

CAMBRIDGE CONDOMINIUM

OWNERS ASSOCIATION

DECLARATION AND PLAT

APR 1 1968
SEE MEMORANDUM

CERTIFICATE OF APPROVAL
JOE D. WILLOUGHBY
City Council of the City of Dallas, Texas
I, **JOE D. WILLOUGHBY**, Mayor of the City of Dallas, Texas, do hereby certify that the
above named person has been duly elected to the office of
Mayor of the City of Dallas, Texas, for the term of four years
beginning on the 1st day of January, 1968, and ending on the
31st day of December, 1971, in accordance with the provisions of
the Constitution of the State of Texas and the Charter of the
City of Dallas, Texas.
Witness my hand and the seal of the City of Dallas, Texas, this
1st day of April, 1968.
Mayor
Joe D. Willoughby
Secretary

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S 770-138

DEED RECORD

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Page

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, W. S. HOWE, CONR. is the owner of a tract of land out of the Wm. Jackson Survey, Abstract No. 899 and being part of City Block 8076, Dallas, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the southeast corner of Lot 9, Block No. A/8099 of the Replat of Springtree Addition, an addition to the City of Dallas as recorded in Volume 7822, Page 2075 of the Map Records of Dallas County, Texas, said corner being in the West R.O.W. line of Audelia Road (50 feet from centerline) and the North R.O.W. line of Springtree Lane (60 foot R.O.W.);

THENCE North 00°00'35" West along said West R.O.W. line of Audelia Road (80 foot R.O.W.) a distance of 113.49 feet to a point for a corner;

THENCE North 89°59'25" East a distance of 80 feet to the Point of Beginning, said point being in the East R.O.W. line of Audelia Road (35 feet from centerline);

THENCE North 89°48'20" East along the common line of a 4.825 Acre tract a distance of 980.00 feet to a point for a corner;

THENCE South 00°36'40" East a distance of 496.13 feet to a point for a corner;

THENCE South 89°26'08" West a distance of 178.13 feet to a point for a corner;

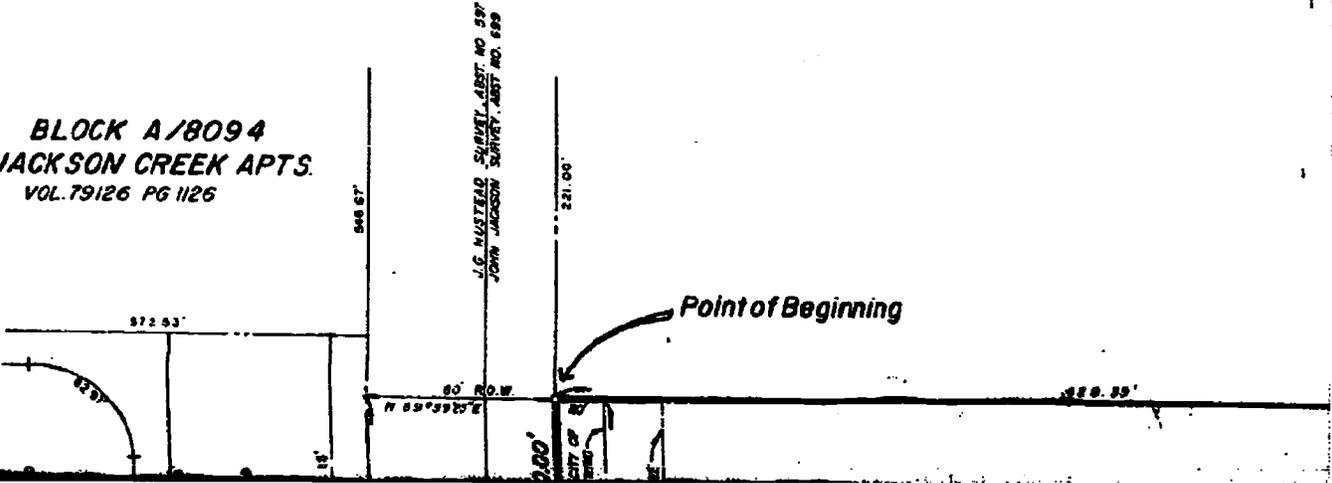
THENCE South 89°42'18" West a distance of 687.73 feet to a point for a corner;

THENCE North 00°00'35" West a distance of 338.68 feet to a point for a corner;

THENCE South 89°42'18" West a distance of 149.36 feet to a point for a corner, said corner being in the East R.O.W. line of Audelia Road (30 feet from centerline);

THENCE North 00°00'35" West along said East R.O.W. line of Audelia Road (80 foot R.O.W.) a distance of 160 feet to the POINT OF BEGINNING and CONTAINING 438,500 Square Feet or 10.0666 Acres of Land, more or less.

BLOCK A/8094
JACKSON CREEK APTS.
VOL. 79126 PG 1126



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, U.S. HOME CORP., do hereby certify this plat designating the herein described property as DRAINAGE CONDUITS, in addition to the City of Dallas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated: The Utility, Easement and Fire Lane Easements shall be open to the public, fire units, garbage and rubbish collection agencies and all public and private utilities for each particular use. The maintenance of paving on the Utility and Fire Easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growth shall be constructed or placed upon or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodations of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements and all public utilities shall at all times have the right of ingress or egress to on from and upon the said easements for the purposes of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity of at any time procuring the permission of anyone. Any public utility shall have the right of ingress or egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas. Sidewalks shall be constructed by the home builders as required by the City Council Resolution 68-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS MY HAND AT DALLAS, TEXAS, This 30 day of January, 1982

U. S. HOME CORPORATION

BY:

Original Vice President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared JOHN L. HUPKX, 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE This 30 day of January, 1982.

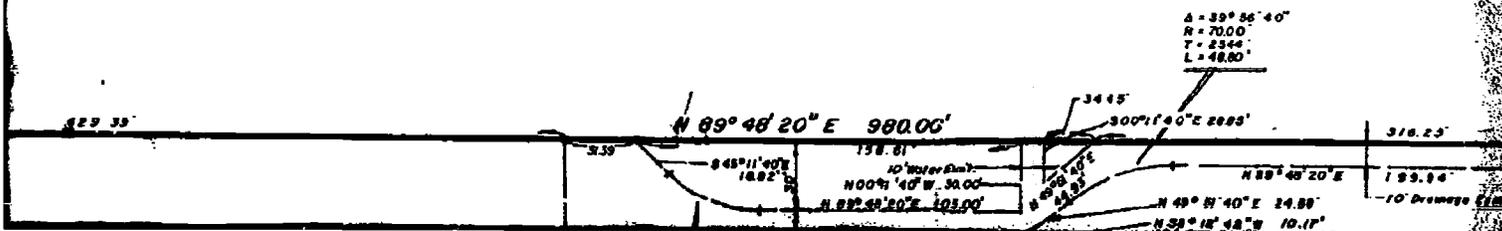
Notary Public in and for Dallas County, Texas



BLOCK 8076
THONER DEVELOPMENT CO.

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KNOW ALL MEN BY THESE PRESENTS

THAT I, Robert L. Zollars, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission for the City of Dallas, Texas.

Robert L. Zollars
Robert L. Zollars
Registered Professional Surveyor
No. 35158
STATE OF TEXAS
NOTARY PUBLIC
COUNTY OF DALLAS

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared Robert L. Zollars, 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 consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE This 30 day of January 19 80.

Virginia Young
Notary Public in and for Dallas County, Texas

NOTARY PUBLIC
COUNTY OF DALLAS, TEXAS

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January, 19 80
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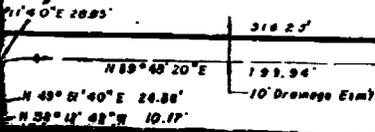
[Signature]
President

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January, 19 80

NOTARY PUBLIC
COUNTY OF DALLAS, TEXAS

A = 32° 26' 40"
R = 7000'
T = 2346'
L = 48.80'



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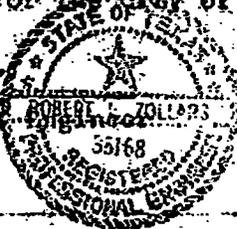
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PRESENTS:

I, Robert L. Zellars, do hereby certify that I prepared this plat from an
survey of the land and that the corner monuments shown
under my personal supervision in accordance with the plat-
titions of the City Plan Commission for the City of Dallas.

Robert L. Zellars
Robert L. Zellars
Registered Professional Engineer



I signed Notary Public in and for said County and State, on
appeared Robert L. Zellars, known to me to be the person
named to the foregoing instrument and acknowledged to me
for same for the purpose and consideration therein expressed,
therein stated.

AND SEAL OF OFFICE This 30 day of January 19 80.

Virginia Young
Notary Public in and for Dallas County, Texas



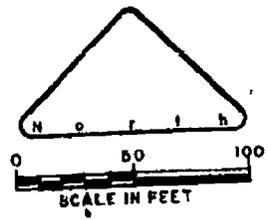
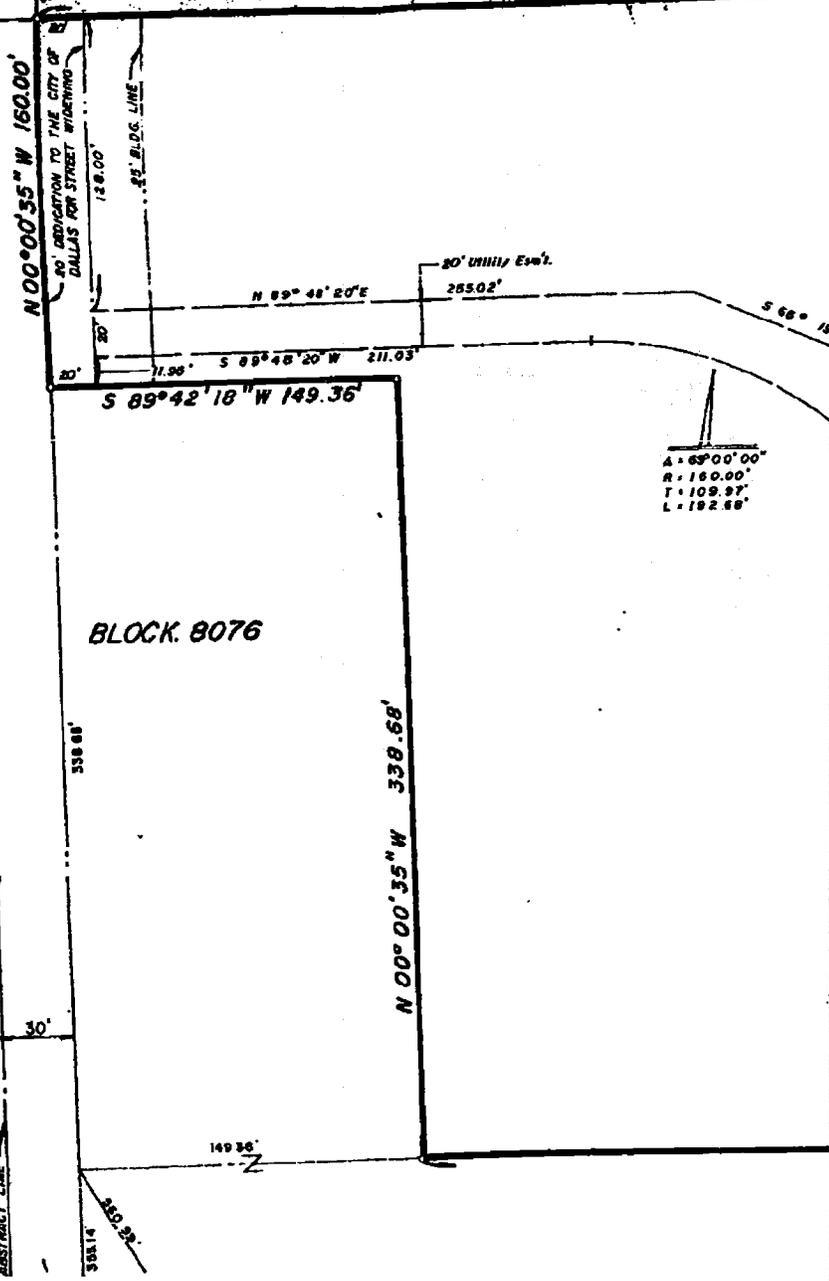
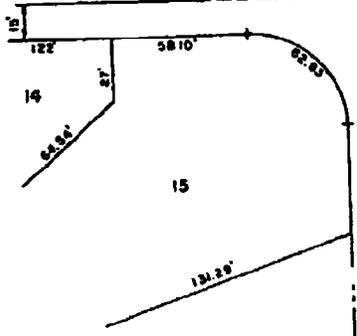
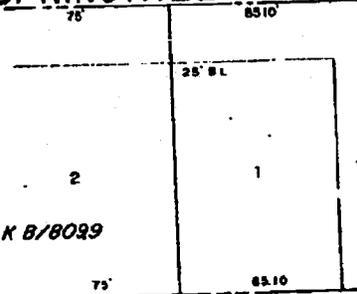
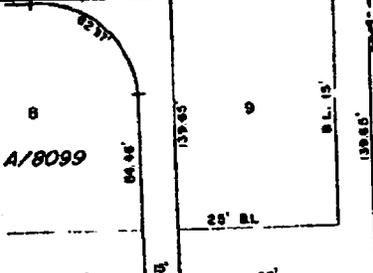
SPRINGTREE ADDN.
VOL. 78227 PG. 2925

Point of Commencing
SPRINGTREE LN.

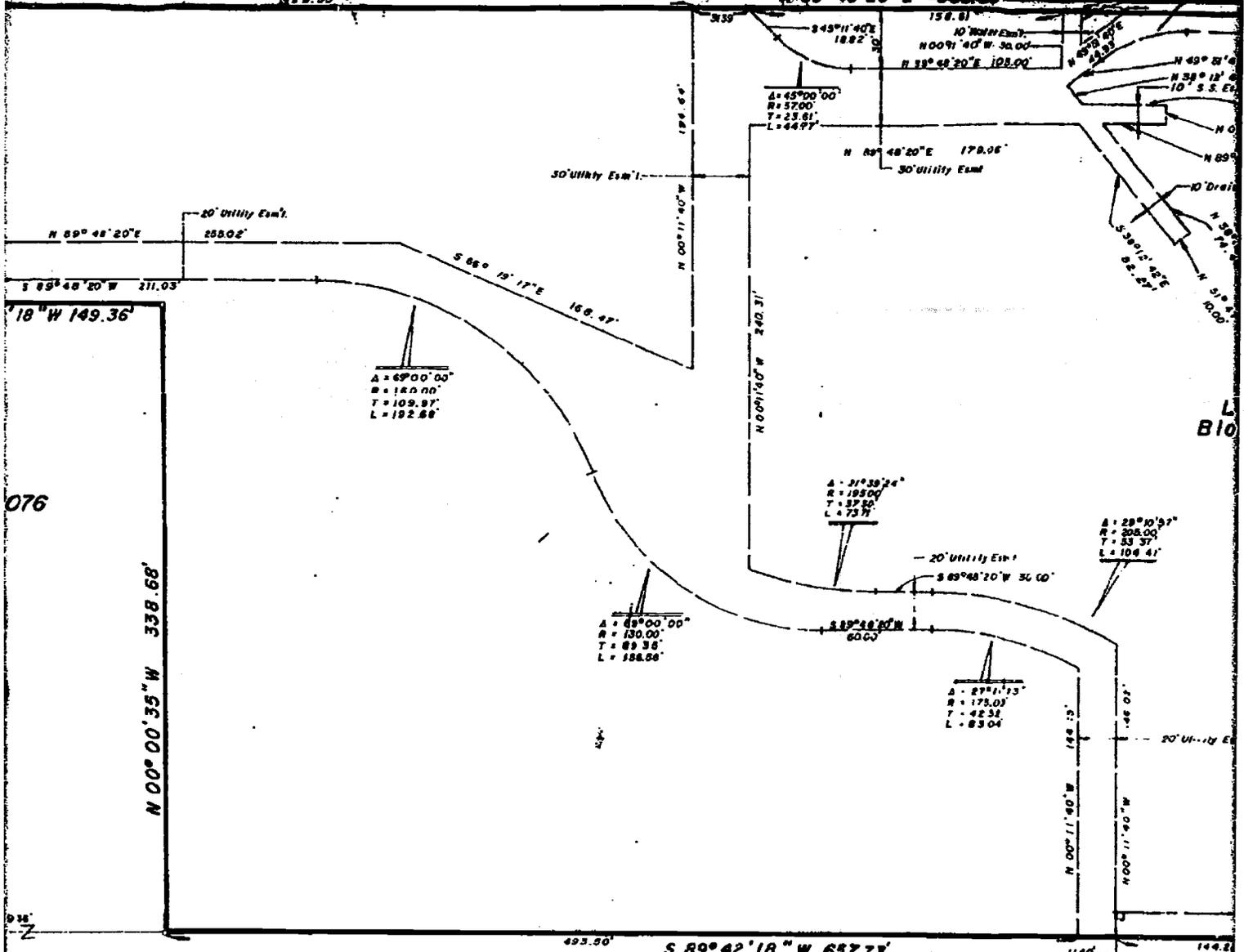
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BLOCK. 8076

AUDELIA ROAD



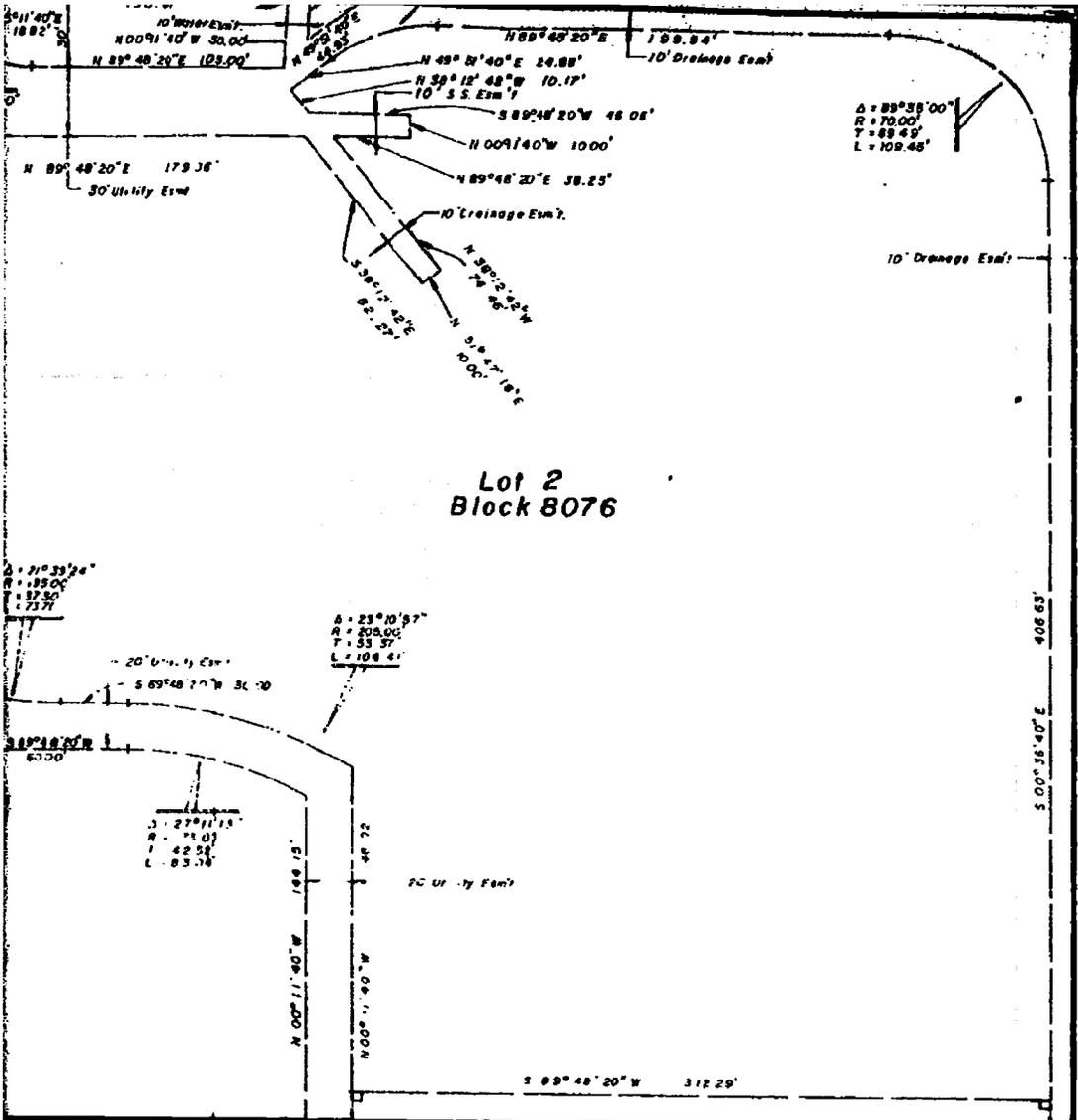
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BLOCK 8068
 THE CAMBRIDGE CO., T.R.

