Meeting Notice Procedure for Cambridge Heights Owners' Association, Inc.
- (8) Resolution Adopting a Records Production and Copying Policy for Cambridge Heights Owners' Association, Inc.
- (9) Resolution Adopting Records Retention Policy for Cambridge Heights Owners' Association, Inc.
- (10) Resolution Standby Electric Generator Policy for Cambridge Heights Owners' Association, Inc.
- (11) Resolution Adopting Rain Water Harvesting Policy for Cambridge Heights Owners' Association, Inc.
- (12) Resolution Adopting a Solar Energy Device Installation Policy for Cambridge Heights Owners' Association, Inc.
- (13) Resolution Adopting a Flag Display Policy for Cambridge Heights Owners' Association, Inc.
- (14) Resolution Adopting a Collection Policy for Cambridge Heights Owners' Association, Inc.

- (15) Resolution Adopting a Payment Plan Guidelines Policy for Cambridge Heights Owners' Association, Inc.
- (16) Resolution Adopting Board Meeting Notice Procedure for Cambridge Heights Owners' Association, Inc.
- (17) Resolution Adopting a Records Production and Copying Policy for Cambridge Heights Owners' Association, Inc.

b. Recording Information:

- (1) Williamson County Clerk's File No. 2011051571.
- (2) Williamson County Clerk's File No. 2011051571.
- (3) Williamson County Clerk's File No. 2011051571.
- (4) Williamson County Clerk's File No. 2011051571.
- (5) Williamson County Clerk's File No. 2011051571.
- (6) Williamson County Clerk's File No. 2011051571.
- (7) Williamson County Clerk's File No. 2011051571.
- (8) Williamson County Clerk's File No. 2011051571.
- (9) Travis County Clerk's File No. 2016093554.
- (10) Williamson County Clerk's File No. 2011051571.
- (11) Williamson County Clerk's File No. 2011051571.
- (12) Williamson County Clerk's File No. 2011051571.
- (13) Williamson County Clerk's File No. 2011051571.
- (14) Williamson County Clerk's File No. 2011051571.
- (15) Williamson County Clerk's File No. 2011051571.
- (16) Williamson County Clerk's File No. 2011051571.
- (17) Williamson County Clerk's File No. 2011051571.

4. Dedication Instruments: In addition to the Dedication Instruments identified in Paragraph 3 above, the following document is a Dedication Instrument governing the Association:

- o First Amendment to Bylaws of Cambridge Heights Owners Association, Inc.

True and correct copies of such Dedication Instruments are attached to this Notice.

This Notice is being recorded in the Official Public Records of Real Property of Williamson County, Texas and Travis County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code.

Executed on this 8<sup>th</sup> day of December, 2025.

**CAMBRIDGE HEIGHTS OWNERS  
ASSOCIATION, INC.**

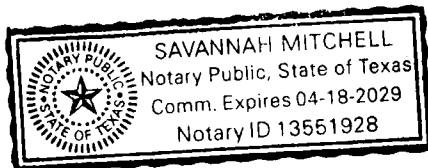
By:

Jeff Libersat, authorized representative

THE STATE OF TEXAS §  
§  
COUNTY OF TRAVIS §

BEFORE ME, the undersigned notary public, on this 8<sup>th</sup> day of December, 2025 personally appeared Jeff Libersat, authorized representative of Cambridge Heights Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

~~Notary Public in and for the State of Texas~~



**FIRST AMENDMENT  
to  
BYLAWS  
of  
CAMBRIDGE HEIGHTS OWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS §  
§  
COUNTIES OF WILLIAMSON AND TRAVIS §

I, Stephen C Lutostanski, Secretary of Cambridge Heights Owners Association, Inc. (the "Association"), do hereby certify at a duly called meeting of the Board of Directors (the "Board") of the Association held on the 2nd day of December, 2025 with at least a majority of the Board being present thereat and remaining throughout and being duly authorized to transact business, the following resolutions were duly made and approved:

