



201800047660

DEDICATION 1/7

**CERTIFICATE FOR RECORDATION OF DEDICATORY INSTRUMENT
OF
CAMBRIDGE CONDOMINIUM OWNERS ASSOCIATION**

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF DALLAS §

WHEREAS, Section 202.006 of the Texas Property Code requires that "A property owners' association shall file its dedicatory instruments in the real property records of each county in which the property to which the dedicatory instrument relates is located."; and

WHEREAS, Cambridge Condominium Owners Association, Inc., a Texas nonprofit corporation (the "Association") desires to comply with Section 202.006 by filing of record in the real property records of Dallas County, Texas, the attached instrument; and

WHEREAS, the attached instrument constitutes a "dedicatory instrument" as defined by Section 202.001 of the Texas Property Code; and

WHEREAS, the Condominium Declaration for Cambridge Condominium, an addition to the City of Dallas, Texas recorded on October 10, 1980 as Document Number 198002010925, in Volume 80201, Page 0641 *et seq.*, Real Property Records of Dallas County, Texas, as same has been amended and supplemented (the "Declaration") subjected to the scheme of development therein certain land described in Exhibit "A" thereto located in Dallas County, Texas;

WHEREAS, IT IS FURTHER RESOLVED that these Policies and Resolutions replace and supersede in all respects all prior policies and resolutions with respect to the Maintenance Responsibility Chart.

NOW, THEREFORE, the undersigned authorized representative of the Association hereby executes this Certificate to effect the recording of the dedicatory instrument attached hereto on behalf of the Association, and this is to certify that the foregoing policies were adopted by the Board of Directors at a meeting of same on December 21, 2017, and has not been modified, rescinded or revoked.

[Signature page follows.]

EXECUTED this 15th day of February 2018.

Cambridge Condominium Owners Association, Inc.
a Texas non-profit corporation

By: Mark Naig
Mark Naig, Secretary

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 15th day of February 2018, by Mark Naig, Secretary of Cambridge Condominium Owners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

Nicole Foley
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Cambridge Condominium Owners Association, Inc.
5204 Village Creek, Suite 202
Plano, TX 75093

CAMBRIDGE CONDOMINIUMS OWNERS ASSOCIATION, INC.
Maintenance Responsibility Chart

The following chart summarizes maintenance and repair responsibilities of an Owner and the Association for some of the more common situations that arise. This chart supplements the Cambridge Policies, Rules & Regulations' "Maintenance," "Plumbing Problems," and "Insurance" sections. Refer to both the Rules and this chart to determine who is responsible for a specific maintenance or repair issue."

The Association's first level document is the Declaration. The second level is the By-Laws. The third level is the Policies, Rules & Regulations. The fourth level is the Maintenance Responsibility Chart. If a conflict is found between these documents the higher level document is followed.

If a maintenance, repair, or replacement issue should occur and is not addressed in the chart, the Owner is responsible for contacting the Association's management in a timely manner for clarification of whether the Owner or the Association is responsible for addressing the particular matter.

Damage Caused by Owner – Pursuant to Section 3.10 of the Declaration, the costs incurred by the Association for maintenance, repair, or replacement that is the result of the willful or negligent act of an Owner, or the Owner's family, guests, or invitees and is not covered, or paid for by insurance on Unit or obtained by the Association shall be added to and become a part of the assessment to which such Owner's Unit is subject.

Damage that inflicts damage to another Unit is also the Owner's responsibility to pay for the resulting damage. The responsibility for working this out is between the Owner and the effected Owner.

The Declaration, Article IV Management and Administration, Paragraph 4.6 Insurance, Section d: recommends you have a contents / renters insurance policy. The Association's Master Policy will not cover the Owner's contents, appliances, cabinets, fixtures, flooring, wall coverings, etc. It will also not cover liability claims of guests within your unit.

If a leak is on a Patio / Balcony (LCE) that was changed from as built condition, the Association will not address the leak until Patio / Balcony (LCE) is brought back to as built condition.

Terminology Used in Chart:

- "All aspects" - Includes maintenance, repair and replacement, as needed.
- "LCE" - Limited Common Elements (defined at Section 1.1.I and Section 2.3 of the Declaration)
- "Unit" - Refers to the individually-owned condominium Unit as defined at Section 1.1s and Section 3.9 of the Declaration.