5 0139

80065 0140



Lot 2
Block 8076

BLOCK 8075
THONER DEVELOPMENT

BLOCK 8068
MARIE L ADLETA

CITY OF DALLAS
FINAL PLAN
CAME
AN ADDITION
BEING PLACED
OUT OF THE
CITY OF DALLAS

FOR:
U.S. HOME
4445 W. LED
DALLAS, TEXAS

0140

80065 0141

PROJECT 7

BLOCK 8075
THONER DEVELOPMENT CO.

Water & sanitary sewer easements shall also include additional area of working space for construction & maintenance of the systems. Additional easement area is also conveyed for installation & maintenance of manholes, cleanouts, fire hydrants, water services from the main to and including the meter boxes, sewer laterals from the main to the curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

CITY PLAN FILE S 790-138
FINAL PLAT OF

CAMBRIDGE CONDOMINIUMS

AN ADDITION TO THE CITY OF DALLAS
BEING PART OF CITY BLOCK 8076
OUT OF THE JOHN JACKSON SURVEY ABST. 699
CITY OF DALLAS, DALLAS COUNTY, TEXAS

FOR:
U.S. HOME CORP
4445 W. LEDBETTER - SUITE 101
DALLAS, TEXAS 75236

BY:
HUITT-ZOLLARS
8730 KING GEORGE, SUITE 181
DALLAS, TEXAS 75235
214 / 638-0920

80065 0142

1980 MAR 31 AM 10:00

Handwritten signature

STATE OF TEXAS COUNTY OF DALLAS
I hereby certify that this instrument was filed on the
date and time stamped hereon by me and was duly re-
corded in the volume and page of the named records
of Dallas County, Texas as stamped hereon by me.

APR 1 1980



R.E. Murdoch

COUNTY CLERK, Dallas County, Texas

CERTIFICATE OF APPROVAL

I, JOE D. WILLOUGHBY

Chairman of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the 27 day of March A.D. 1980 and same was duly approved on the 27 day of March A.D. 1980 by said Commission.

Joe D. Willoughby
Chairman
City Plan Commission
Dallas, Texas

Attest:

Linda D. Dandridge
Secretary

80065 0143

S. 790-138

171.00

**CONDOMINIUM
RECORDS**

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171.00

1-7-DEED
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CONDOMINIUM DECLARATION

FOR

CAMBRIDGE CONDOMINIUM

Dallas County, Texas

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CONDOMINIUM DECLARATION
FOR
CAMBRIDGE CONDOMINIUM

THE STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS U.S. HOME CORPORATION, a Delaware Corporation, having its principal office at 4445 West Ledbetter, Suite 101, Dallas, Texas 75236, hereinafter called "Declarant", is the Owner of certain real property situated in the County of Dallas, State of Texas, being described more fully on Exhibit "A", which by this reference is made a part hereof; and

WHEREAS, Declarant desires to establish a Condominium Regime under the Condominium Act of the State of Texas, Article 1301a, Revised Civil Statutes of Texas, herein called the "Act"; and

WHEREAS, Declarant has prepared plans for the Construction of a cluster of four (4) multifamily Buildings and other improvements appurtenant thereto on the Property described in said Exhibit "A", which when completed shall consist of ninety-six (96) separately designated Condominium Units and which will be known as CAMBRIDGE CONDOMINIUM; and

WHEREAS, Declarant does hereby establish a plan for the individual ownership in fee simple of estates consisting of the area or space contained in each of the Units, herein called the "Condominium Regime", in the four (4) Buildings and the co-ownership by the individual and separate Unit Owners thereof, as tenants-in-common, of all the remaining property, which includes both Limited Common Elements and General Common Elements, as hereinafter defined in Paragraph 1.1 hereof, and which are hereinafter collectively referred to as the "Common Elements" or "Common Areas".

NOW, THEREFORE, Declarant does hereby submit the real property described on the attached Exhibit "A", and all improvements thereon, to the provisions of the Act and the Condominium Regime, and does hereby publish and declare that the following terms, covenants, conditions, easements, restrictions, uses, limitations and obligations shall be deemed to run with the land and shall be a burden and a benefit to Declarant, its successors and assigns and to any person acquiring or owning an interest in the real property and improvements, their grantees, successors, heirs, executors, administrators, devisees and assigns.

ARTICLE I

DEFINITIONS AND TERMS

1.1 DEFINITIONS OF TERMS. As used in this agreement, the following terms shall have the following meanings unless the context shall expressly provide otherwise:

a. "Board" or "Board of Directors" shall refer to the Board of Directors of CAMBRIDGE CONDOMINIUM OWNERS ASSOCIATION, INC.

b. "Common Assessment" means the charge against each Unit Owner and his Unit, representing a portion of the total costs to the Association of maintaining, improving, repairing, replacing, managing and operating the Property, which are to be paid uniformly by each Unit Owner of the Association, as provided in Paragraph 5.4 herein. This shall also include charges assessed against each Unit Owner to maintain a reserve for replacement fund and to cover costs incurred by the Association to participate in any condemnation suit, as provided in Paragraph 6.3 hereof.

c. "Common Elements" means and includes all of the Property described in Exhibit "A", and all of the improvements thereto and thereon located, excepting all Units. Common Elements shall consist of the General Common Elements and the Limited Common Elements.

d. "Common Expenses" means and includes:

(1) All sums lawfully assessed against the Common Elements by the Managing Agent or Board;

(2) All expenses of administration and management, maintenance, operation, repair or replacement of and addition to the Common Elements (including unpaid special assessments);

(3) Expenses agreed upon as Common Expenses by the Unit Owners; and

(4) Expenses declared to be Common Expenses by this Declaration or by the By-Laws.

e. "Completed Unit" means a completely finished Unit, including, but not limited to, the installation of all appliances and utilities, rendering it ready for occupancy by an Owner other than the Declarant.

f. "Condominium Owners Association" or "Association" means CAMBRIDGE CONDOMINIUM OWNERS ASSOCIATION, INC., a Texas non-profit

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corporation, the By-Laws of which shall govern the administration of this Condominium Property and the membership of which shall be composed of all the Owners of the Condominium Units according to such By-Laws.

g. "Condominium Unit" shall mean an individual Unit together with the interest in the Common Elements (General or Limited) appurtenant to such Unit.

h. "Construction Period" means that period of time during which Declarant is developing the Premises and selling the Condominium Units, which time period shall extend from the date hereof until such time as the Declarant transfers title to all of the Condominium Units, including all Units annexed to this Condominium Regime pursuant to the provisions of Paragraph 2.10 hereof.

i. "Declaration" shall mean this Condominium Declaration instrument as the same may be amended pursuant to Paragraph 2.10 hereof.

j. "General Common Elements" means a part of the Common Elements and includes:

(1) The real property described in Exhibit "A" attached hereto;

(2) All foundations, bearing walls and columns, roofs, halls, lobbies, stairways and entrances and exits or communicationways;

(3) All basements, roofs, yards and gardens, except as otherwise herein provided or stipulated;

(4) All premises for the lodging of janitors or persons in charge of the Buildings, except as otherwise herein provided or stipulated;

(5) All compartments or installations of central services, such as power, light, gas, cold and hot water, refrigeration, central air conditioning and central heating reservoirs, water tanks and pumps, swimming pool and the like;

(6) All elevators and shafts, garbage incinerators and, in general, all devices or installations existing for common use; and

8-20-67 2647

(7) All other elements of the Buildings desirably or rationally of common use or necessary to the existence, upkeep and safety of the Condominium Regime established by this Declaration.

k. "Lienholder" and "First Mortgagee" shall mean the holder of a first mortgage lien on any Unit in the Condominium Project.

l. "Limited Common Elements" means and includes those Common Elements which are reserved for the exclusive use of an individual Owner of a Unit or a certain number of individual Owners of Units, for the exclusive use of those Owners, which may include:

(1) Parking Space designated as an appurtenance to a Unit;

(2) Balcony or patio structures serving exclusively a single Unit or one (1) or more adjoining Units;

(3) "Air handlers", pipes, ducts, electrical wiring and conduits located entirely within a Unit or adjoining Units and serving only such Unit or Units, and such portions of the perimeter walls, floors and ceilings, doors, vestibules, windows, entryways, and all associated fixtures and structures therein, and air compressor as lie outside the Unit boundaries;

m. "Majority of Unit Owners" means those Owners with fifty-one percent (51%) of the votes entitled to be cast.

n. "Occupant" means a person or persons in possession of a Unit, regardless of whether said person is a Unit Owner.

o. "Owner" means a person, firm, corporation, partnership, association, trust or other legal entity or any combination thereof, who owns, of Record, title to one (1) or more Condominium Units.

p. "Plat", "Survey Map", "Map", or "Plans" means or includes the engineering survey of the land, locating thereon all of the improvements, the floor and elevation plans and any other drawing or diagrammatic plan depicting a part of, or all of, the improvements, same being herewith filed, consisting of ___ sheets, labeled Exhibit "B" and incorporated herein.

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q. "Premises", "Project", or "Property" means and includes the land, the Buildings and all improvements and structures thereon and all rights, easements and appurtenances belonging thereto.

r. "Special Assessments". In addition to the common assessments described above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of deferring, in whole or in part:

(1) The cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto; or

(2) The expense of any other contingencies or unbudgeted costs; provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of the Members who are voting in person or by proxy at a meeting duly called for this purpose. Any amounts assessed pursuant hereto shall be assessed to Owners in proportion to the interest in the Common Elements owned by each. The Association, after due notice and hearing, shall also have the authority to establish and fix a special assessment upon any Unit to secure the liability of the Owner of such Unit to the Association for any breach by such Owner of any of the provisions of this Declaration, which breach shall require an expenditure by the Association for repair or remedy. Special assessments may be billed or collected on a monthly basis. The above mentioned liability of any Owner is to be established as set forth in this Declaration.

s. "Unit" shall mean the elements of an individual Condominium Unit which are not owned in common with the Owners of the other Condominium Units in the Project as shown on the Maps, which are exhibits attached hereto, and each Unit shall include the air space assigned thereto. The boundaries of each such Unit space shall be and are the interior surfaces of the perimeter wall, floors, ceilings, window frames, doors, door frames and trim, and the exterior surfaces of balconies and patios, and the space

includes both the portions of the Building so described and the air space so encompassed, excepting the Common Elements. In interpreting deeds, mortgages, deeds of trust and other instruments, the existing physical boundaries of the Unit reconstructed in substantial accordance with the original plans thereof shall be conclusively presumed to be its boundaries, regardless of settling, rising or lateral movement of the Building and regardless of variances between boundaries shown on the Plat and those of the Building. The individual ownership of each Unit space herein defined shall further include the interior construction, partitions, appliances, fixtures and improvements which are intended to exclusively serve such Unit space, such as interior room walls, floor coverings or finish, closets, cabinets, shelving, individual bathroom and kitchen fixtures, plumbing and appliances, individual lighting and electrical fixtures and other separate items or chattels belonging exclusively to such Unit, any of which may be removed, replaced, disposed of or otherwise treated without affecting any other Unit space or ownership, use or enjoyment thereof. None of the land in this Project on which any Unit space or porch space is located shall be separately owned, as all land in this Project shall constitute part of the "Common Elements" of the Property as herein defined, and shall be owned in common by the Owners of the Units in this Condominium Project. It is intended the term "Unit", as used in this Declaration, shall have the same meaning as the term "Apartment" as used in the Act.

ARTICLE II

CONDOMINIUM UNIT DESIGNATIONS AND DESCRIPTIONS

2.1 RECORDATION OF PLAT. The Plat shall be filed for Record simultaneously with the recording of this Declaration as a part hereof, and prior to the first conveyance of any Condominium Unit. Such Plat consists of and sets forth:

- a. The legal description of the surface of the land;
- b. The linear measurements and location, with reference to the exterior boundaries of the land, of the Buildings and all other improvements constructed, or to be constructed, on said land by Declarant;

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c. The exterior boundaries and number of each Unit, expressing its square footage, and any other data necessary for its identification, which information will be depicted by a Plat of such floor of each Building showing the letter of the Building, the number of the floor and the number of the Unit.

d. The location of the Limited Common Elements.

2.2 DESIGNATION OF UNITS. The Property is hereby divided into four (4) separately designated Buildings consisting of ninety-six (96) separately designated Units. Each Unit is identified by number and each Building is identified by letter on the Map. The remaining portion of the Premises, referred to as the Common Elements, shall be owned in common by the Owners. The Owners of each Unit shall own an undivided interest in said Common Elements, the percentage or fraction thereof for each Unit being as shown on the attached Exhibit "C".

2.3 LIMITED COMMON ELEMENTS. Portions of the Common Elements are set aside and reserved for the exclusive use of the individual Owners, such areas being Limited Common Elements. The Limited Common Elements reserved for the exclusive use of the individual Owners are the automobile parking spaces, patio and balcony structures. Such spaces and structures are allocated and assigned by the Declarant to the respective Units, as indicated on the Plat. Such Limited Common Elements shall be used in connection with the particular Unit, to the exclusion of the use thereof by the other Owners, except by invitation.

2.4 REGULATION OF COMMON AREAS. Portions of the Common Areas are intended as recreation areas, and are improved with green areas, swimming pool, tennis courts, office and other facilities. Reasonable regulations governing the use of such facilities by Owners and by their guests and invitees shall be promulgated by the Declarant, or by the Board of Directors of the Association after the same has been elected. Such regulations shall be permanently posted at the office and/or elsewhere in said recreational areas, and all Owners shall be furnished with a copy thereof. Each Owner shall be required to strictly comply with said Rules and Regulations, and shall be responsible to the Association for the compliance therewith by the members of their respective families, relatives, guests or invitees, both minor and adult.

2.5 INSEPARABLE UNITS. Each Unit and its corresponding pro-rata interest in and to the Common Elements appurtenant thereto shall be inseparable and may not be conveyed, leased or encumbered separately, and shall at all times remain indivisible.

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2.6 DESCRIPTIONS. Every deed, lease, mortgage, trust deed or other instrument may legally describe a Condominium Unit by its identifying Building letter and Unit number, as shown on the Map, followed by the words CAMBRIDGE CONDOMINIUM and by reference to this recorded Declaration and Map. Every such description shall be deemed good and sufficient for all purposes to convey, transfer, encumber or otherwise affect the Common Elements.

2.7 ENCROACHMENTS. If any portion of the Common Elements encroaches upon a Unit or Units, a valid easement for the encroachment and for the maintenance of same, so long as it stands, shall and does exist. If any portion or portions of a Unit or Units encroach upon the Common Elements, a valid easement for the encroachment and for the maintenance of same, so long as it stands, shall and does exist. A valid easement also exists to that portion of the General Common Elements and of the Limited Common Elements occupied by any part of an Owner's Unit not contained within the physical boundaries of such Unit, including, but not limited to, space occupied by heating and air conditioning equipment, utility lines and similar equipment which serves only one (1) Unit. For title or other purposes, such encroachments and easements shall not be considered or determined to be encumbrances either on the Common Elements or the individual Units.

2.8 GOVERNMENTAL ASSESSMENT. Declarant shall give written notice to the Assessor's Office of the creation of Condominium Ownership of this Property, as is provided by law, so that each Unit and its percentage or fraction of undivided interest in the Common Elements shall be deemed a separate parcel and subject to separate assessment and taxation.