WHEREAS, the Bylaws of Cambridge Heights Owners Association, Inc. attached as Exhibit "B" to the Affidavit and Notice of the Dedicatory Instruments of Cambridge Heights Owners Association, Inc. were recorded under Document No. 2001005126 in the Official Public Records of Real Property of Williamson County, Texas, as amended ("Bylaws");

WHEREAS, Article XVII, Section 17.1 of the Bylaws provides the Bylaws may be amended by a majority vote of a quorum of Members present at any regular or special meeting, if notice is provided in accordance with state law;

WHEREAS, Article VI, Section 6.04(A) of the Declaration grants the Board the power to amend the Bylaws;

WHEREAS, Article XVII, Section 17.2 of the Bylaws provides that in the event of a conflict between the Bylaws and Declaration, the Declaration shall control;

WHEREAS, Section 22.102(c) of the Texas Business Organizations Code provides:

The board of directors may amend or repeal the bylaws, or adopt new bylaws, unless:

- (1) this chapter or the corporation's certificate of formation wholly or partly reserves the power exclusively to the corporation's members;
- (2) the management of the corporation is vested in the corporation's members; or

(3) in amending, repealing, or adopting a bylaw, the members expressly provide that the board of directors may not amend or repeal the bylaw.

WHEREAS, there is no such restriction or reservation in the Association's Articles of Incorporation or Bylaws nor are there any vested rights specifically provided to the Association's Members; and

WHEREAS, pursuant to the authority in the Texas Property Code, the Board desires to amend the Bylaws.

NOW, THEREFORE, the Board of the Association hereby amends the Bylaws as follows:

Article V, Section 5.4 of the Bylaws entitled "Quorum" is amended and restated to read as follows:

Section 5.4 Quorum and Adjournment The presence at any meeting, in person, by proxy, by electronic means, or other permitted form of voting, of Members entitled to cast, ten percent (10%) of the total votes of the membership shall constitute a quorum for any action, except as otherwise provided in the Articles, the Declaration, or these Bylaws. If, however, such quorum is not present, or represented at any meeting, the Members entitled to vote at the meeting shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present or represented.

Notwithstanding the foregoing provisions, if a meeting of the members is called for the purposes of electing one (1) or more Board of Directors and/or approving member meeting minutes and a quorum is not present, the Board or a majority of the members who are present may adjourn the meeting without any notice being required other than an announcement at the meeting and immediately reconvene after adjournment. At the reconvened meeting, the quorum requirement for electing one (1) or more Board of Directors and/or approving member meeting minutes will be five percent (5%) for the first meeting. If a quorum is not present at the reconvened meeting, the Board or a majority of the members who are present may adjourn the reconvened meeting without any notice being required other than announcement at the meeting and again immediately reconvene after adjournment of the reconvened meeting. At the second reconvened meeting, the quorum requirement will be two and one-half percent (2.5%). The reduced quorum requirements will only be applicable for the

election of one (1) or more Board of Directors and/or approval of member meeting minutes.

Except as amended herein, all provisions of the Bylaws of the Association remain in full force and effect.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that this Amendment to Bylaws was approved by a majority vote of the Board of Directors at a properly noticed Board Meeting as set forth above and now appears in the books and records of the Association.

TO CERTIFY which witness my hand this the 4<sup>th</sup> day of December, 2025.

## CAMBRIDGE HEIGHTS OWNERS ASSOCIATION, INC.

By: John Smith

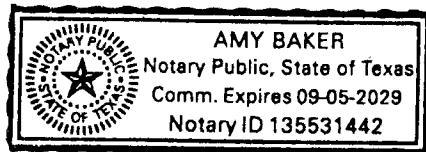
Printed: Stephen Lutostanski

Its: Secretary

STATE OF TEXAS  
COUNTY OF Travis

BEFORE ME, the undersigned notary public, on this 4 day of December, 2025 personally appeared Steve Intostanski, Secretary of Cambridge Heights Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

Notary Public in and for the State of Texas



**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

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12/10/2025 11:26 AM  
MBARRICK



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas