



201900216809

DEDICATION 1/A

4.
Dedicate

**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 this Supplement To Policies, Rules & Regulations replaces and supersede in all respects all prior policies and resolutions with respect to Access to Roof for Air-Conditioner Unit Maintenance;

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policies were adopted by the Board of Directors at a meeting of same on July 25, 2019, and has not been modified, rescinded or revoked.

[Signature page follows.]

EXECUTED this 12th day of August, 2019.

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

By: Nicole Foley
Nicole Foley, Managing Agent

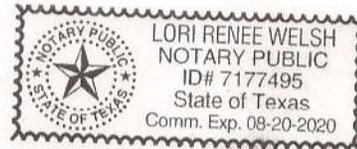
STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 12th day of August, 2019, by Nicole Foley, Managing Agent of Cambridge Condominium Owners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

Lori Renee Welsh
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

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



CAMBRIDGE CONDOMINIUM OWNERS ASSOCIATION, INC.
Policies, Rules & Regulations

SUPPLEMENT
TO
POLICIES, RULES & REGULATIONS

Access to Roof for Air-Conditioner Unit Maintenance

The following supplements the Policies, Rules & Regulations for Cambridge Condominiums as amended effective November 1, 2016. The following is adopted pursuant to the rulemaking authority of the Board of Directors of Cambridge Condominium Owners Association, Inc. (the "Association").

The compressor for each condominium Unit's air-conditioning system is located on the roof of the building in which the Unit is located (the "A/C equipment"). The Condominium Declaration for Cambridge Condominiums (the "Declaration") classifies the compressor and air handler system as a Limited Common Element of the condominium Unit that is serviced by the compressor, with the Unit owner being responsible for the maintenance and repair of the rooftop compressor.

The surface of the roof of each building is a General Common Element for which the Association has maintenance and repair responsibility.

The membranes covering the roof surface of the buildings are continually damaged as a result of owners and/or maintenance personnel hired by owners accessing and walking on the roof, dragging equipment across the roof surface, and doing other things that cause damage to the roof resulting in leaks and other problems that must be addressed by the Association at the expense of the Association. In addition, the buildings have experienced leaks and other problems due to apparent improper or ineffective repairs to some A/C equipment. There have also been times when Owners accessed the roof merely for personal or leisure reasons and not for the purpose of A/C equipment maintenance.

In an effort to minimize damage to the roof surface, to decrease costs incurred by the Association to repair roof damage, and to improve the quality of maintenance and repairs to the rooftop A/C equipment, the Board of Directors deem it necessary to adopt the following rules and procedures governing access to the buildings' roofs and maintenance of the rooftop A/C equipment.

1. If you decide to choose your own vendor, an appointment will need to be made as a designated person will need to grant access to the roof. Only designated personnel have access to the keys and can grant access. Appointments can be made by calling the Management company, Veracity 214-368-3388 during business hours. All after hours emergency request will be made the same way, except by choosing the emergency option. Only the vendor will be granted access after Proof of Liability Insurance is received. No owner will be granted access for any reason at any time.

CAMBRIDGE CONDOMINIUM OWNERS ASSOCIATION, INC.
Policies, Rules & Regulations

2. An access fee of \$150 will be charged to the condominium Unit Owner for the Owner's A/C technician to access the roof. This fee will help cover the cost to the Association to have the roof inspected for damage and to perform any repairs to the roof caused by the repair work to the rooftop A/C equipment. OR, the Owner can avoid the \$150 access fee by using the services of an A/C service company that has been approved by the Association and that has provided proof of liability insurance to the Association. Should the A/C service company approved by the Association cause damage to the roof, the Association will be responsible for the cost of any repairs to the roof.
3. The \$150 access fee will be billed to the Owner's account with the Association. Should the Owner fail to pay the access fee in a timely manner after being billed for the charge, the Association will have all collection rights provided by the governing documents for Cambridge Condominiums and by Texas law.
4. To use the services of the Association's approved A/C technician, contact the Management company, Veracity 214-368-3388 during business hours. All after hours emergency request will be made the same way, except by choosing the emergency option. The owner will be responsible to pay the Association approved A/C technician directly for services rendered as the Association will not handle the payment on behalf of the owner.
5. These supplemental rules are effective as of the date this instrument is recorded in the Real Property Records of Dallas County, Texas, after having been adopted by the Board of Directors are to remain in force and effect until revoked, modified or amended.

This is to certify that the foregoing was adopted by the Board of Directors at a meeting of same held on July 25, 2019, and has not been modified, rescinded or revoked.

Date: 7/25/2019

Robert W. Shear
President