2.9 USE AND OCCUPANCY RESTRICTIONS.

a. Subject to the provisions of this Declaration and By-Laws, no part of the Property may be used for purposes other than housing and the related common purposes for which the Property was designed. Each Unit or any two (2) or more adjoining Units used together shall be used for residential purposes or such other uses permitted by this Declaration, and for no other purposes. The foregoing restrictions as to residence shall not, however, be construed in such manner as to prohibit a Unit Owner from:

(1) Maintaining his personal professional library:

(2) Keeping his personal business or professional

records or accounts; or

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(3) Handling his personal business or professional telephone calls or correspondence, which uses are expressly declared customarily incidental to the principal residential use and not in violation of said restrictions.

b. That part of the Common Elements separating and located between and exclusively serving two (2) or more adjacent Units used together (including, without limitation, portions of any hallway and any walls) may be altered with written consent of the Board, as provided in Paragraph 3.8 herein, to afford ingress to and egress from such Units and to afford privacy to the Occupants of such Units when using such Common Elements, and that part of the Common Elements so altered may be used by the Unit Owner or Owners of such Units as a licensee pursuant to a license agreement with the Association, provided:

(1) The expense of making such alterations shall be paid in full by the Unit Owner or Owners making such alterations;

(2) Such Unit Owner or Owners shall pay in full the expense of restoring such Common Elements to their condition prior to such alteration in the event such Units shall cease to be used together, as aforesaid; and

(3) Such alteration shall not interfere with use and enjoyment of the Common Elements (other than the aforesaid part of the Common Elements separating such adjacent Units), including, without limitation, reasonable access and ingress to and egress from the other Units in the hallway affected by such alteration.

c. The Common Elements shall be used only by the Unit Owners and their agents, servants, tenants, family members, customers, invitees and licensees for access, ingress to and egress from the respective Units and for other purposes incidental to use of the Units; provided, however, receiving rooms, swimming pool, tennis courts and any other areas designed for specific use shall be used for the purposes approved by the Board.

d. The use, maintenance and operations of the Common Elements shall not be obstructed, damaged or unreasonably

interfered with by any Unit Owner, and may be subject to lease concession or easement, presently in existence or entered into by the Board at some future time.

e. Without limiting the generality of the foregoing provisions of this Paragraph 2.9, use of the Property by the Unit Owners shall be subject to the following restrictions:

(1) Nothing shall be stored in the Common Elements without prior consent of the Board, except in storage areas or as otherwise herein expressly provided;

(2) Nothing shall be done or kept in any Unit or in the Common Elements which will increase the rate of insurance for the Property without the prior written consent of the Board. No Unit Owner shall permit anything to be done or kept in his Unit or the Common Elements which will result in the cancellation of insurance on any Unit, or any part of the Common Elements, or which will be in violation of any law;

(3) No waste shall be committed in or on the Common Elements;

(4) Subject to Declarant's rights under Paragraph 2.9e(14)(d) of this Declaration, no sign of any kind shall be displayed to the public view on or from any Unit or Common Elements without the prior written consent of the Board or the written consent of the Managing Agent acting in accord with the Board's direction;

(5) No noxious or offensive activity shall be carried on, in or upon the Common Elements, nor shall anything be done therein which may be or become an unreasonable annoyance or a nuisance to any other Unit Owner. No loud noises or noxious odors shall be permitted on the Property, and the Board shall have the right to determine in accordance with the By-Laws if any such noise, odor or activity constitutes a nuisance. Without limiting the generality of any of the foregoing provisions, no exterior speakers, horns, whistles, bells or other sound devices (other than

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security devices used exclusively for security purposes), noisy or smoky vehicles, large power equipment or large power tools, unlicensed off-road motor vehicles or other items which may unreasonably interfere with television or radio reception of any Unit Owner in the Property, shall be located, used or placed on any portion of the Property or exposed to the view of other Unit Owners without the prior written approval of the Board;

(6) Except as expressly provided hereinabove, nothing shall be altered or constructed in or removed from the Common Elements, except upon the written consent of the Board;

(7) No structure of a temporary character, trailer, tent, shack, garage, barn or other out-buildings shall be permitted on the Property at any time temporarily or permanently, except with the prior written consent of the Board; provided, however, that temporary structures may be erected for use in connection with the repair or rebuilding of the Buildings or any portion thereof;

(8) No rubbish, trash or garbage or other waste material shall be kept or permitted upon any Unit or the Common Elements, except in sanitary containers located in appropriate areas screened and concealed from view, and no odor shall be permitted to arise therefrom so as to render the Property or any portion thereof unsanitary, unsightly, offensive or detrimental to any other Property in the vicinity thereof or to its Occupants. There shall be no exterior fires whatsoever except barbecue fires contained within receptacles designed in such a manner that no fire hazard is created. No clothing or household fabrics shall be hung, dried or aired in such a way in the Property as to be visible to other Property and no lumber, grass, shrub or tree clippings, plant waste, metals, bulk material, scrap, refuse or trash shall be kept, stored

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or allowed to accumulate on any portion of the Property, except within an enclosed structure or if appropriately screened from view;

(9) No Unit Owner shall park, store or keep any vehicle, except wholly within the Parking Space designated therefor, and any inoperable vehicle shall not be stored in a Parking Space or within the Common Elements in general. No Unit Owner shall park, store or keep within or adjoining the Property any large commercial-type vehicle (dump truck, cement-mixer truck, oil or gas truck, delivery truck and any other vehicle equipment, mobile or otherwise, deemed to be a nuisance by the Board), or any recreational vehicle (camper unit, motor home, truck, trailer, boat, mobile home or other similar vehicle deemed to be a nuisance by the Board). No Unit Owner shall conduct major repairs or major restorations of any motor vehicle, boat, trailer, aircraft or other vehicle upon any portion of the Common Elements. Parking Spaces shall be used for parking purposes only;

(10) Except within individual Units, no planting, transplanting or gardening shall be done, and no fences, hedges or walls shall be erected or maintained upon the Property, except as approved by the Board;

(11) Motorcycles, motorbikes, motor scooters or other similar vehicles shall not be operated within the Property except for the purpose of transportation directly from a Parking Space to a point outside the Property, or from a point outside the Property directly to a Parking Space;

(12) No animals, livestock, reptiles, or poultry of any kind shall be raised, bred or kept in any Unit or the Common Elements. Dogs, cats, fish, birds and other household pets may be kept in Units subject to rules and regulations adopted by the Association, provided they are not kept, bred or maintained for commercial purposes or in unreasonable quantities. As

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used in this Declaration, "unreasonable quantities" shall ordinarily mean more than two (2) pets per household; provided, however, the Association may determine a reasonable number in any instance to be more or less, and the Association may limit the size and weight of any household pets allowed. The Association, acting through the Board, shall have the right to prohibit maintenance of any animal which constitutes, in the opinion of the Board, a nuisance to any other Unit Owner. Animals belonging to Unit Owners, Occupants or their licensees, tenants or invitees within the Property must be kept either within an enclosure, an enclosed patio or on a leash being held by a person capable of controlling the animal. The enclosure must be so maintained that the animal cannot escape therefrom and shall be subject to the approval of the Board. Should any animal belonging to a Unit Owner be found unattended out of the enclosure and not being held on a leash by a person capable of controlling the animal, such animal may be removed by Declarant (for so long as it has control over the Association) or a person designated by Declarant to do so, and subsequent thereto by the Association or its Managing Agent, to a pound under the jurisdiction of the local municipality in which the Property is situated and subject to the laws and rules governing said pound, or to a comparable animal shelter. Furthermore, any Unit Owner shall be absolutely liable to each and all remaining Unit Owners, their families, guests, tenants and invitees, for any unreasonable noise or damage to person or property caused by any animals brought or kept upon the Property by a Unit Owner or members of his family, his tenants or his guests; and it shall be the absolute duty and responsibility of each such Unit Owner to clean up after such animals which have used any portion of the Common Elements;

(13) With the exception of a First Mortgagee in

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possession of a Unit following a default in a mortgage, a foreclosure proceeding or any deed or other arrangement in lieu of foreclosure, no Unit Owner shall be permitted to lease his Unit for hotel or transient purposes. No Unit Owner shall be permitted to lease less than the entire Unit. Every such lease shall be in writing, and a copy of such lease, as and when executed, shall be furnished to the Board. Every such lease shall provide that the lessee shall be bound by and subject to all of the obligations under the Declaration and By-Laws, of the Unit Owner making such lease and failure to do so shall be a default thereunder. The Unit Owner making such lease shall not be relieved thereby from any of said obligations;

(14) In order that Declarant may establish the Property as a fully occupied Condominium, no Unit Owner nor the Association shall do anything to interfere with, and nothing in the Declaration shall be understood or construed to:

(a) Prevent Declarant, its successors or assigns, or its or their contractors or subcontractors, from doing in any Unit owned by them whatever they determine to be necessary or advisable in connection with the completion of any work thereon; or

(b) Prevent Declarant, its successors or assigns, or its or their representatives, from erecting, constructing and maintaining on the Common Elements or any Unit owned or controlled by Declarant, its successors or assigns, or its or their contractors or subcontractors, such structures as may be reasonably necessary for the conduct of its or their business of completing any work and establishing the Property as a Condominium and disposing of the same by sale, lease or otherwise; or

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(c) Prevent Declarant, its successors or assigns, or its or their representatives, from maintaining a Sales Office and maintaining and showing model Units to aid in the marketing of the Units during the Construction Period; or

(d) Prevent Declarant, its successors or assigns, or its or their contractors or subcontractors, from maintaining such sign or signs for marketing of Units in the Property.

(15) All windows of each Unit shall have window coverings which are white to the exterior.

2.10 RESERVATION OF RIGHT OF MERGER AND ANNEXATION.

a. For a period of five (5) years from the date of recordation of this Declaration, the Declarant reserves the right, authority and power to annex two (2) tracts out of the adjoining land described in the attached Exhibit "D" for the purpose of establishing, annexing and merging two (2) additional Condominium Regimes. The two (2) respective Regimes may be created simultaneously or staggered and shall conform in basic respects to the general restrictions, limitations and benefits contained in this Declaration. Upon the recordation of Condominium Declaration Supplements or Declarations of Annexation and Merger in compliance with Paragraph 2.10, this Declaration shall further apply to and affect all of the Property described in this Declaration and the Property described in such Declaration Supplements or Declarations of Annexation and Merger, and shall also bind all Owners of any part of subsequent Regimes with the same effect as if these Regimes were originally subject to and described in this Declaration. Thereafter, the powers and responsibilities of the Board and Association shall be coextensive with regard to all Property included within the expanded Condominium and the Board and Association shall, pursuant to the provisions of this Declaration, constitute the Board and Association for the entire Condominium, as expanded. The rights, obligations and duties of each Owner shall be the same and identical to the rights, obligations and duties of the Owners prior to recordation of such Declaration Supplements or

Declarations of Annexation and Merger, except as each Owner's percentage or fraction of ownership interest may be modified as herein provided.

b. The Association shall continue to maintain one (1) Common Expense Fund for the collection and disbursement of monies as required and permitted hereby for the maintenance, repair, replacement and operation of the expanded Condominium and in all respects and meanings, the Condominium, as expanded, shall be deemed to be a single Condominium Project for the purposes of and in accordance with the provisions of this Declaration and the Act.

c. Any annexation and merger shall entail Buildings, amenities and Units of comparable design, size and quality and shall be accomplished by the filing of appropriate Declaration Supplements or Condominium Declarations of Annexation and Merger. Said documents shall be recorded in the Condominium Record of Dallas County, Texas, which will, inter alia:

- (1) Be executed by only the Declarant or its successors or assigns;
- (2) Contain a legal description of the land to be annexed to the Condominium;
- (3) Contain a sufficient description of the Units built or to be built on the annexed land;
- (4) Contain a reallocation of percentage or fraction of ownership interest in the Common Areas (as expanded by annexation) among all Units in the Condominium; and
- (5) Any other information required by law or necessary to effectuate the intent of this Article.

d. This Declaration, including, but not limited to this Paragraph 2.10, does not presently create any interest in or with respect to the Property shown as Exhibit "D" which may be annexed, and this Declaration shall not affect in any manner all or any part of such Property unless and until a Supplemental Declaration or Declaration of Annexation and Merger is filed thereto in accordance with this Paragraph 2.10.

e. Notwithstanding any other provision of this Declaration to the contrary, the Declarant shall obtain the prior written

approval of the Veterans Administration for any annexation or merger.

ARTICLE III

RIGHTS AND OBLIGATIONS OF OWNERSHIP

3.1 OWNERSHIP. A Condominium Unit will be a fee simple estate and may be held and owned by any person, firm, corporation or other entity singularly, as joint tenants, as tenants-in-common, or in any real property tenancy relationship recognized under the laws of the State of Texas.

3.2 PARTITION. The Common Elements (both General and Limited) shall be owned in common by all of the Owners of the Condominium Units and shall remain undivided, and no Owner shall bring any action for partition or division of the Common Elements other than that as specifically provided for hereinafter in Paragraph 6.2, "Judicial Partition". Nothing contained herein shall be construed as limitation of the right of partition of a Condominium Unit between the Owners thereof, but such partition shall not affect any other Condominium Unit.

3.3 EXCLUSIVENESS OF OWNERSHIP. Each Owner shall be entitled to exclusive ownership and possession of his Unit. Each Owner may use the Common Elements in accordance with the purposes for which they are intended, without hindering or encroaching upon the lawful rights of the other Owners.

3.4 ONE-FAMILY RESIDENTIAL DWELLING. Each Condominium Unit shall be occupied and used or leased by the Owner only as and for a residential dwelling for the Owner, his family, his social guests or his tenants.

3.5 MECHANIC'S AND MATERIALMAN'S LIENS. No labor performed or materials furnished and incorporated in a Unit, notwithstanding the consent or request of the Owner, his agent, contractor or subcontractor, shall be the basis for filing of a lien against the Common Elements owned by such other Owners. Each Owner shall indemnify and hold harmless each of the other Owners from and against all liability arising from the claim of any lien against the Unit of any other Owner or against the Common Elements for construction performed or for labor, materials, services or other products incorporated in the Owner's Unit at such Owner's request.

3.6 RIGHT OF ENTRY. The Association shall have the irrevocable right to have access to each Unit from time to time during reasonable hours as may be necessary for the maintenance, repair or replacement of any of the Common Elements therein or accessible therefrom, or at any time for making emergency

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repairs therein necessary to prevent damage to the Common Elements or to another Unit or Units.

3.7 OWNER MAINTENANCE. An Owner shall maintain and keep in repair the interior of his own Unit, including the fixtures thereof. All fixtures and equipment installed with the Unit, commencing at a point where the utility lines, pipes, wires, conduits or systems enter the Unit, shall be maintained and kept in repair by the Owner thereof; and an Owner shall be obliged to promptly repair and replace any broken or cracked glass in windows and doors. An Owner shall be totally responsible for his own heating and cooling system.

3.8 ALTERATION. An Owner shall do no act nor any work that will impair the structural soundness and integrity of the Building or impair any easement or hereditament. The placing of a waterbed anywhere but on the First Floor of a Building shall be deemed to be such an act as would impair the structural soundness and integrity of the Building. No Owner shall in any way alter, modify, add to or otherwise perform any work whatever upon any of the Common Elements without the prior written consent and approval in writing by the Board of Directors. Any such alteration or modification shall be in harmony with the external design and location of the surrounding structures and topography, and shall not be considered until submission to the Association of complete plans and specifications showing the nature, kind, shape, size, materials, color and location for all proposed work. The Board shall have the obligation to answer within thirty (30) days after receipt of notice of the proposed alterations. Failure to so answer within the stipulated time shall mean that there is no objection to the proposed alteration or modification. During the Construction Period, Declarant shall have the sole right to approve or reject any plans and specifications submitted for consideration by an Owner.

3.9 RESTRICTION OF OWNERSHIP. As a restriction of the ownership provisions set forth in Paragraph 1.1s, "Unit", an Owner shall not be deemed to own the unfinished surfaces of the perimeter walls, floors ceilings and roofs surrounding his Unit, nor shall such Owner be deemed to own the utilities running through his Unit which are utilized for, or serve, more than one (1) Unit, except as a tenant-in-common with the other Owners. An Owner shall be deemed to own and shall maintain the inner, finished surfaces of the perimeter and interior walls, floors and ceilings, doors, windows and other such elements consisting of paint, wallpaper and other such finishing material.

3.10 LIABILITY FOR NEGLIGENT ACTS. In the event the need for maintenance or repair is caused through the willful or negligent act of an Owner, his

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family, guests or invitees, and is not covered or paid for by insurance either on such Unit or the Common Elements, the cost of such maintenance or repairs shall be added to and become a part of the Assessment to which such Unit is subject, pursuant to Article IV hereof.

3.11 SUBJECT TO DECLARATION AND BY-LAWS. Each Owner shall comply strictly with the provisions of this Declaration, the By-Laws and the decisions and resolutions of the Association adopted pursuant thereto, as the same may be lawfully amended from time to time. Failure to comply with any of the same shall be grounds for an action to recover sums due for damages or for injunctive relief, or both, maintainable by the Association on behalf of the Owners or, in proper case, by an aggrieved Owner.

ARTICLE IV

MANAGEMENT AND ADMINISTRATION

4.1 BY-LAWS. The administration of this Condominium Property shall be governed by the By-Laws of CAMBRIDGE CONDOMINIUM OWNERS ASSOCIATION, INC., a non-profit corporation, referred to herein as the "Association". An Owner of a Condominium Unit, upon becoming an Owner, shall be a Member of the Association and shall remain a Member for the period of his ownership. The Association shall be managed by a Board of Directors, duly appointed or elected, pursuant to the terms and conditions of the By-Laws. In addition, the Association shall enter into a management agreement upon the terms and conditions established in the By-Laws, and said management agreement shall be consistent with this Declaration.

4.2 DECLARANT CONTROL. Paragraph 4.1 notwithstanding, and for the benefit and protection of the Unit Owners and any First Mortgagees of Record for the sole purpose of insuring a complete and orderly buildout as well as a timely sellout of the Condominium Project, including any annexations as provided in Paragraph 2.10, the Declarant will retain control of and over the Association for a maximum period not to exceed January 1, 1985, or upon the sale of seventy-five percent (75%) of the Units, including any annexations, or when in the sole opinion of the Declarant, the Project becomes viable, self-supporting and operational, whichever occurs first. It is expressly understood, the Declarant will not use said control for any advantage over the Unit Owners by way of retention of any residual rights or interests in the Association or through the creation of any management agreement with a term longer than one (1) year without majority Association approval upon

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relinquishment of Declarant control. Should Declarant elect not to annex any of the adjoining tracts, then its control shall extend no longer than three (3) years from the recordation of this Condominium Declaration. Thereafter, Declarant control shall extend no longer than two (2) years from the date of the recordation of the first sale in the subsequent phases on the aforesaid and respective adjoining tracts. In no event shall control extend beyond January 1, 1985, if all proposed phases are annexed and incorporated hereinto by merger. At the end of the Declarant Control Period, the Declarant, through the Board of Directors, shall call the first annual meeting of the Association.

4.3 MANAGING AGENT. During the period of administration of this Condominium Regime by Declarant, the Declarant may employ or designate a manager or managing agent, who shall have and possess all of the rights, powers, authority, functions and duties as may be specified in the contract of employment or as may be delegated by Declarant to him, except for the right to effect improvements or repairs. The Declarant may pay such manager or managing agent such compensation as it may deem reasonable for the services to be rendered, which compensation shall constitute a part of the Common Expenses of this Condominium Regime and shall be paid out of the Association budget.

