



TRV 2018010147  
5 PGS

STATE OF TEXAS §  
COUNTY OF TRAVIS §

**AMENDMENT OF DECLARATION  
OF  
CASCADA HOMEOWNERS ASSOCIATION**  
*(Related to maintenance responsibilities)*

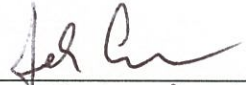
**Document reference.** Reference is hereby made to the Declaration of Cascada Condominium, filed as Document No. 2006014424 of the Official Public Records of Travis County, Texas (together with any amendments and supplemental documents thereto, the "**Declaration**").  
Reference is further made to the Cascada Community Manual, filed as Document No. 2006014426 (together with any amendments and supplemental documents thereto, the "**Rules**").

The Declaration provides that persons owning units subject to the Declaration are automatically made members of Cascada Homeowners Association (the "**Association**");

The Declaration, §8.3.1, authorizes amendment to Exhibit E, the Maintenance Responsibility Chart, and the required vote for such amendment per §8.3.1 has been met. **Exhibit E** to the Declaration is hereby **amended and replaced** with **Exhibit E** attached hereto.

The Rules also include a "**Maintenance Responsibility Chart**", which is simply a restatement of Exhibit E to the Declaration. The Maintenance Responsibility Chart included in the Rules is hereby **amended and replaced** with **Exhibit E** attached hereto.

**CASCADA HOMEOWNERS ASSOCIATION**  
Acting by and through its Board of Directors  
Filed of record in accordance with Ch. 202, Texas Property Code,


Signature:   
Printed Name: Josh Applebaum  
Title: Board President

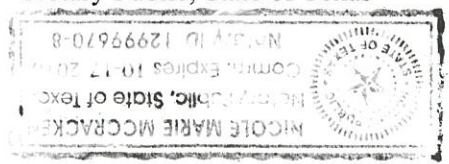
Attached: Exhibit E

**Acknowledgement**

STATE OF TEXAS §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 10 day of January,  
2018 by Nicole McCracken in the capacity stated above.  
JOSH APPLEBAUM

  
Notary Public, State of Texas



ret.  
CHARLENE GAGON  
3406 MANCHACA RD 27  
AUSTIN TX 78704

**SEAL**

Appendix E  
Maintenance Responsibility Chart

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	Component of Property	Association & Common Responsibility	Owner Responsibility (subject to Association's architectural controls)
1	Gate	All aspects	None
2	Water Detention Pond	All aspects	None
3	Perimeter Fencing & Walls, retaining walls	All aspects	None
4	Interior Asphalt Street	All aspects	None
5	Street Lights	All aspects	None
6	Sidewalks	All aspects of sidewalks on the common elements	All aspects of sidewalks within the courtyards
7	Mailboxes & Unit No.s	All Aspects	None
8	Trash & Recycling Receptacles	None	Wheeled cans & bins
9	Courtyard Walls	Repair failures in walls, footings, cracks in mortar, clean ext. walls	Cleaning of interior courtyard walls
10	Grounds - Outside the courtyards	All aspects on the common area, including irrigation	None
11	Grounds inside Courtyards including paving & decks	None - except removal of vines on stucco walls at owner's expense	All aspects, incl. keeping plantings away from buildings, gutters, etc.
12	Roofs	Felt, shingles, decking, metal flashing, & fascia boards	All other aspects, incl. roof trusses
13	Gutters: downspouts	All gutters: downspouts outside the courtyard	Downspouts inside the courtyard; ext. dwnspts. damaged by owner
14	Roof & Ext. Wall Mounted attachments	All aspects of builder installed attachments	All aspects of owner installed attachments

	Component of Property	Association & Common Responsibility	Owner Responsibility (subject to Association's architectural controls)
15	Exterior vertical walls of buildings, fireplaces, courtyard gates, balconies & other features not listed	Stucco, stone, siding & parging repairs; periodic painting and staining	Gate door handles, latches, light fixtures & doorbells. Studs and insulation
16	Building Foundations, AC supports, porch slabs	None	All aspects
17	Concrete Driveways	All aspects	Owner caused damage (e.g. oil stains)
18	Exterior Light Fixtures	Lights visible from common area	Lights not visible from the common area
19	Garage Doors	Periodic restaining; ext. repairs	Door opening system
20	Fireplaces & Chimneys	Outdoor fireplace only: stucco, painting & chimney cap	All aspects, including fireboxes, chimney cap, flues & dampers, periodic flue cleaning
21	Skylights	None	None
22	Attics	None	All aspects
23	Insulation & weatherstripping	None	All aspects
24	Townhome interior, including improvements, fixtures, partition walls, floors & exterior wall studs	None	All aspects
25	Sheetrock in unit (walls & ceilings) & treatments on walls	None	All aspects
26	Exterior doors of units	None	All aspects
27	Windows of units	Exterior caulking in connection with periodic exterior painting or staining.	All other aspects except for those noted for the HOA, including frames, screens, locks, panes glazing and caulking

	Component of Property	Association & Common Responsibility	Owner Responsibility (subject to Association's architectural controls)
28	Water, wastewater, electrical lines & systems	All aspects of common lines & systems; lines extending from the common lines up to the unit pressure reducing and cut-off valves.	All aspects of lines, pipes fixtures & appliances in the interior of the units. Exterior water cut-off and pressure reducing valves and the water lines from the valves to the unit.
29	Heating & cooling systems & water heaters	None	All aspects
30	Intrusion alarms, smoke & heat detectors, monitoring equipment	None	All aspects
31	Cable or fiber for television or internet	Standards for location and appearance of cable, fiber or conduit	All other aspects
32	Television antennae & satellite dishes	None	All aspects

Note 1: All owner or renter-caused damage to any element is the responsibility of the owner.

Note 2: The components listed in the first columns are applicable only if they exist, and may not be construed as a requirement to have such a component. The skylight is an example of such a component.

Note 3: If the owner is responsible for a component of the building that is shared with the other townhomes in the building, such as roof trusses and the foundation, the responsibility is shared. If the owners cannot agree on the equitable division of the costs based on the circumstances, the expense will be divided evenly among the townhomes in the building. If the owners of the townhomes in a building cannot agree on any aspect of maintenance that requires their joint participation, the matter will be decided by an ad hoc 3-person committee appointed by the board.

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Note 4:

If an owner fails or refuses to perform necessary maintenance, repair, or replacement, the Association may perform the work after giving required notices to the owner. The owner will then be billed by the Association for the cost of the work performed.

Note 5:

This Maintenance Responsibility Chart may be revised by the Association, with the approval of owners representing at least a majority of the units in the property. A revised Chart must be recorded in the Real Property Records of Travis County, Texas.

Note 6:

To clarify the phrase "subject to the Association's architectural Control": owners are responsible for the maintenance of certain components, such as the external light fixtures on the unit or the door handles on the courtyard gates, which cannot be changed or replaced without the consent of the Association.

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

Jan 23, 2018 12:33 PM

2018010147

WILLIAMSJ: \$42.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS

**Recorders Memorandum**-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.