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Component of Property	Association Responsibility	Owner Responsibility
Antenna – Common Element	<ul style="list-style-type: none"> All aspects up to distribution into a Unit. 	<ul style="list-style-type: none"> Cabling within Unit.
Antenna - Owner installed	<ul style="list-style-type: none"> None. 	<ul style="list-style-type: none"> All aspects. Antenna or satellite dish must reside in Unit or the attached Patio / Balcony (LCE). Any damaged done by installation of an antenna or satellite dish must be repaired by Owner when removed.
Appliances	<ul style="list-style-type: none"> None. 	<ul style="list-style-type: none"> All aspects. The water heater, trash compactor, and HVAC system are required to be present and working. See Heating and Cooling System for additional requirements.
Cabinets	<ul style="list-style-type: none"> None. 	<ul style="list-style-type: none"> All Aspects.
Chimney	<ul style="list-style-type: none"> Exterior material of chimney stack and cap. 	<ul style="list-style-type: none"> All aspects of firebox, chimney flue, and damper, including periodic flue cleaning.
Covered Parking Space (LCE)	<ul style="list-style-type: none"> All aspects. 	<ul style="list-style-type: none"> Each Unit is allocated one covered parking spot. No changes allowed to a covered parking space. No switching covered parking spaces. May not repair or wash vehicle. Can inflate tires, jump start, and clean windows.
Door – Entry	<ul style="list-style-type: none"> Exterior painting of entry door if and when common hallway is redecorated. 	<ul style="list-style-type: none"> All aspects, except those noted for Association. Includes door frame, door, weather-stripping, threshold, hardware, locks, peepholes, and self-closing equipment. If door is replaced new door must be a metal, fire rated, self-closing, left swing, and open out. Exterior must be painted the same color as the other doors in the hallway. Must reuse or mimic door number.
Door – Interior	<ul style="list-style-type: none"> None. 	<ul style="list-style-type: none"> All aspects.
Door - Patio / Balcony	<ul style="list-style-type: none"> None. 	<ul style="list-style-type: none"> All aspects. Includes door frame, door, glass panes, weather-stripping, threshold, hardware, and locks. If replaced it must be a Sliding glass door.
Dryer vent	<ul style="list-style-type: none"> None. 	<ul style="list-style-type: none"> All aspects.

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Electrical – Common Element	<ul style="list-style-type: none"> • All aspects. 	<ul style="list-style-type: none"> • May not use, modify, or remove common element wiring existing within the Unit.
Electrical – Unit	<ul style="list-style-type: none"> • None. 	<ul style="list-style-type: none"> • All aspects of breaker boxes, lines, fixtures, and appliances within Unit walls. • Owner must use licensed and insured electrician for any work related to the Unit electrical system.
Flooring	<ul style="list-style-type: none"> • None. 	<ul style="list-style-type: none"> • First floor may have any type of flooring. • Second and Third floors must have flooring that does not transmit sound.
Furnishings	<ul style="list-style-type: none"> • None. 	<ul style="list-style-type: none"> • All Aspects.
Heating and Cooling system	<ul style="list-style-type: none"> • None. 	<ul style="list-style-type: none"> • All aspects, even if located outside Unit. • Owners must arrange for roof access by providing proof of Liability Insurance by a certified or licensed professional. • Owners may not access the roof by themselves for any reason. • No window HVAC units maybe installed.
Light fixtures	<ul style="list-style-type: none"> • None. 	<ul style="list-style-type: none"> • All aspects.
Mailbox (LCE)	<ul style="list-style-type: none"> • All aspects, except those noted for Owner. 	<ul style="list-style-type: none"> • Mailbox locks and keys from a locksmith. • The Association does not keep copies of mailbox keys.
Monitored Fire Alarm System	<ul style="list-style-type: none"> • All aspects. 	<ul style="list-style-type: none"> • Owners are prohibited from disconnecting any of the monitoring equipment installed by the Association within the Unit.
Patio / Balcony (LCE)	<ul style="list-style-type: none"> • Damage to wood and screens due to weathering only. 	<ul style="list-style-type: none"> • All aspects, except those noted for Association. • Written Association approval required prior to any changes.
Plumbing – Common Element	<ul style="list-style-type: none"> • All aspects. 	<ul style="list-style-type: none"> • None.
Plumbing – Unit	<ul style="list-style-type: none"> • None. 	<ul style="list-style-type: none"> • All aspects of lines, pipes, faucets, toilet(s), and appliances within a Unit or entering the Unit at the wall. • Must use licensed and insured plumbers for plumbing repairs.
Security System	<ul style="list-style-type: none"> • None. 	<ul style="list-style-type: none"> • All Aspects.

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Sheetrock	<ul style="list-style-type: none"> • None. 	<ul style="list-style-type: none"> • All aspects. • Replacement sheetrock must be fire rated. • Sheetrock installed in Bathrooms, Kitchens, or other wet areas must be mold resistant.
Smoke Detectors	<ul style="list-style-type: none"> • None. 	<ul style="list-style-type: none"> • All Aspects. • Must be kept in working order.
Structural Elements (foundation, subfloor, trusses, and wall framing)	<ul style="list-style-type: none"> • All aspects. 	<ul style="list-style-type: none"> • None. • May not be modified or removed.
Wall Coverings	<ul style="list-style-type: none"> • None. 	<ul style="list-style-type: none"> • All aspects.
Windows	<ul style="list-style-type: none"> • Exterior caulking in connection with exterior painting. 	<ul style="list-style-type: none"> • All aspects, including window frames, screens, window locks, glass panes, glazing and caulking. • Owner shall promptly repair and replace any broken or cracked glass in windows and doors. • Replacement windows must be double hung.

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This is to certify that the foregoing policy was adopted by the Board of Directors on December 21, 2017, to be effective as of March 1, 2018, and has not been modified, rescinded or revoked.

2018/02/07
Date

Mark A. Naig
Mark A. Naig, Secretary

SUBSCRIBED AND SWORN TO before me, the undersigned authority, by Mark A. Naig on this the 7th day of February 2018.

Nicole Foley

My commission expires

Notary Public in and for the State of Texas



Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
02/23/2018 09:06:59 AM
\$50.00



[Signature]

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