4.4 SPECIFIC POWER TO RESTRICT USE AND ENJOYMENT. Every Owner and the Declarant shall have a beneficial interest of use and enjoyment in the Common Elements subject to the following limitations, restrictions and provisions:

a. The right of the Association to publish rules and regulations governing use of the Common Areas and the improvements and facilities located thereon, and to establish and enforce penalties for infractions thereof;

b. The right of the Association to charge reasonable fees for the use of facilities within the Common Area, if such facilities are not used by all Members equally;

c. The right of the Association, subsequent to the Declarant Control Period, to borrow money and mortgage the Common Area and improvements for the purpose of improving the Common Area and facilities and in aid thereof to mortgage said property; providing, however, that the rights of any such Mortgagee in such property shall be subordinate to the rights of the Owners hereunder, and in no event shall any such Mortgagee have the right to terminate the Condominium Regime established by this Declaration;

d. The right and duty of the Association to suspend the

voting rights and the right to the use of the recreational facilities by an Owner for any period during which any assessment against the Owner's Condominium Unit remains unpaid.

e. The right of Declarant during the Declarant Control Period, or the Association after the Declarant Control Period, to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility for the purposes, and subject to the conditions, of such agency, authority or utility. No such dedication or transfer after the Declarant Control Period shall be effective unless approved by all First Mortgagees and two-thirds (2/3) vote of the quorum of Owners present at a meeting of the Association specifically called for the purpose of approving any such dedication or transfer, and unless an instrument signed by the Board of Directors reflecting such vote of the Owners agreeing to such dedication or transfer and First Mortgagee approval has been duly recorded in the Condominium Records of Dallas County, Texas;

f. The right of the Association to adopt, implement and maintain a private security system for the Premises consistent with applicable laws;

g. The right of the Association to establish rules and regulations governing traffic within the Common Area, and to establish sanctions for any violation or violations of such rules and regulations;

h. The right of the Association to regulate noise within the Premises, including, without limitation, the right of the Association to require mufflers on engines and to prohibit the use of devices producing excessive noise;

i. The right of the Association to control the visual attractiveness of the property, including, without limitation, the right to require Owners to eliminate objects which are visible from the Common Area and which, in the Association's judgment, detract from the visual attractiveness of the Property.

4.5 MEMBERSHIP, VOTING, QUORUM, PROXIES.

a. Membership. Any person on becoming an Owner of a Condominium Unit shall automatically become a Member of the Association. Such membership shall terminate without any formal Association action whenever such person ceases to own a Condominium

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Unit, but such termination shall not relieve or release any such former Owner from any liability or obligation incurred under or in any way connected with CAMBRIDGE CONDOMINIUM during the period of such ownership and membership of the Association, or impair any rights or remedies which the Board of Directors of the Association or others may have against such former Owner and Member arising out of or in any way connected with such ownership and membership and the covenants and obligations incident thereto. No certificates of stock shall be issued by the Association, but the Board of Directors may, if it so elects, issue one (1) membership card to the Owner(s) of a Condominium Unit. Such membership card shall be surrendered to the Secretary whenever ownership of the Condominium Unit designated thereon shall terminate.

b. Voting. Unit ownership shall entitle the Owner(s) to cast one (1) vote per Unit in the affairs of the Association, which vote will be weighted to equal the proportionate share of ownership of the Unit Owner in the Common Elements. Voting shall not be split among more than one (1) Unit Owner. The present number of votes that can be cast by the Unit Owners is ninety-six (96). The combined weighted votes calculated in accordance with Exhibit "C" shall equal one hundred percent (100%). Should additional property be annexed in accordance with Paragraph 2.10 hereof, the total number of votes shall be increased accordingly, and the weighted average adjusted to total one hundred percent (100%).

c. Quorum. The majority of the Unit Owners as defined in Article I shall constitute a quorum.

d. Proxies. Votes may be cast in person or by proxy. Proxies may be filed with the Secretary before the appointed time of each meeting.

4.6 INSURANCE.

a. The Association shall obtain and maintain at all times insurance of the type and kind provided hereinafter, including such other risks, of a similar or dissimilar nature, as are or shall hereafter customarily be covered with respect to any Condominium Buildings, fixtures, equipment and personal property, similar in construction, design and use, issued by responsible insurance companies authorized to do business in the State of Texas. The

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insurance shall be carried in blanket policy form naming the Association and all Mortgagees as the insured. In addition, each policy or policies shall identify the interest of each Condominium Unit Owner and shall provide for a standard, noncontributory mortgage clause in favor of each First Mortgagee. Further, the policy shall insure against loss or damage by fire, vandalism, malicious mischief or such other hazards as are covered under standard extended coverage provisions for the full insurable replacement cost of the Common Elements and the Units, and against such other hazards and for such amounts as the Board may deem advisable. Each Owner irrevocably designates the Owners Association, as Attorney-In-Fact, to administer and distribute such proceeds as is elsewhere provided in this Declaration. Such insurance policy shall also provide that it cannot be cancelled by either the insured or the insurance company until after thirty (30) days prior written notice to each First Mortgagee. The Board of Directors shall, upon request of any First Mortgagee, furnish a certified copy of each blanket policy and a separate certificate identifying the interest of the Mortgagor.

b. The Association shall keep a comprehensive policy or policies of public liability insurance covering the Common Elements of the Project and such policy or policies shall include a "Severability of Interest Endorsement" or equivalent coverage which will preclude the insurer from denying the claim of a Unit Owner because of negligent acts by the Association, its Board of Directors or a Unit Owner. Such policy or policies shall be in amounts of not less than One Hundred Thousand Dollars (\$100,000.00) per person, Three Hundred Thousand Dollars (\$300,000.00) per accident and Fifty Thousand Dollars (\$50,000.00) property damage, plus an umbrella policy for not less than One Million Dollars (\$1,000,000.00) for all claims for personal injury, including death, and/or property damage arising out of a single occurrence; and the policy shall include water damage liability, liability for non-owned and hired automobiles, liability for property of others and such other coverage as is customarily deemed necessary with respect to projects similar in nature.

c. The Association shall keep a policy or policies of (1) 1-1

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liability insurance insuring the Board of Directors, Officers and employees of the Association against any claims, losses, liabilities, damages or causes of action arising out of, or in connection with, or resulting from any act done or omission to act by any such person or entities, (ii) workmen's compensation as required under the laws of the State of Texas, and (iii) such other insurance as deemed reasonable and necessary in order to protect the Project, the Unit Owners and the Association.

d. The Association shall be responsible for obtaining insurance upon the Units, including all fixtures, installations or additions thereto contained within the unfinished interior surfaces of the perimeter walls, floors and ceilings of such Unit, as initially installed or replacements thereof. The Association shall not be responsible for procurement or maintenance of any insurance covering the liability of any Unit Owner not caused by or connected with the Association's operation or maintenance of the Project. Each Unit Owner may obtain additional insurance at his own expense for his own benefit. Insurance coverage on the furnishings and other items of personal property belonging to a Unit Owner and casualty and public liability insurance coverage within each Unit are specifically made the responsibility of each Unit Owner, and each Unit Owner must furnish a copy of his insurance policy to the Association.

e. Any insurance obtained by the Association or a Unit Owner shall contain appropriate provisions whereby the insurer waives its right of subrogation as to any claims against the Unit Owners, Association or their respective servants, agents or guests.

ARTICLE V

MAINTENANCE ASSESSMENTS

5.1 ASSESSMENTS FOR COMMON EXPENSES. All Owners shall be obligated to pay the estimated assessments imposed by the Association to meet the Common Expenses. Assessments for the estimated Common Expenses shall be due monthly in advance on or before the first (1st) day of each month. Failure to pay by the fifteenth (15th) day of each month shall require the imposition and assessment of a late charge of Five Dollars (\$5.00). Contribution for monthly assessments shall be prorated if the ownership of a Condominium Unit commences

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on a day other than the first (1st) day of a month.

5.2 PURPOSE OF ASSESSMENTS. The assessments levied by the Association shall be used exclusively for the purposes of promoting the health, safety, welfare and recreation of the residents in the Property, and in particular for the improvement, maintenance and preservation of the Property, the services and the facilities devoted to said purposes that are related to the use and enjoyment of both the Common Elements and the Units situated upon the Property. Such uses may include, but are not limited to, the cost to the Association of the following: all insurance, repair, replacement and maintenance of the Common Elements; fire, extended coverage, vandalism, malicious mischief and liability insurance for the Condominium Units; management costs, taxes, legal and accounting fees as may from time to time be authorized by the Association; construction of other facilities; maintenance of easements upon, constituting a part of, appurtenant to or for the benefit of the Property; mowing grass, caring for the grounds and landscaping; caring for the swimming pool and equipment; roofs and exterior surfaces of all Buildings and carports; garbage pickup; pest control; street maintenance; outdoor lighting; security service for the Property; water and sewer service furnished to the Property by or through the Association; discharge of any liens on the Common Elements; and other charges required by this Condominium Declaration, or other charges that the Association is authorized to incur. In addition, the Association shall establish a reserve for repair, maintenance and other charges as specified herein.

5.3 DETERMINATION OF ASSESSMENTS. Notwithstanding Paragraph 5.5 hereof, the assessments shall be determined by the Board of Directors based upon the cash requirements necessary to provide for the payment of all estimated expenses growing out of or connected with the maintenance and operation of the Common Elements. This determination may include, among other items, taxes, governmental assessments, landscaping and grounds care, Common Area lighting, repairs and renovation, garbage collections, wages, water charges, legal and accounting fees, management costs and fees, expenses and liabilities incurred by the Association under or by reason of this Declaration, expenses incurred in the operation and maintenance of recreation and administrative facilities, payment of any deficit remaining from a previous period and the creation of a reserve contingency fund. The omission or failure of the Board to fix the assessment for any month shall not be deemed a waiver, modification or a release of the Owners from the obligation to pay.

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5.4 INITIAL ASSESSMENT AND MAXIMUM MONTHLY ASSESSMENT.

a. The monthly assessments shall be made according to each Owner's proportionate or percentage interest in and to the Common Elements provided in Exhibit "C" attached hereto.

b. As of January 1st of the year immediately following the conveyance of the first (1st) Condominium Unit to an Owner other than the Declarant, the Association may set the monthly assessment for the next succeeding twelve (12)-month period at an amount which shall not exceed one hundred ten percent (110%) of the monthly assessment allowed for January of the preceding year. If the Board determines that a greater increase of the monthly assessment is required to adequately perform the duties and responsibilities of the Association and pay all expenses thereof, then the Board may call a special meeting of the Owners. By the assent of a two-thirds (2/3) vote of the quorum of Owners, present at such meeting, the monthly assessment may be set at whatever level such Owners approve. The new assessment shall become the basis for future annual increases, using the one hundred ten percent (110%) formula, as above outlined.

c. The Board of Directors shall have authority to lower the monthly assessment, if it deems feasible.

5.5 OBLIGATION OF DECLARANT FOR ASSESSMENTS AND MAINTENANCE. During the Declarant Control Period, as provided in Paragraph 4.2 hereof, the Declarant shall be responsible for the difference between the cost of maintenance and assessments received from the Unit Owners of each Building until all Units in said Building have been completed, as defined herein, or until Declarant transfers responsibility for said maintenance to the Association, as provided in Paragraph 4.2 hereof, whichever first occurs. So long as Declarant is responsible for the maintenance of a Building, as provided herein, Declarant shall not be required to pay the monthly assessment for any Units owned by Declarant in said Building. With respect to the Buildings which Declarant is responsible for maintaining, as provided herein, said maintenance shall be at the level of maintenance established in accordance with Paragraph 5.3 hereof. During the Declarant Control Period, Declarant shall provide any additional funds necessary to pay actual cash outlays required to fund current operating expenses of the Association. Declarant shall not be obligated to fund any reserve accounts until after the Declarant Control Period is terminated.

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After the Declarant Control Period is terminated, Declarant shall pay the regular monthly assessment for each Unit or Units it owns.

5.6 SPECIAL ASSESSMENTS FOR IMPROVEMENTS. Subsequent to the Declarant Control Period and in addition to the annual assessments authorized above, at any time the Association may levy in any calendar year a special assessment applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, repair or replacement of improvements upon the Common Area, including the necessary fixtures and personal property related thereto, provided that any such assessment shall be approved by a two-thirds (2/3) vote of the quorum of Owners voting in person or by proxy at a meeting duly called for this purpose. The Declarant will be treated as all other Unit Owners for purposes of special assessments.

5.7 COMMENCEMENT OF ASSESSMENTS. The monthly assessments provided for herein shall be due on the first (1st) day of the month. The assessments shall be prorated if the ownership of a Unit commences on a day other than the first (1st) day of the month. On Units owned by the Declarant, the assessment shall commence on the first (1st) day of the month after the Declarant Control Period is terminated, or the first (1st) day of the month following the transfer to the Association of the responsibility for maintenance of the Building in which the Unit is located in accordance with Paragraph 5.5 herein. The Board shall fix the amount of the monthly assessments against such Unit at least thirty (30) days prior to January 1st of each year; provided, however, that the Board shall have a right to adjust the monthly assessments, as long as any such adjustment does not exceed the maximum permitted hereunder, with thirty (30) days' written notice given to each Owner. Written notice of the monthly assessment adjustment shall be sent to every Owner subject thereto. The due date shall be established by the Board, and unless otherwise provided or unless otherwise agreed by the Association, the Board shall collect the assessments monthly in accordance with Paragraph 5.1 hereof.

5.8 NO EXEMPTION. No Owner may exempt himself from liability for his contribution towards the Common Expenses by waiver of the use or enjoyment of any of the General or Limited Common Elements or by abandonment of his Unit.

5.9 LIEN FOR ASSESSMENTS.

a. All sums assessed but unpaid by a Unit Owner for its share of Common Expenses chargeable to its respective Condominium Unit, including interest thereon at ten percent (10%) per annum,

shall constitute a lien on such Unit superior (prior) to all other liens and encumbrances, except only for:

(1) All taxes and special assessments levied by governmental and taxing authorities, and

(2) All liens securing sums due or to become due under any mortgage vendor's lien or deed of trust filed for Record prior to the time such costs, charges, expenses and/or assessments become due.

b. To evidence such lien the Association may, but shall not be required to, prepare written notice setting forth the amount of such unpaid indebtedness, the name of the Owner of the Condominium Unit and a description of the Condominium Unit. Such notice shall be signed by one (1) of the Board of Directors and may be recorded in the Office of the Clerk and Recorder of Dallas County, Texas. Such lien for the Common Expenses shall attach from the date of the failure of payment of the assessment. Such lien may be enforced by foreclosure of the defaulting Owner's Condominium Unit by the Association. Any such foreclosure sale is to be conducted in accordance with the provisions applicable to the exercise of powers of sale in mortgages and deeds of trust, as set forth in Article 3810 of the Revised Civil Statutes of the State of Texas, or in any manner permitted by law. Each Owner, by accepting a deed to his Unit, expressly grants to the Association a power of sale, as set forth in said Article 3810, in connection with the assessment lien. In any such foreclosure, the Owner shall be required to pay the costs and expenses of such proceedings, the costs and expenses for filing the notice or claim of lien and all reasonable attorney's fees. The Owner shall also be required to pay to the Association a reasonable rental for the Condominium Unit during the period of foreclosure, and the Association shall be entitled to a receiver to collect same. The Association shall have the power to bid in the Condominium Unit at foreclosure sale and to acquire and hold, lease, mortgage and convey same.

c. The amount of the Common Expenses assessed against each Condominium Unit shall also be a debt of the Owner thereof at the time the assessment is made. Suit to recover a money judgment for unpaid Common Expenses shall be maintainable without foreclosing or

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waiving the lien securing same.

d. In addition, to the extent permitted by law, Declarant reserves and assigns to the Association, without recourse, a vendor's lien against each Unit to secure payment of a common assessment or special assessment which is levied pursuant to the terms hereof. Said liens may be enforced by appropriate judicial proceedings and the expenses incurred in connection therewith, including, but not limited to, interest, costs and reasonable attorney's fees, shall be chargeable to the Owner in default. Such lien shall be subordinated and inferior to those liens listed in Subparagraphs 5.9a(1) and (2).

e. Any encumbrancer holding a lien on a Condominium Unit may pay any unpaid Common Expense payable with respect to such Unit, and upon such payment, such encumbrancer shall have a lien on such Unit for the amount paid of the same rank as the lien of his encumbrance.

5.10 SUBORDINATION OF THE LIEN TO MORTGAGES. The lien of the assessments provided for herein shall be subordinate to the lien of any prior recorded mortgage or mortgages granted or created by the Owner of any Condominium Unit to secure the payment of monies advanced and used for the purpose of purchasing and/or improving such Unit. Sale or transfer of any Unit shall not affect the assessment lien; provided, however, that the sale or transfer of any Condominium Unit pursuant to a foreclosure, a deed in lieu of foreclosure, assignment in lieu of foreclosure under such purchase money or improvement mortgages or deeds of trust shall extinguish the lien of such assessments as to payments thereof coming due prior to such sale or transfer, except for claims for its pro-rata share of such assessments resulting from a reallocation among all Units. No sale or transfer shall relieve such Condominium Unit, or the Owners thereof, from liability for any assessments thereafter becoming due or from the lien thereof.

5.11 STATEMENT OF ASSESSMENTS. Upon the written request of any Owner or any encumbrancer or prospective encumbrancer of a Condominium Unit, the Association, by its Board of Directors, shall issue a written statement setting forth the unpaid assessments, if any, with respect to the subject Unit, the amount of the current monthly assessments, the date of such assessment and the due date, credit for advance payments or for prepaid items, including, but not limited to, insurance premiums, which shall be conclusive

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upon the Association in favor of all persons who rely thereon in good faith. Unless such request for a statement of indebtedness shall be complied with within ten (10) days, all unpaid assessments which become due prior to the date of making of such request shall be subordinate to the lien of the person requesting such statement.

The Purchaser, Donee or other transferee of a Unit, by deed or other writing (herein called "Grantee"), shall be jointly and severally liable with the transferor of such Unit (herein called "Grantor") for all unpaid assessments against the latter for his proportionate share of the Common Expenses up to the time of the grant or conveyance, without prejudice to the Grantee's right to recover from Grantor the amounts paid by the Grantee. The Grantee shall be entitled to a statement from the Board of Directors, setting forth the amount of the unpaid assessments, if any, with respect to the subject Unit, the amount of the current monthly assessment and the date such assessment becomes due, as well as any credit for advanced payments or for prepaid items, including, but not limited to, insurance premiums. This statement shall be conclusive upon the Association. Unless such request for a statement of indebtedness shall be complied with within ten (10) days of such request, such Grantee shall not be liable for, nor shall the Unit conveyed be subject to a lien for, any unpaid assessments against the subject Condominium Unit accruing prior to such ten (10)-day period.

ARTICLE VI

DESTRUCTION OR OBSOLESCENCE OF IMPROVEMENTS

6.1 DESTRUCTION OR OBSOLESCENCE.

a. This Declaration hereby makes mandatory the irrevocable appointment of an Attorney-in-Fact to deal with the Property upon its destruction, obsolescence or condemnation. Title to any Condominium Unit is declared and expressly made subject to the terms and conditions hereof, and acceptance by any Grantee of a deed from the Declarant or from any Owner shall constitute appointment of the Attorney-in-Fact herein provided. All of the Owners irrevocably constitute and appoint CAMBRIDGE CONDOMINIUM OWNERS ASSOCIATION, INC., or its successor non-profit corporation, if same be hereafter organized, their true and lawful Attorney in their name, place and stead, for the purpose of dealing with the Property upon its destruction, obsolescence or condemnation, as hereinafter

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provided. As Attorney-In-Fact, the Association, by its authorized officers shall have full and complete authorization, right and power to make, execute and deliver any contract, deed or any other instrument with respect to the interest of a Condominium Unit Owner which is necessary and appropriate to exercise the powers herein granted.

b. Repair and reconstruction of the improvement(s), as used in the succeeding subparagraphs, means restoring the improvement(s) to substantially the same condition in existence prior to the damage, with each Unit and Common Elements having the same vertical and horizontal boundaries as before. The proceeds of any insurance collected shall be made available to the Association for the purpose of repair, restoration or replacements, unless all of the Owners and all of the First Mortgagees agree not to rebuild in accordance with the provisions set forth hereinafter:

(1) In the event of damage or destruction due to fire or other disaster, the insurance proceeds, if sufficient to reconstruct the improvement(s), shall be applied by the Association, as Attorney-In-Fact, to such reconstruction, and the improvement(s) shall be promptly repaired and reconstructed.

(2) If the insurance proceeds are insufficient to repair and reconstruct the improvement(s), and if such damage is not more than sixty-six and two-thirds percent (66-2/3%) of all the Common Elements, not including land, such damage or destruction shall be promptly repaired and reconstructed by the Association, as Attorney-In-Fact, using the proceeds of insurance and the proceeds of an assessment to be made against all of the Owners and their Condominium Units. Such deficiency assessment shall be a special assessment made pro rata according to each Owner's proportionate interest in and to the Common Elements and shall be due and payable within thirty (30) days after written notice thereof. The Association shall have the authority to cause the repair or restoration of the improvements using all of the insurance proceeds for

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such purpose notwithstanding the failure of an Owner to pay the assessment. The assessment provided for herein shall be debt of each Owner and a lien on his Condominium Unit and may be enforced and collected as is provided in Article V hereof. In addition thereto, the Association, as Attorney-In-Fact, shall have the absolute right and power to sell the Condominium Unit of any Owner refusing or failing to pay such deficiency of the assessment within the time provided; and, if not so paid, the Association shall cause to be recorded a notice that the Condominium Unit of the delinquent Owner shall be sold by the Association. The proceeds derived from the sale of such Condominium Unit shall be used and disbursed by the Association, as Attorney-In-Fact, in the following order:

(a) For payment of taxes and special assessment liens in favor of any governmental assessing entity;

(b) For payment of the balance of the lien of any first mortgage;

(c) For payment of unpaid Common Expenses;

(d) For payment of junior liens and encumbrances in the order and extent of their priority; and

(e) The balance remaining, if any, shall be paid to the Condominium Unit Owner.

(3) If more than sixty-six and two-thirds percent (66-2/3%) of all of the Common Elements, not including land, are destroyed or damaged, and if the Owners representing the aggregate ownership of one hundred percent (100%) of the Common Elements, do not voluntarily, within one hundred (100) days thereafter, make provision for reconstruction, which plan must have the approval or consent of one hundred percent (100%) of the First Mortgagees, the Association shall forthwith record a notice setting forth such fact or facts,

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and upon the recording of such notice by the Association's President and Secretary, the entire remaining Premises shall be sold by the Association, as Attorney-In-Fact for all of the Owners, free and clear of the provisions contained in this Declaration, the Plat and the By-Laws. The insurance settlement proceeds shall be collected by the Association, and such proceeds shall be divided by the Association according to each Unit Owner's interest (as such interests appear on the policy or policies), and such divided proceeds shall be paid into ninety-six (96) separate accounts, plus any annexed Units, each such account representing one (1) of the Condominium Units in the total Project. Each such account shall be in the name of the Association, and shall be further identified by the number of the Unit and the name of the Owner. From each separate account, the Association, as Attorney-In-Fact, shall use and disburse the total amount (of each) of such accounts, without contribution from any one (1) account to another, toward the full payment of the lien of any first mortgage against the Condominium Unit represented by such separate account. There shall be added to each such account, the apportioned amount of the proceeds derived from the sale of the entire Property. Such apportionment shall be based upon each Condominium Unit Owner's proportionate interest in the Common Elements. The total funds of each account shall be used and disbursed, without contribution from one (1) account to another, by the Association, as Attorney-In-Fact, for the same purposes and in the same order as is provided in Subparagraphs b(2)(a) through (e) of Paragraph 6.1 hereof.

(4) If the Owners representing a total ownership interest of one hundred percent (100%) of the Common Elements adopt a plan for reconstruction, which plan

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has the approval of one hundred percent (100%) of the First Mortgagees, then all of the Owners shall be bound by the terms and provisions of such plan. Any assessment made in connection with such plan shall be a Common Expense and made pro rata according to each Owner's proportionate interest in the Common Elements and shall be due and payable as provided by the terms of the plan. The Association shall have the authority to cause the repair and restoration of the improvements using all of the insurance proceeds for such purpose notwithstanding the failure of an Owner to pay the assessment. The assessment provided for herein shall be a debt of each Owner and a lien on his Condominium Unit and may be enforced and collected as is provided in Paragraph 5.9 hereof. In addition thereto, the Association, as Attorney-In-Fact, shall have the absolute right and power to sell the Condominium Unit of any Owner refusing or failing to pay such assessment within the time provided. If the assessment is not paid, the Association shall cause to be recorded a notice that the Condominium Unit of the delinquent Owner shall be sold by the Association. The proceeds derived from sale of such Condominium Unit shall be used and disbursed by the Association, as Attorney-In-Fact, for the same purposes and in the same order as is provided in Subparagraphs b(2)(a) through (e) of Paragraph 6.1 hereof.

(5) The Owners representing an aggregate ownership interest of sixty-six and two-thirds percent (66-2/3%) of the Common Elements or more, may agree that the Common Elements of the Property are obsolete and that the same should be renewed or reconstructed. In such instance, the expenses thereof shall be payable by all of the Owners as Common Expenses.

(6) The Owners representing an aggregate ownership interest of one hundred percent (100%) of the Common Elements and all holders of first mortgages may

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agree that the Common Elements of the Property are obsolete and that the same should be sold. In such instance, the Association shall record a notice setting forth such fact or facts, and upon the recording of such notice by the Association's authorized officers, the entire Premises shall be sold by the Association, as Attorney-In-Fact, for all of the Owners, free and clear of the provisions contained in this Declaration, the Plat and the By-Laws. The sales proceeds shall be apportioned between the Owners and First Mortgagees as their interests may appear on the basis of each Owner's percentage or fraction of interest in the Common Elements, and such apportioned proceeds shall be paid into ninety-six (96) separate accounts, plus any annexed Units, each such account representing one (1) Condominium Unit. Each such account shall be in the name of the Association, and shall be further identified by the number of the Unit and the name of the Owner. From each separate account, the Association, as Attorney-In-Fact, shall use and disburse the total amount of each of such funds, without contribution from (1) fund to another, for the same purposes and in the same order as is provided in Subparagraphs b(2)(a) through (e) of Paragraph 6.1 hereof.

6.2 JUDICIAL PARTITION. There shall be no judicial partition of the Common Elements, nor shall Declarant or any person acquiring any interest in the Project or any part thereof seek any such judicial partition, until the happening of the conditions set forth in Paragraph 6.1 hereof in the case of damage or destruction or unless the Property has been removed from the provisions of the Texas Condominium Act; provided, however, that if any Condominium Unit shall be owned by two (2) or more co-tenants, as tenants-in-common or as joint tenants, nothing herein contained shall be deemed to prevent a judicial partition between such co-tenants, but such partition shall not affect any other Condominium Unit.

6.3 CONDEMNATION.

a. If all or any part of the Property is taken or threatened to be taken by eminent domain or by power in the nature of eminent

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domain (whether permanent or temporary), the Association, as Attorney-In-Fact, and each Owner shall be entitled to participate in proceedings incident thereto at their respective expense. The Association shall give timely written notice of the existence of such proceedings to all Owners and to all First Mortgagees known to the Association to have an interest in any Condominium Unit. The expense of participation in such proceedings by the Association shall be borne by the Common Fund. The Association, as Attorney-In-Fact, is specifically authorized to obtain and pay for such assistance from attorneys, appraisers, architects, engineers, expert witnesses and other persons as the Association in its discretion deems necessary or advisable to aid or advise it in matters relating to such proceedings. All damages or awards for any such taking shall be deposited with the Association, as Attorney-In-Fact, and such damages or awards shall be applied as provided herein. In the event that an action in eminent domain is brought to condemn a portion of the Common Elements (together with or apart from any Condominium Unit), the Association, as Attorney-In-Fact, in addition to the general powers set out herein, shall have the sole authority to determine whether to defend or resist any such proceeding, to make any settlement with respect thereto, or to convey such Property to the condemning authority in lieu of such condemnation proceeding.

b. With respect to any such taking, all damages and awards shall be determined for such taking as a whole and not for each Owner's interest therein. After the damages or awards for such taking are determined, such damages or awards shall be paid to the account of each Owner in proportion to his percentage or fractional ownership interest in the Common Elements to be applied or paid as set forth in Subparagraphs 6.1b(2)(a) through (e) hereof, unless restoration takes place as herein provided. The Association, if it deems advisable, may call a meeting of the Owners, at which meeting the Owners, by a majority vote, shall decide whether to replace or restore, as far as possible, the Common Elements so taken or damaged. In the event it is determined that such Common Elements should be replaced or restored by obtaining other land or building additional structures, this Declaration and the Map attached hereto

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shall be duly amended by instrument executed by the Association, as Attorney-In-Fact, on behalf of the Owners. In the event that such eminent domain proceeding results in the taking of or damage to one (1) or more, but less than sixty-six and two-thirds percent (66-2/3%) of the total number of Condominium Units, then the damages and awards for such taking shall be determined for each Condominium Unit and the following shall apply:

(1) The Association shall determine which of the Condominium Units damaged by such taking may be made tenatable for the purposes set forth in this Declaration, taking into account the nature of this Condominium Project and the reduced size of each Condominium Unit so damaged.

(2) The Association shall determine whether it is reasonably practicable to operate the remaining Condominium Units of the Project, including those damaged Units which may be made tenatable, as a Condominium in the manner provided in this Declaration.

(3) In the event that the Association determines that it is not reasonably practicable to operate the undamaged Condominium Units and the damaged Units which can be made tenatable, then the Condominium Project shall be deemed to be regrouped and merged into a single estate owned jointly in undivided interest by all Owners, as tenants-in-common, in the proportionate ownership interest previously owned by each Owner in the Common Elements.

(4) In the event that the Association determines it will be reasonably practicable to operate the undamaged Condominium Units and the damaged Units which can be made tenatable as a Condominium Unit, then the damages and awards made with respect to each Unit which has been determined to be capable of being made tenatable shall be applied to repair and to reconstruct such Condominium Unit so that it is made tenatable. If the cost of such work exceeds the amount of the award, the additional funds required shall be assessed against

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those Condominium Units which are tenantable. With respect to those Units which may not be tenantable, the award made shall be paid as set forth in Subparagraphs 6.1b(2)(a) through (e) hereof; and the remaining portion of such Units, if any, shall become part of the Common Elements. Upon the payment of such award for the account of such Owner as provided herein, such Condominium Unit shall no longer be a part of the Condominium Project, and the proportionate ownership interest in the Common Elements appurtenant to each remaining Condominium Unit which shall continue as part of the Condominium Project shall be equitably adjusted to distribute the ownership of the undivided interest in the Common Elements among the reduced number of Owners. If sixty-six and two-thirds percent (66-2/3%) or more of the Condominium Units are taken or damaged by such taking, all damages and awards shall be paid to the accounts of the Owners of Units, as provided herein, in proportion to their percentage or fractional ownership interests in the Common Elements; and this Condominium Regime shall terminate upon such payment. Upon such termination, the Condominium Units and Common Elements shall be deemed to be regrouped and merged into a single estate owned in undivided interest by all Owners as tenants-in-common in the proportionate ownership interest previously owned by each Owner in the Common Elements. Any damages or awards provided in this paragraph to be paid to or for the account of any Owner by the Association shall be applied as set forth in Subparagraphs 6.1b(2)(a) through (e) hereof.

ARTICLE VII

PROTECTION OF MORTGAGEE

7.1 NOTICE TO ASSOCIATION. An Owner who mortgages his Unit shall notify the Association, giving the name and address of his Mortgagee. Each Mortgagee shall be permitted to notify the Association of the fact that such Mortgagee

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holds a deed of trust or mortgage on a Condominium Unit. The Board shall maintain such information in a book entitled "Mortgagees of Condominium Units".

7.2 NOTICE OF DEFAULT. The Association shall notify a First Mortgagee in writing, upon request of such Mortgagee, of any default by the Mortgagor in the performance of such Mortgagor's obligations, as set forth in this Declaration, which is not cured within thirty (30) days.

7.3 EXAMINATION OF BOOKS. The Association shall permit First Mortgagees, the Veterans Administration to examine the books and records of the Association upon request.

7.4 RESERVE FUND. The Association shall establish adequate reserve funds for replacement of Common Element components and fund the same by regular monthly payments rather than by extraordinary special assessments. In addition, there shall be established a working capital fund for the initial operation of the Condominium Project equal to at least two (2) months' estimated Common Assessments charge for each Unit, said deposit to be collected at closing of Unit sale.

7.5 ANNUAL AUDITS. The Association shall furnish each First Mortgagee an annual audited financial statement of the Association within ninety (90) days following the end of each fiscal year of the Association.

7.6 NOTICE OF MEETINGS. The Association shall furnish each First Mortgagee upon request of such Mortgagee, prior written notice of all meetings of the Association and permit the designation of a representative of such Mortgagee to attend such meetings, one (1) such request to be deemed to be a request for prior written notice of all subsequent meetings of the Association.

7.7 APPROVAL FOR AMENDMENTS TO DECLARATION, ETC. The prior written approval of each First Mortgagee, and the Veterans Administration in the event of amendment under Subparagraph (b), shall be required for the following:

a. Abandonment or termination of CAMBRIDGE CONDOMINIUM as a Condominium Regime, except for abandonment or termination provided by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain;

b. Any material amendment to the Declaration or to the By-Laws of the Association, including, but not limited to, any amendment which would change the percentage or fraction of interest of Unit Owners in the Common Elements, except as provided for under Paragraph 2.10 hereof; and

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c. The effectuation of any decision by the Owners Association to terminate professional management and assume self-management of the Project.

7.8 NOTICE OF DAMAGE OR DESTRUCTION. The Association shall furnish the First Mortgagees timely written notice of any substantial damage or destruction of any Unit if such loss exceeds One Thousand Dollars (\$1,000.00) and of any part of the Common Elements if such loss exceeds Ten Thousand (\$10,000.00).

7.9 MANAGEMENT AGREEMENTS. Any management agreement and/or service contract entered into by the Association will be terminable by the Association without payment of a termination fee for cause upon not more than thirty (30) days' written notice or without cause upon ninety (90) days' written notice, and the term of such management agreement will not exceed the period of one (1) year, renewable by agreement of the parties to such agreement for successive one (1)-year periods. In the event of the termination of the management agreement, as provided herein, the Association shall enter into a new management agreement with a new management agent prior to the effective date of the termination of old management agreement.

7.10 RIGHT TO PARTITION. No Unit may be partitioned or subdivided by the Owner thereof without the prior written approval of all First Mortgagees.

7.11 TAXES, ASSESSMENTS AND CHARGES. All taxes, assessments and charges which may become liens prior to the first mortgage under local law shall relate only to the individual Condominium Units and not to the Condominium Project as a whole.

7.12 OTHER ACTS BY ASSOCIATION REQUIRING APPROVAL OF FIRST MORTGAGEES OR OWNERS. Unless all of the First Mortgagees (based upon one (1) vote for each first mortgage owned), and Owners of the individual Condominium Units have given their prior written approval, the Association shall not be entitled to:

a. By act or omission, seek to abandon, partition, subdivide, encumber, sell or transfer, the Common Elements, except as provided for in Paragraph 2.10 hereof, and

b. Use hazard insurance proceeds for losses to any Condominium Property (whether to Units or to Common Elements) for other than the repair, replacement or reconstruction of such improvements, except as provided by statute in case of substantial loss to the Units or as otherwise provided in this Declaration. The granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Elements by

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the Condominium Project shall not be deemed a transfer within the meaning of this Paragraph.

ARTICLE VIII

MISCELLANEOUS PROVISIONS

8.1 AMENDMENT. Subject to the provisions of Paragraphs 2.10 and 7.7 hereof, this Declaration shall not be revoked, nor shall any of the provisions herein be amended unless the Owners representing an aggregate ownership interest of ninety percent (90%) of the Common Elements, agree to such revocation or amendment by instruments duly recorded, but no amendment shall affect Declarant's right to exercise the duties and functions of the Board of Directors, as allowed in Paragraph 4.1 hereof or alter or amend the rights given to Declarant in Paragraph 2.10 hereof.

8.2 CORRECTION OF ERROR. Declarant reserves, and shall have the continuing right, until the end of the Construction Period, without the consent of the other Owners or any Mortgagee to amend this Declaration or the By-Laws for the purpose of resolving or clarifying any ambiguities or conflicts herein, or correcting any inadvertent misstatements, errors or omissions herein, or to comply with the requirements of Federal Home Loan Mortgage Corporation, Federal National Mortgage Association, Veterans Administration or Federal Housing Administration, provided that no such amendment shall change the stated number of Units or proportionate ownership interest in the Common Elements attributable thereto, except as provided in Paragraph 2.10 hereof.

8.3 OWNERSHIP OF COMMON PERSONAL PROPERTY. Upon termination of the Construction Period, as defined herein, Declarant shall execute and deliver a bill of sale to the Association transferring all items of personal property located on the Premises, furnished by Declarant, and intended for the common use and enjoyment of the Condominium Unit Owners and occupants. No Owner shall have any other interest and right thereto, and all such right and interest shall absolutely terminate upon the Owner's termination of possession of his Condominium Unit.

8.4 CHANGE IN DOCUMENTS. The holder of any mortgage covering any of the Condominium Units shall be entitled to written notification from the Association thirty (30) days prior to the effective date of any change in the Condominium Documents. Any change in said documents during the time Declarant has control of the Association shall require the additional approval of the Veterans Administration.

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8.5 NOTICE. All notices, demands or other notices intended to be served upon an Owner shall be sent by ordinary or certified mail, postage prepaid, addressed in the name of such Owner in care of the Unit number and Building address of such Owner. All notices, demands or other notices intended to be served upon the Board of Directors of the Association or the Association, shall be sent by ordinary or certified mail, postage prepaid, to 4445 West Ledbetter, Suite 101, Dallas, Texas 75236, until such address is changed by a notice of address change duly recorded in the Dallas County Condominium Records.

8.6 CONFLICT BETWEEN DECLARATION AND BY-LAWS. Whenever the application of the provisions of this Declaration conflict with the application of any provision of the By-Laws adopted by the Association, the provisions or application of this Declaration shall prevail.

8.7 INVALIDATION OF PARTS. If any of the provisions of this Declaration or any paragraph, sentence, clause, phrase or word or the application thereof in any circumstance be invalidated, such invalidity shall not affect the validity of the remainder of this Declaration and the application of any provision, paragraph, sentence, clause, phrase or word in any other circumstance shall not be affected thereby.

8.8 OMISSIONS. In the event of the omission from this Declaration of any word, sentence, clause, provision or stipulation which shall be necessary for the accomplishment of the intent and purposes hereof, or any part hereof, then such omitted matter shall be supplied by inference and/or by reference to the Act.

8.9 TEXAS CONDOMINIUM ACT. The provisions of this Declaration shall be in addition and supplemental to the Condominium Ownership Act of the State of Texas and to all other provisions of law.

8.10 GENDER. That whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all gender.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be signed, sealed and delivered by its proper corporate officers and its corporate seal to be affixed, this 9th day of October.

1980
ATTEST

Secretary

U.S. HOME CORPORATION

80201 0586

By: Bill Gibbens
Bill Gibbens, Divisional President
Dallas Division

THE STATE OF TEXAS |
COUNTY OF DALLAS |

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared BILL Gibbens known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 9th day of October, A. D., 1980.



Dorinda Ann Jager
Notary Public in and for
Dallas County, Texas

80201 0687

EXHIBIT "A"

PHASE I

BEING a tract of land out of Jno. Jackson Survey Abstract No. 699 and being part of City Block 8576, Lot 2, Dallas, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the East right-of-way line of Audelia Road (80' R.O.W.), said point being the most Northwesterly corner of CAMBRIDGE CONDOMINIUMS, an addition to the City of Dallas, Texas, recorded in Volume 80065, Page 135 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

THENCE North $89^{\circ}48'20''$ East, 675.08 ft. along the North line of Cambridge Condominiums to a point for corner;

THENCE South $00^{\circ}11'40''$ East, 78.00 ft. to a point for corner;

THENCE South $89^{\circ}48'20''$ West, 224.75 ft. to a point for corner;

THENCE South $00^{\circ}11'40''$ East, 209.51 ft. to a point for a corner, said point also being the beginning of a curve to the left having a central angle of $20^{\circ}21'33''$, a radius of 89.00 ft., a tangent of 15.98 ft., a tangent bearing of South $20^{\circ}33'13''$ East;

THENCE along said curve an arc distance of 31.63 ft. to a point for a corner;

THENCE North $89^{\circ}48'20''$ East, 180.96 ft. to a point for a corner;

THENCE South $00^{\circ}11'40''$ East, 174.93 ft. to a point for a corner;

THENCE South $89^{\circ}48'20''$ West, 149.35 ft. to a point for a corner;

THENCE South $00^{\circ}11'40''$ East, 29.74 ft. to the South line of CAMBRIDGE CONDOMINIUMS to a point for a corner;

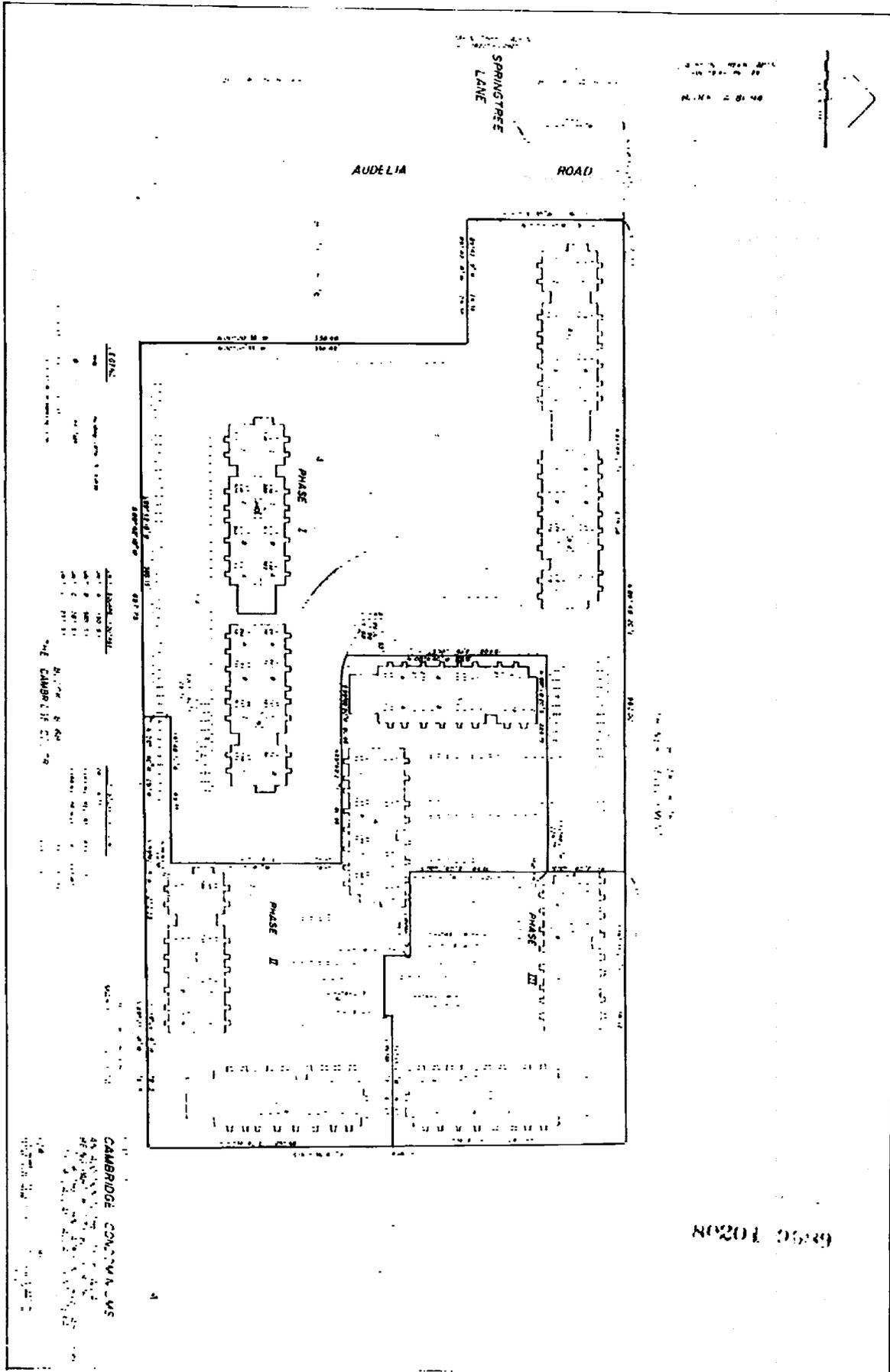
THENCE South $89^{\circ}42'18''$ West, 385.15 ft. to a point for a corner;

THENCE North $00^{\circ}00'35''$ West, 338.68 ft. to a point for a corner;

THENCE South $89^{\circ}42'18''$ West, 129.36 ft. to a point for a corner;

THENCE North $00^{\circ}00'35''$ West, 160.00 ft. to the POINT OF BEGINNING and CONTAINING 237,487 Square Feet or 5.452 Acres of Land, more or less.

EXHIBIT "B"



80201 0589

EXHIBIT "C"
CAMBRIDGE CONDOMINIUMS

Percentage of Undivided Shares in the Common Elements and
of Sharing Common Expenses Appurtenant to Each Unit

The following schedule sets forth for each phase the percentage of ownership of the common elements, which is also the percentage of sharing common expenses and surplus appurtenant to each unit:

	Phase 1	Phase 2	Phase 3
Number of Units to be added:	96	96	48
Total Units:	96	192	240
Building A			
111	.7565864579X	.38281025X	.3081651055X
112	.7565864579	.38281025	.3081651055
113	1.02087349	.51653163	.41581183
114	1.02087349	.51653163	.41581183
115	1.12658831	.57002019	.45887051
116	1.12658831	.57002019	.45887051
117	1.28205128	.64867983	.52219211
118	1.28205128	.64867983	.52219211
211	.7565864579	.38281025	.3081651055
212	.7565864579	.38281025	.3081651055
213	1.02087349	.51653163	.41581183
214	1.02087349	.51653163	.41581183
215	1.12658831	.57002019	.45887051
216	1.12658831	.57002019	.45887051
217	1.28205128	.64867983	.52219211
218	1.28205128	.64867983	.52219211
311	.7565864579	.38281025	.3081651055
312	.7565864579	.38281025	.3081651055
313	1.02087349	.51653163	.41581183
314	1.02087349	.51653163	.41581183
315	1.12658831	.57002019	.45887051
316	1.12658831	.57002019	.45887051
317	1.28205128	.64867983	.52219211
318	1.28205128	.64867983	.52219211
	<u>25.11659723</u>	<u>12.7082514</u>	<u>10.23023733</u>
Building B			
121	.7565864579	.38281025	.3081651055
122	.7565864579	.38281025	.3081651055
123	1.02087349	.51653163	.41581183
124	1.02087349	.51653163	.41581183
125	1.12658831	.57002019	.45887051
126	1.12658831	.57002019	.45887051
127	1.12658831	.57002019	.45887051
128	1.28205128	.64867983	.52219211
221	.7565864579	.38281025	.3081651055
222	.7565864579	.38281025	.3081651055
223	1.02087349	.51653163	.41581183
224	1.02087349	.51653163	.41581183
225	1.12658831	.57002019	.45887051
226	1.12658831	.57002019	.45887051
227	1.12658831	.57002019	.45887051
228	1.28205128	.64867983	.52219211
321	.7565864579	.38281025	.3081651055
322	.7565864579	.38281025	.3081651055
323	1.02087349	.51653163	.41581183
324	1.02087349	.51653163	.41581183
325	1.12658831	.57002019	.45887051
326	1.12658831	.57002019	.45887051
327	1.12658831	.57002019	.45887051
328	1.28205128	.64867983	.52219211
	<u>24.65020833</u>	<u>12.47227248</u>	<u>10.04027253</u>

	Phase 1	Phase 2	Phase 3
Building I			
191	.7565864579X	.38281025X	.3081651055X
192	.7565864579	.38281025	.3081651055
193	1.02087349	.51653163	.41581183
194	1.02087349	.51653163	.41581183
195	1.12658831	.57002019	.45887051
196	1.12658831	.57002019	.45887051
197	1.28205128	.64867983	.52219211
198	1.28205128	.64867983	.52219211
291	.7565864579	.38281025	.3081651055
292	.7565864579	.38281025	.3081651055
293	1.02087349	.51653163	.41581183
294	1.02087349	.51653163	.41581183
295	1.12658831	.57002019	.45887051
296	1.12658831	.57002019	.45887051
297	1.28205128	.64867983	.52219211
298	1.28205128	.64867983	.52219211
391	.7565864579	.38281025	.3081651055
392	.7565864579	.38281025	.3081651055
393	1.02087349	.51653163	.41581183
394	1.02087349	.51653163	.41581183
395	1.12658831	.57002019	.45887051
396	1.12658831	.57002019	.45887051
397	1.28205128	.64867983	.52219211
398	1.28205128	.64867983	.52219211
	<u>25.11659723</u>	<u>12.7082514</u>	<u>10.23023733</u>
Building J			
101	.7565864579	.38281025	.3081651055
102	.7565864579	.38281025	.3081651055
103	1.02087349	.51653163	.41581183
104	1.02087349	.51653163	.41581183
105	1.12658831	.57002019	.45887051
106	1.12658831	.57002019	.45887051
107	1.28205128	.64867983	.52219211
108	1.28205128	.64867983	.52219211
201	.7565864579	.38281025	.3081651055
202	.7565864579	.38281025	.3081651055
203	1.02087349	.51653163	.41581183
204	1.02087349	.51653163	.41581183
205	1.12658831	.57002019	.45887051
206	1.12658831	.57002019	.45887051
207	1.28205128	.64867983	.52219211
208	1.28205128	.64867983	.52219211
301	.7565864579	.38281025	.3081651055
302	.7565864579	.38281025	.3081651055
303	1.02087349	.51653163	.41581183
304	1.02087349	.51653163	.41581183
305	1.12658831	.57002019	.45887051
306	1.12658831	.57002019	.45887051
307	1.28205128	.64867983	.52219211
308	1.28205128	.64867983	.52219211
	<u>25.11659723</u>	<u>12.7082514</u>	<u>10.23023733</u>
TOTAL PHASE 1	<u>100.00000000X</u>		

		Phase 2	Phase 3	
Building C	131	.38281025X	.3081651055X	
	132	.38281025	.3081651055	
	133	.51653163	.41581183	
	134	.51653163	.41581183	
	135	.57002019	.45887051	
	136	.57002019	.45887051	
	137	.57002019	.45887051	
	138	.64867983	.52219211	
	231	.38281025	.3081651055	
	232	.38281025	.3081651055	
	233	.51653163	.41581183	
	234	.51653163	.41581183	
	235	.57002019	.45887051	
	236	.57002019	.45887051	
	237	.57002019	.45887051	
	238	.64867983	.52219211	
	331	.38281025	.3081651055	
	332	.38281025	.3081651055	
	333	.51653163	.41581183	
	334	.51653163	.41581183	
	335	.57002019	.45887051	
	336	.57002019	.45887051	
	337	.57002019	.45887051	
	338	.64867983	.52219211	
			<u>12.47227248</u>	<u>10.04027253</u>
	Building D	141	.57002019	.45887051
		142	.57002019	.45887051
		143	.64867983	.52219211
		144	.51653163	.41581183
		145	.51653163	.41581183
		146	.51653163	.41581183
		147	.38281025	.3081651055
		148	.38281025	.3081651055
		241	.57002019	.45887051
		242	.57002019	.45887051
		243	.64867983	.52219211
		244	.51653163	.41581183
		245	.51653163	.41581183
		246	.51653163	.41581183
		247	.38281025	.3081651055
		248	.38281025	.3081651055
		341	.57002019	.45887051
		342	.57002019	.45887051
343		.64867983	.52219211	
344		.51653163	.41581183	
345		.51653163	.41581183	
346		.51653163	.41581183	
347		.38281025	.3081651055	
348		.38281025	.3081651055	
			<u>12.3118068</u>	<u>9.911096496</u>

	Phase 2	Phase 3
Building G		
171	.57002019	.45887051
172	.57002019	.45887051
173	.64867983	.52219211
174	.51653163	.41581183
175	.38281025	.3081651055
176	.51653163	.41581183
177	.38281025	.3081651055
178	.38281025	.3081651055
271	.57002019	.45887051
272	.57002019	.45887051
273	.64867983	.52219211
274	.51653163	.41581183
275	.38281025	.3081651055
276	.51653163	.41581183
277	.38281025	.3081651055
278	.38281025	.3081651055
371	.57002019	.45887051
372	.57002019	.45887051
373	.64867983	.52219211
374	.51653163	.41581183
375	.38281025	.3081651055
376	.51653163	.41581183
377	.38281025	.3081651055
378	.38281025	.3081651055
	<u>11.91064266</u>	<u>9.588156324</u>
Building H		
181	.38281025	.3081651055
182	.38281025	.3081651055
183	.51653163	.41581183
184	.51653163	.41581183
185	.57002019	.45887051
186	.57002019	.45887051
187	.64867983	.52219211
188	.64867983	.52219211
281	.38281025	.3081651055
282	.38281025	.3081651055
283	.51653163	.41581183
284	.51653163	.41581183
285	.57002019	.45887051
286	.57002019	.45887051
287	.64867983	.52219211
288	.64867983	.52219211
381	.38281025	.3081651055
382	.38281025	.3081651055
383	.51653163	.41581183
384	.51653163	.41581183
385	.57002019	.45887051
386	.57002019	.45887051
387	.64867983	.52219211
388	.64867983	.52219211
	<u>12.7082514</u>	<u>10.23023733</u>
Total Phase 2	<u>100.00000000</u>	

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Phase
3

Building R 151
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9.588156324

Total Phase 3

100.00000000X

EXHIBIT "D"

PHASE II

BEING a tract of land out of Jno. Jackson Survey, Abstract No. 699 and being part of City Block 8076, Lot 2, Dallas, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a point in the East right-of-way line of Audelia Road (80' R.O.W.) said point being the most Northwesterly corner of CAMBRIDGE CONDOMINIUMS, an addition to the City of Dallas, Texas, recorded in Volume 80065, Page 135 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

THENCE North 89°48'20" East, 675.08 ft. along the North line of Cambridge Condominims to a point for a corner;

THENCE South 00°11'40" East, 78.00 ft. to the POINT OF BEGINNING:

THENCE South 00°11'40" East, 144.00 ft. to a point for a corner;

THENCE North 89°48'20" East, 84.00 ft. to a point for a corner;

THENCE South 00°11'40" East, 27.00 ft. to a point for a corner;

THENCE North 89°48'20" East, 62.00 ft. to a point for a corner;

THENCE North 00°11'40" East, 8.56 ft. to a point for a corner;

THENCE North 89°48'20" East, 140.67 ft. to a point for a corner;

THENCE South 00°36'40" East, 255.68 ft. to a point for a corner;

THENCE South 89°26'08" West, 178.13 ft. to a point for a corner;

THENCE South 89°42'18" West, 272.58 ft. to a point for a corner;

THENCE North 00°11'40" West, 29.74 ft. to a point for a corner;

THENCE North 89°48'20" East, 149.35 ft. to a point for a corner;

THENCE North 00°11'40" West, 174.93 ft. to a point for a corner;

THENCE South 89°48'20" West, 180.96 ft. to a point for a corner, said point also being the beginning of a curve right, having a central angle of 20°21'33", a radius of 89.00 ft., a tangent of 15.98 ft., a tangent bearing of N 20°33'13" W;

THENCE along said curve an arc distance of 31.63 ft. to an angle point for a corner;

THENCE North 00°11'40" West, 209.51 ft. to a point for a corner;

THENCE North 89°48'20" East, 224.75 ft. to the POINT OF BEGINNING and CONTAINING 130,116 Square Feet or 2.987 Acres of Land, more or less.

EXHIBIT "D"

PHASE III

BEING a tract of land out of Jno. Jackson Survey, Abstract No. 699 and being part of City Block 8076, Lot 2, Dallas, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a point in the East right-of-way line of Audelia Road (80' R.O.W.) said point being the most Northwesterly corner of CAMBRIDGE CONDOMINIUMS, an addition to the City of Dallas, Texas, recorded in Volume 80065, Page 135, of the Map Records of Dallas County, Texas, and being more particularly described as follows:

THENCE North $89^{\circ}48'20''$ East, 675.08 ft. along the North line of CAMBRIDGE CONDOMINIUMS to the POINT OF BEGINNING:

THENCE North $89^{\circ}48'20''$ East, 284.92 ft. to a point for a corner;

THENCE South $00^{\circ}36'40''$ East, 240.45 ft. to a point for a corner;

THENCE South $89^{\circ}48'20''$ West, 140.67 ft. to a point for a corner;

THENCE South $00^{\circ}11'40''$ East, 8.56 ft. to a point for a corner;

THENCE South $89^{\circ}48'20''$ West, 62.00 ft. to a point for a corner;

THENCE North $00^{\circ}11'40''$ West, 27.00 ft. to a point for a corner;

THENCE South $89^{\circ}48'20''$ West, 84.00 ft. to a point for a corner;

THENCE North $00^{\circ}11'40''$ West, 222.00 ft. to the POINT OF BEGINNING and CONTAINING 67,698 Square Feet or 1.554 Acres of Land, more or less.

500

SUPPLEMENTAL DECLARATION
OF MERGER AND ANNEXATION

FOR

DEED RECORD

CAMBRIDGE CONDOMINIUM, PHASE II

A

6341

0

15.00 DEED
1 09/02/81

STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

THIS DECLARATION is made on the date set forth below by U.S. HOME CORPORATION, hereinafter called "Declarant",

W I T N E S S E T H:

WHEREAS, Declarant is the Owner of certain Property in the County of Dallas, State of Texas, which is more particularly described on the attached Exhibit "A"; and

WHEREAS, by a Condominium Declaration, hereinafter called "Declaration", executed on October 19, 1980, and recorded on October 13, 1980 in Volume 80201, Page 641 of the Condominium Records of Dallas County, Texas, the Declarant therein restricted CAMBRIDGE CONDOMINIUM, PHASE I, consisting of ninety-six (96) Units, to Condominium ownership; and

WHEREAS, the above referenced Declaration provides in Paragraph 2.10 that the Declarant may annex additional Property to CAMBRIDGE CONDOMINIUM, PHASE I, as defined therein; and

WHEREAS, the Declarant is desirous of annexing and merging the adjoining tract described as PHASE II in the Declaration on which exist ninety-six (96) Units;

NOW THEREFORE, Declarant hereby declares that all of the Property described above as PHASE II in the Declaration shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions set forth in the Declaration for CAMBRIDGE CONDOMINIUM, PHASE I, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the real Property described above. The said easements, restrictions, covenants and conditions shall run with the above described Property and shall be binding on all parties having or acquiring any right, title or interest in the said Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner and lessee thereof.

81171 0470

The Property described in the Declaration of CAMBRIDGE CONDOMINIUM, as PHASE II, which description is attached hereto as Exhibit "A", shall become a part of the Regime, as defined in the Declaration, and the ninety-six (96) Units shown on the Plat of PHASE II, attached hereto as Exhibit "B", shall become Units, as defined in the Declaration, and from and after the filing hereof, CAMBRIDGE CONDOMINIUM, PHASE II shall be a part of the Regime as if it had been originally described in the Declaration and the percentage or fraction of ownership interest in the Common Areas is hereby reallocated and established among the total of one hundred-ninety-two (192) Units as set out in Exhibit "C" of this Supplemental Declaration of Merger and Annexation.

This Supplemental Declaration of Merger and Annexation may be amended by Declarant without joinder of any Unit Owner or Mortgagee in order to correct errors and discrepancies in said document or to comply with the requirements of the Veterans Administration, Federal Home Loan Mortgage Corporation, Federal National Mortgage Association or any other permanent lender approved by the Declarant; provided, however, that no vested property rights of any Unit Owner shall be materially affected.

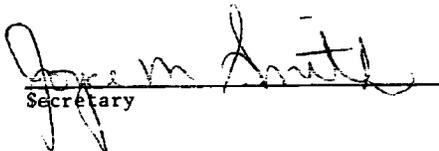
IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereto set his hand and seal this 28th day of August, 1981.

U.S. HOME CORPORATION

By:



ATTEST:



Secretary

81171 0471

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared BILL Gibbens, 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 purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 28th day of August, 1981.

Sophia Yagunitsa
Notary Public in and for
Dallas County, Texas

81171 0172

81171 0172

CAMBRIDGE CONDOMINIUM
 PHASE II
 EXHIBIT "C"

	<u>Unit No.</u>	<u>Ownership Percentage</u>	
Building A	111	.38281025	
	112	.38281025	
	113	.51653163	
	114	.51653163	
	115	.57002019	
	116	.57002019	
	117	.64867983	
	118	.64867983	
	211	.38281025	
	212	.38281025	
	213	.51653163	
	214	.51653163	
	215	.57002019	
	216	.57002019	
	217	.64867983	
	218	.64867983	
	Building B	311	.38281025
		312	.38281025
313		.51653163	
314		.51653163	
315		.57002019	
316		.57002019	
317		.64867983	
318		.64867983	
121		.38281025	
122		.38281025	
123	.51653163		
124	.51653163		
125	.57002019		
126	.57002019		
127	.57002019		
128	.64867983		
Building C	221	.38281025	
	222	.38281025	
	223	.51653163	
	224	.51653163	
	225	.57002019	
	226	.57002019	
	227	.57002019	
	228	.64867983	
	321	.38281025	
	322	.38281025	
	323	.51653163	
	324	.51653163	
	325	.57002019	
	326	.57002019	
327	.57002019		
328	.64867983		
Building C	131	.38281025	
	132	.38281025	
	133	.51653163	
	134	.51653163	
	135	.57002019	
	136	.57002019	
	137	.57002019	
	138	.64867983	

01. 11. 1999

81171 0973

<u>Unit No.</u>	<u>Ownership Percentage</u>
231	.38281025
232	.38281025
233	.51653163
234	.51653163
235	.57002019
236	.57002019
237	.57002019
238	.64867983
331	.38281025
332	.38281025
333	.51653163
334	.51653163
335	.57002019
336	.57002019
337	.57002019
338	.64867983
Building D 141	.57002019
142	.57002019
143	.64867983
144	.51653163
145	.51653163
146	.51653163
147	.38281025
148	.38281025
241	.57002019
242	.57002019
243	.64867983
244	.51653163
245	.51653163
246	.51653163
247	.38281025
248	.38281025
341	.57002019
342	.57002019
343	.64867983
344	.51653163
345	.51653163
346	.51653163
347	.38281025
348	.38281025
Building G 171	.57002019
172	.57002019
173	.64867983
174	.51653163
175	.38281025
176	.51653163
177	.38281025
178	.38281025
271	.57002019
272	.57002019
273	.64867983
274	.51653163
275	.38281025
276	.51653163
277	.38281025
278	.38281025
371	.57002019
372	.57002019
373	.64867983
374	.51653163
375	.38281025
376	.51653163
377	.38281025
378	.38281025

401 1700

81171 0474

	<u>Unit No.</u>	<u>Ownership Percentage</u>	
Building H	181	.38281025	
	182	.38281025	
	183	.51653163	
	184	.51653163	
	185	.57002019	
	186	.57002019	
	187	.64867983	
	188	.64867983	
	281	.38281025	
	282	.38281025	
	283	.51653163	
	284	.51653163	
	285	.57002019	
	286	.57002019	
	287	.64867983	
	288	.64867983	
	381	.38281025	
	382	.38281025	
	383	.51653163	
	384	.51653163	
	385	.57002019	
	386	.57002019	
	387	.64867983	
	388	.64867983	
	Building I	191	.38281025
		192	.38281025
		193	.51653163
		194	.51653163
		195	.57002019
		196	.57002019
		197	.64867983
		198	.64867983
		291	.38281025
		292	.38281025
		293	.51653163
		294	.51653163
		295	.57002019
		296	.57002019
297		.64867983	
298		.64867983	
391		.38281025	
392		.38281025	
393		.51653163	
394		.51653163	
395	.57002019		
396	.57002019		
397	.64867983		
398	.64867983		
Building J	101	.38281025	
	102	.38281025	
	103	.51653163	
	104	.51653163	
	105	.57002019	
	106	.57002019	
	107	.64867983	
	108	.64867983	
	201	.38281025	
	202	.38281025	
	203	.51653163	
	204	.51653163	
	205	.57002019	
	206	.57002019	
	207	.64867983	
	208	.64867983	

81171 0475

Unit No.

Ownership Percentage

301	.38281025
302	.38281025
303	.51653163
304	.51653163
305	.57002019
306	.57002019
307	.64867983
308	.64867983

100.0000000%

VUL FREE
81171 0476

STATE OF TEXAS
I hereby certify that this instrument was
filed in the public records of this county on the
day and time stamped herein by me and that the same
is a true and correct copy of the original as
of Dallas County, Texas.

SEP 2 1961



L. H. Woodcock

CLERK, Dallas County, Texas

Please return to:
PIONEER NATIONAL TITLE INSURANCE
12700 PRESTON ROAD, SUITE 140
DALLAS, TEXAS 75230
Allen Spade

SEP 1 1961

81171 0477

SEP 6 AM 9:35

FILED
L. H. Woodcock
COUNTY CLERK

SUPPLEMENTAL DECLARATION
OF MERGER AND ANNEXATION
FOR
CAMBRIDGE CONDOMINIUM, PHASE III

DEED RECORD

STATE OF TEXAS §
COUNTY OF DALLAS §

A

3655

0

31.00 DEED
2 06/10/83

KNOW ALL MEN BY THESE PRESENTS:

THIS DECLARATION is made on the date set forth below by U.S. HOME CORPORATION, hereinafter called "Declarant",

W I T N E S S E T H:

WHEREAS, Declarant is the Owner of certain Property in the County of Dallas, State of Texas, which is more particularly described on the attached Exhibit "A"; and

WHEREAS, by a Condominium Declaration, hereinafter called "Declaration", executed on October 19, 1980, and recorded on October 13, 1980, in Volume 80201, Page 641, of the Condominium Records of Dallas County, Texas, the Declarant therein restricted CAMBRIDGE CONDOMINIUM, PHASE I, consisting of ninety-six (96) Units, to Condominium ownership; and

WHEREAS, by a Supplemental Declaration of Merger and Annexation for CAMBRIDGE CONDOMINIUM, PHASE II, executed on August 28, 1981, and filed on September 17, 1981, in Volume 81171, Page 0470, of the Condominium Records of Dallas County, Texas, and re-filed September 18, 1981, in Volume 81182, Page 2242, of the Condominium Records of Dallas County, Texas, the Declarant therein restricted an additional ninety-six (96) Units to Condominium ownership; and

WHEREAS, the above referenced Declaration provides in Paragraph 2.10 that the Declarant may annex additional Property to CAMBRIDGE CONDOMINIUM, PHASE I, as defined therein; and

WHEREAS, the Declarant is desirous of annexing and merging the adjoining tract described as PHASE III in the Declaration on which exist forty-eight (48) Units;

NOW THEREFORE, Declarant hereby declares that all of the Property described above as PHASE III in the Declaration shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions set forth in the Declaration for CAMBRIDGE CONDOMINIUM, PHASE I, all of which are

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for the purpose of enhancing and protecting the value, desirability and attractiveness of the real Property described above. The said easements, restrictions, covenants and conditions shall run with the above described Property and shall be binding on all parties having or acquiring any right, title or interest in the said Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner and lessee thereof.

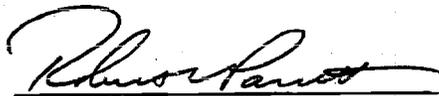
The Property described in the Declaration of CAMBRIDGE CONDOMINIUM, as PHASE III, which description is attached hereto as Exhibit "A", shall become a part of the Regime, as defined in the Declaration, and the forty-eight (48) Units shown on the Plat of PHASE III, attached hereto as Exhibit "B", shall become Units, as defined in the Declaration, and from and after the filing hereof, CAMBRIDGE CONDOMINIUM, PHASE III shall be a part of the Regime as if it had been originally described in the Declaration and the percentage or fraction of ownership interest in the Common Areas is hereby reallocated and established among the total of two hundred forty (240) Units as set out in Exhibit "C" of this Supplemental Declaration of Merger and Annexation.

This Supplemental Declaration of Merger and Annexation may be amended by Declarant without joinder of any Unit Owner or Mortgagee in order to correct errors and discrepancies in said document or to comply with the requirements of the Veterans Administration, Federal Home Loan Mortgage Corporation, Federal National Mortgage Association or any other permanent lender approved by the Declarant; provided, however, that no vested property rights of any Unit Owner shall be materially affected.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereto set his hand and seal this 8th day of June, A.D., 1983.

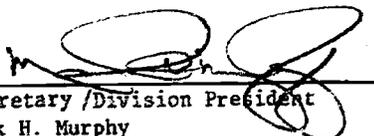
U.S. HOME CORPORATION

By:



Robert C. Parrett
Executive Vice President

ATTEST:



Secretary / Division President
Mark H. Murphy

Vol. 100E
83114 3477

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Robert G. Parrett, 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 purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 8th day of June, A.D., 1983.

Potencia S. Meris
Notary Public in and for
The State of Texas
My Commission Expires: 10/17/85

83117 6478

EXHIBIT "A"

CAMBRIDGE CONDOMINIUM
PHASE III
LEGAL DESCRIPTION

Being a tract or parcel of land situated in the City of Dallas, Dallas County, Texas; and being part of the John Jackson Survey, Abstract 699; and being part of Lot 2 Block 8076 of Cambridge Condominiums Addition, an Addition to the City of Dallas as recorded in Volume 80065 Page 135, of the Deed Records of Dallas County, Texas; and being more particularly described as follows:

COMMENCING at a 3/4 inch diameter iron pipe for corner at the Northwest corner of said Lot 2, said point being in the East line of Audelia Road (100 feet wide);

THENCE North 89 degrees 48 minutes 20 seconds East, along the North line of said Lot 2, a distance of 675.08 feet to the POINT OF BEGINNING;

THENCE North 89 degrees 48 minutes 20 seconds East, along the North line of said Lot 2, a distance of 284.92 feet to a 1/2 inch diameter iron rod for corner at the Northeast corner of said Lot 2;

THENCE South 00 degrees 36 minutes 40 seconds East, along the East line of said Lot 2, a distance of 240.45 feet to a point for corner;

THENCE South 89 degrees 48 minutes 20 seconds West a distance of 140.67 feet to a point for corner;

THENCE South 00 degrees 11 minutes 40 seconds East a distance of 8.56 feet to a point for corner;

THENCE South 89 degrees 48 minutes 20 seconds West a distance of 62.00 feet to a point for corner;

THENCE North 00 degrees 11 minutes 40 seconds West a distance of 27.00 feet to a point for corner;

THENCE South 89 degrees 48 minutes 20 seconds West a distance of 84.00 feet to a point for corner;

THENCE North 00 degrees 11 minutes 40 seconds West a distance of 222.00 feet to the POINT OF BEGINNING, and containing 67698 square feet or 1.5541 acres of land, more or less.

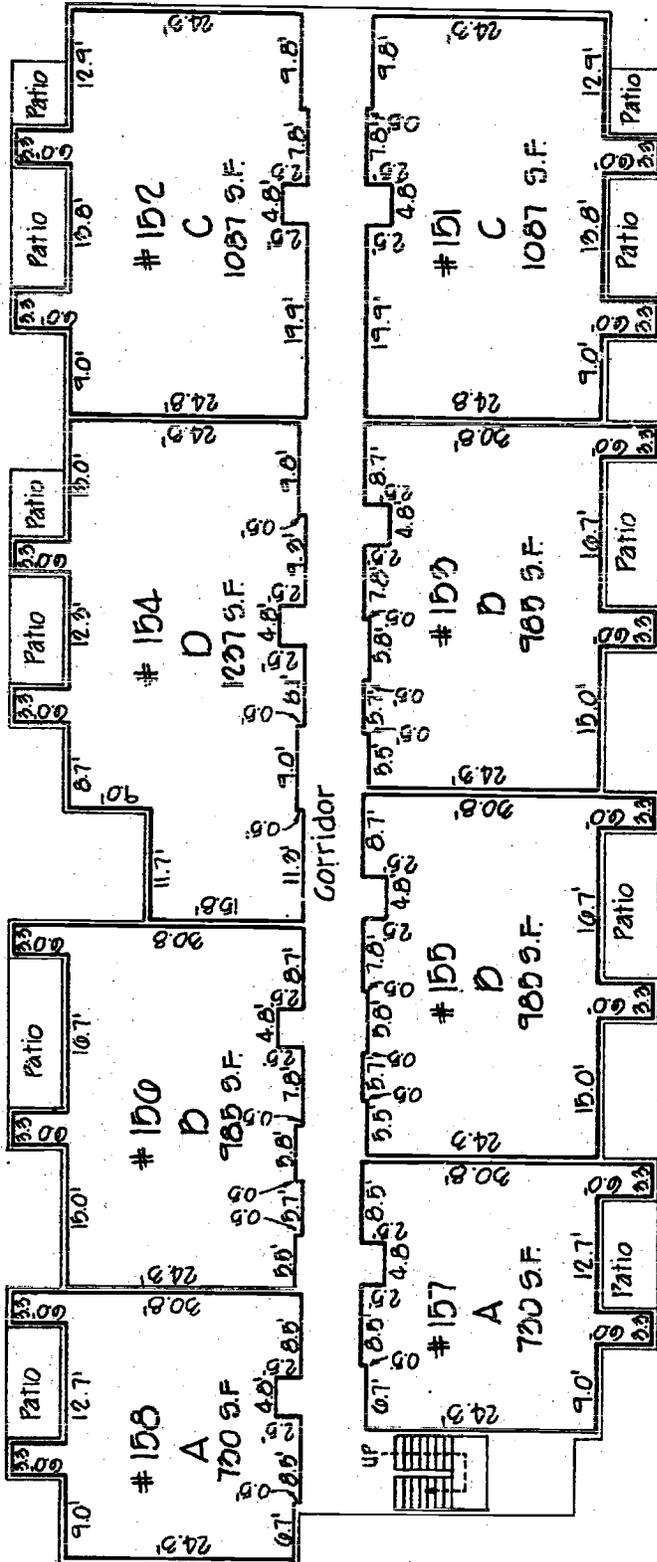
83114 3479



CAMBRIDGE CONDOMINIUM

PHASE III

Building E First Floor Plan



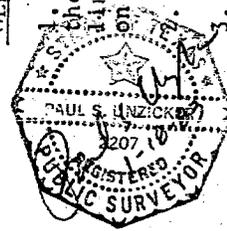
GENERAL NOTES

1. The dimensions and limits of the individual units are along the interior faces of the boundary walls as indicated by the heavy lines, and are typical for like units. These dimensions are based on drawings, plans, and data prepared by Loftice Associates.

2. All boundary walls are common elements.

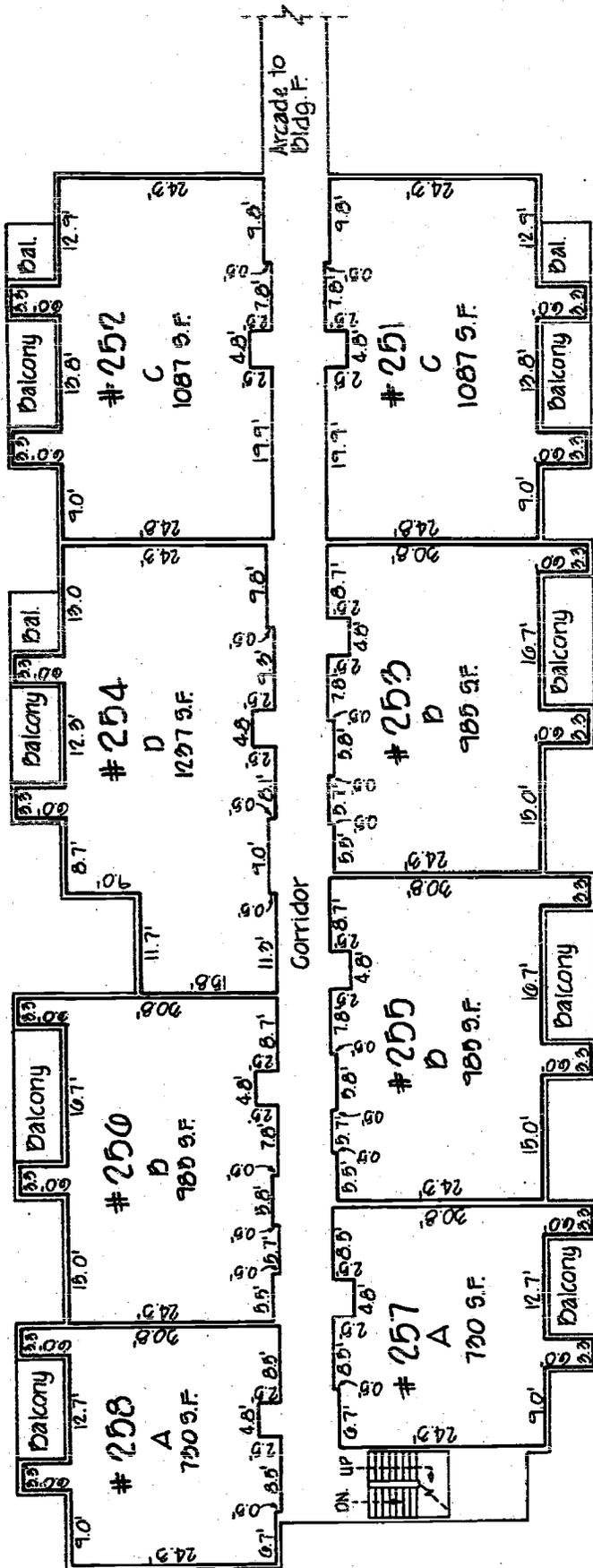
3. Style of unit is depicted as A, B, C, or D.

PAUL S. UNZICKER, INC.
 Engineering, Planning, and Surveying
 323 Anzlo Dr., P.O. Box 331809
 Duncanville, Texas 75136
 (214) 298-8555



CAMBRIDGE CONDOMINIUM PHASE III

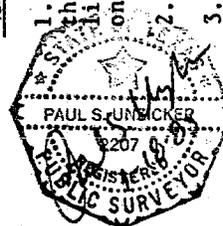
Building E Second Floor Plan



GENERAL NOTES

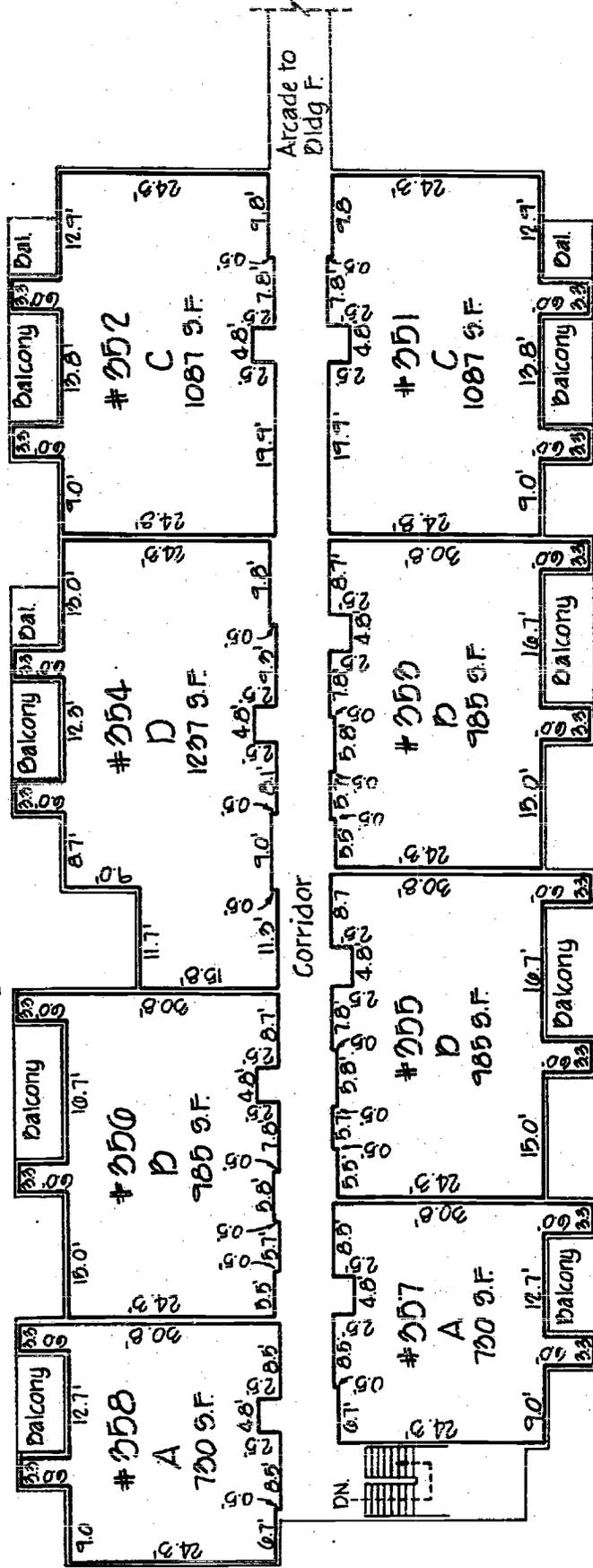
1. The dimensions and limits of the individual units are along the interior faces of the boundary walls as indicated by the heavy lines, and are typical for like units. These dimensions are based on drawings, plans, and data prepared by Loftice Associates.
2. All boundary walls are common elements.
3. Style of unit is depicted as A, B, C, or D.

PAUL S. UNZICKER, INC.
Engineering, Planning, and Surveying
323 Anzio Dr., P.O. Box 381809
Duncanville, Texas 75130
(214) 296-6555



CAMBRIDGE CONDOMINIUM PHASE III

Building E Third Floor Plan



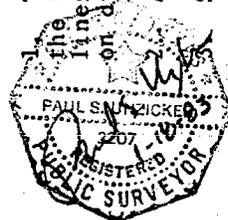
GENERAL NOTES

The dimensions and limits of the individual units are along the interior faces of the boundary walls as indicated by the heavy lines, and are typical for like units. These dimensions are based on drawings, plans, and data prepared by Loftice Associates.

All boundary walls are common elements.

Style of unit is depicted as A, B, C, or D.

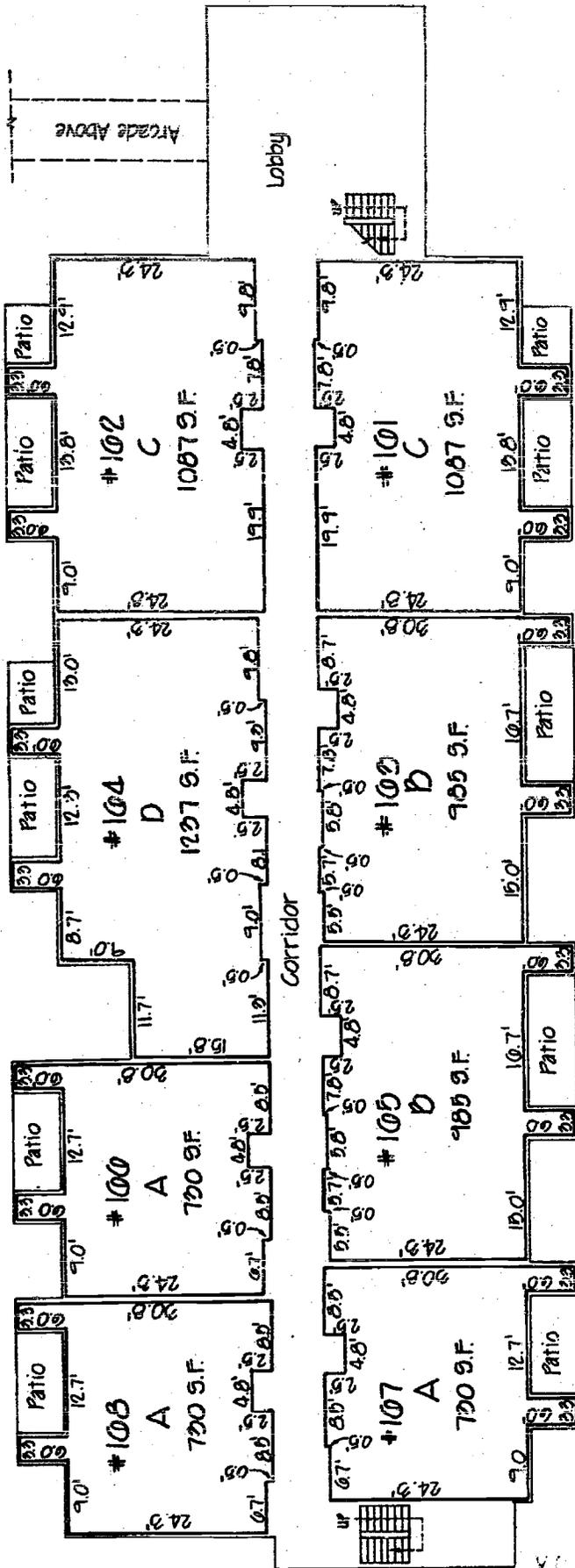
PAUL S. UNZICKER, INC.
Engineering, Planning, and Surveying
323 Anzio Dr., P.O. Box 381609
Duncanville, Texas 75138
(214) 296-6555



0311 0483

CAMBRIDGE CONDOMINIUM PHASE III

Building F First Floor Plan



GENERAL NOTES

1. The dimensions and limits of the individual units are along the interior faces of the boundary walls as indicated by the heavy lines, and are typical for like units. These dimensions are based on drawings, plans, and data prepared by Loftice Associates.

All boundary walls are common elements.

Style of unit is depicted as A, B, C, or D.

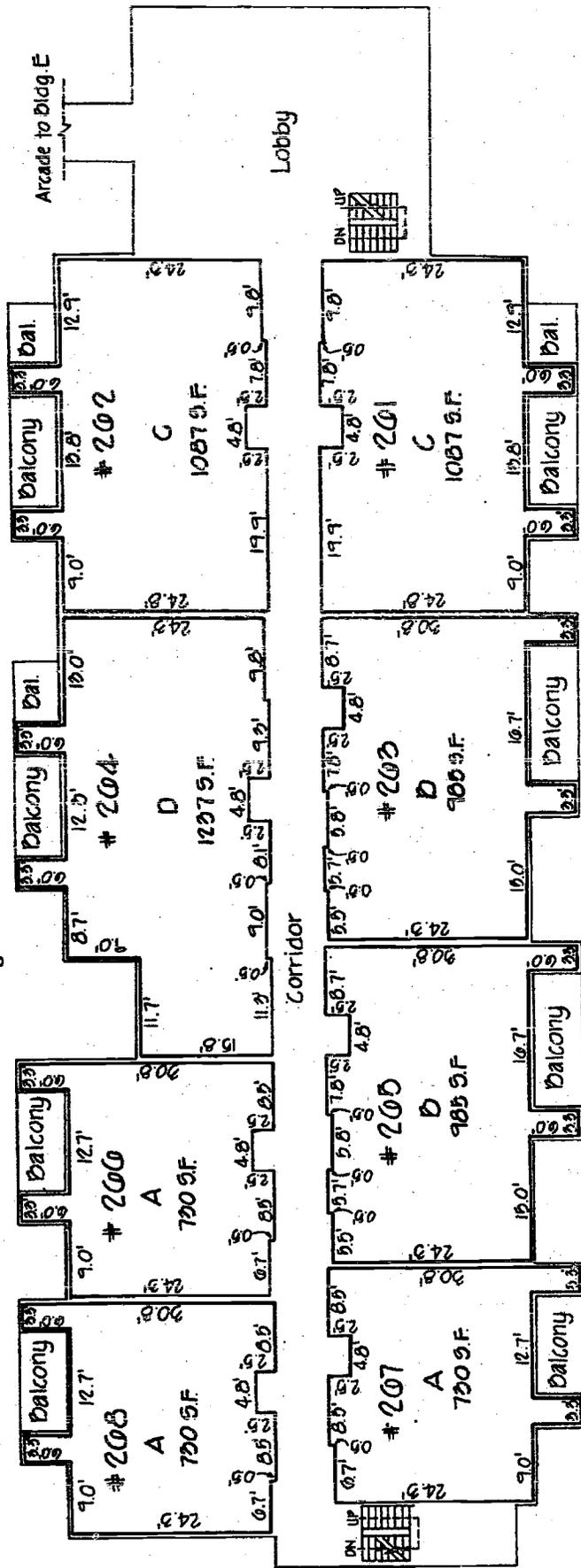
PAUL S. UNZICKER, INC.
Engineering, Planning, and Surveying
323 Anzio Dr., P.O. Box 381609
Duncanville, Texas 75138
(214) 296-6355



83114 3484

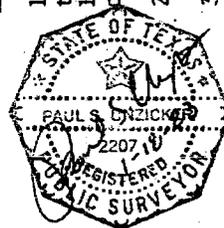
CAMBRIDGE CONDOMINIUM PHASE III

Building F Second Floor Plan



GENERAL NOTES

1. The dimensions and limits of the individual units are along the interior faces of the boundary walls as indicated by the heavy lines, and are typical for like units. These dimensions are based on drawings, plans, and data prepared by Loftice Associates.
2. All boundary walls are common elements.
3. Style of unit is depicted as A, B, C, or D.



PAUL S. UNZICKER, INC.
Engineering, Planning, and Surveying
323 Anzio Dr., P.O. Box 381609
Durcanville, Texas 76138
(214) 293-6565

EXHIBIT "C"

CAMBRIDGE CONDOMINIUMS

Phases I, II and III Combined
 Percentage Ownership Interest
 in and to the Common Elements

<u>UNIT</u>	<u>TYPE</u>	<u>PERCENTAGE OWNERSHIP INTEREST</u>
111	A	.308165
112	A	.308165
113	B	.415812
114	B	.415812
115	C	.458870
116	C	.458870
117	D	.522193
118	D	.522193
211	A	.308165
212	A	.308165
213	B	.415812
214	B	.415812
215	C	.458870
216	C	.458870
217	D	.522193
218	D	.522193
311	A	.308165
312	A	.308165
313	B	.415812
314	B	.415812
315	C	.458870
316	C	.458870
317	D	.522193
318	D	.522193
121	A	.308165
122	A	.308165
123	B	.415812
124	B	.415812
125	C	.458870
126	C	.458870
127	C	.458870
128	D	.522193
221	A	.308165
222	A	.308165
223	B	.415812
224	B	.415812
225	C	.458870
226	C	.458870
227	C	.458870
228	D	.522193
321	A	.308165
322	A	.308165
323	B	.415812
324	B	.415812
325	C	.458870
326	C	.458870
327	C	.458870
328	D	.522193
131	A	.308165
132	A	.308165
133	B	.415812
134	B	.415812
135	C	.458870
136	C	.458870
137	C	.458870
138	D	.522193

<u>UNIT</u>	<u>TYPE</u>	<u>PERCENTAGE OWNERSHIP INTEREST</u>
231	A	.308165
232	A	.308165
233	B	.415812
234	B	.415812
235	C	.458870
236	C	.458870
237	C	.458870
238	D	.522193
331	A	.308165
332	A	.308165
333	B	.415812
334	B	.415812
335	C	.458870
336	C	.458870
337	C	.458870
338	D	.522193
141	C	.458870
142	C	.458870
143	D	.522193
144	B	.415812
145	B	.415812
146	B	.415812
147	A	.308165
148	A	.308165
241	C	.458870
242	C	.458870
243	D	.522193
244	B	.415812
245	B	.415812
246	B	.415812
247	A	.308165
248	A	.308165
341	C	.458870
342	C	.458870
343	D	.522193
344	B	.415812
345	B	.415812
346	B	.415812
347	A	.308165
348	A	.308165
151	C	.458870
152	C	.458870
153	B	.415812
154	D	.522191
155	B	.415812
156	B	.415812
157	A	.308165
158	A	.308165
251	C	.458870
252	C	.458870
253	B	.415812
254	D	.522191
255	B	.415812
256	B	.415812
257	A	.308165
258	A	.308165
351	C	.458870
352	C	.458870
353	B	.415812
354	D	.522191
355	B	.415812
356	B	.415812
357	A	.308165
358	A	.308165

83114 3488

<u>UNIT</u>	<u>TYPE</u>	<u>PERCENTAGE OWNERSHIP INTEREST</u>
161	C	.458870
162	C	.458870
163	B	.415812
164	D	.522193
165	B	.415812
166	A	.308165
167	A	.308165
168	A	.308165
261	C	.458870
262	C	.458870
263	B	.415812
264	D	.522193
265	E	.415812
266	A	.308165
267	A	.308165
268	A	.308165
361	C	.458870
362	C	.458870
363	B	.415812
364	D	.522193
365	B	.415812
366	A	.308165
367	A	.308165
368	A	.308165
171	C	.458870
172	C	.458870
173	D	.522193
174	B	.415812
175	A	.308165
176	B	.415812
177	A	.308165
178	A	.308165
271	C	.458870
272	C	.458870
273	D	.522193
274	B	.415812
275	A	.308165
276	B	.415812
277	A	.308165
278	A	.308165
371	C	.458870
372	C	.458870
373	D	.522193
374	B	.415812
375	A	.308165
376	B	.415812
377	A	.308165
378	A	.308165
181	A	.308165
182	A	.308165
183	B	.415812
184	B	.415812
185	C	.458870
186	C	.458870
187	D	.522193
188	D	.522193
281	A	.308165
282	A	.308165
283	B	.415812
284	B	.415812
285	C	.458870
286	C	.458870
287	D	.522193
288	D	.522193

VOL 112
83114 3489

<u>UNIT</u>	<u>TYPE</u>	<u>PERCENTAGE OWNERSHIP INTEREST</u>
381	A	.308165
382	A	.308165
383	B	.415812
384	B	.415812
385	C	.458870
386	C	.458870
387	D	.522193
388	D	.522193
191	A	.308165
192	A	.308165
193	B	.415812
194	B	.415812
195	C	.458870
196	C	.458870
197	D	.522193
198	D	.522193
291	A	.308165
292	A	.308165
293	B	.415812
294	B	.415812
295	C	.458870
296	C	.458870
297	D	.522193
298	D	.522193
391	A	.308165
392	A	.308165
393	B	.415812
394	B	.415812
395	C	.458870
396	C	.458870
397	D	.522193
398	D	.522193
101	A	.308165
102	A	.308165
103	B	.415812
104	B	.415812
105	C	.458870
106	C	.458870
107	D	.522193
108	D	.522193
201	A	.308165
202	A	.308165
203	B	.415812
204	B	.415812
205	C	.458870
206	C	.458870
207	D	.522193
208	D	.522193
301	A	.308165
302	A	.308165
303	B	.415812
304	B	.415812
305	C	.458870
306	C	.458870
307	D	.522193
308	D	.522193

100.000000

83114 3490

