

RESOLUTION

WHEREAS ballots were canvassed on December 28, 1976 regarding the attached proposed amendments to Paragraph 28 and Article VI, § 2 of the Declaration and By-Laws, respectively, of Balcones Towers Condominium Regime; and

WHEREAS these proposals received the written consent of the mandatory sixty-five percent (65%) of the ownership unit owners; and

WHEREAS the attached proposals are a true and correct copy of the authorized changes;

THEREFORE BE IT RESOLVED that such changes be filed in the Condominium Records of Travis County, Texas pursuant to Article VIII of the By-Laws of this Condominium Regime and that payment issue therefor.



President -- Steven Gavenda

END BEAT



Secretary-Treasurer -- Ida Powell

THE FOLLOWING CHANGES TO THE DECLARATION OF BALCONES TOWERS CONDOMINIUMS IS TO BE OFFERED:

Change paragraph 28 which reads as follows:

28. Taxes-Taxes, assessments, and other charges of the City, County, State, or any other political entities or any special district thereof on the Project Property (including common elements and individual units) shall be paid by the Board of Administration and shall be assessed to the unit owners in the same ratio as their ownership in the common elements. Said amounts shall be a common expense and collected monthly as other assessments.

This should be changed to read as follows:

28. Taxes-Taxes, assessments, and other charges of the City, County, State, or any other political entities or any special district thereof on the Project Property (including common elements and individual units) shall be collected and paid by the Board of Administration ~~[and shall be]~~ as assessed to the unit owners [in the same ratio as their ownership in the common elements.] on an individual basis by the above political entities or districts. Said amounts ~~[shall be a common expense]~~ will be an individual expense of the unit concerned and collected monthly as other assessments.

NOTE: Wording eliminated by the change is enclosed in brackets [] and lined through.

New wording added to the paragraph is underlined.

ORIGINAL DLM

THE FOLLOWING ADDITION TO EXHIBIT "A" - BY-LAWS OF BALCONES TOWERS CONDOMINIUMS IS RECOMMENDED:

ARTICLE VI - Assessments, Section 2, Obligation of Unit Owner. The first paragraph of this section which ends with the words "Monthly assessments as it becomes due and payable each month." is to be followed with these words:

All assessments not received by the tenth of each month will be considered delinquent and a late charge will be collected by the Board of Administration who will set an amount not to exceed 10% of the delinquent amount due. Checks returned for insufficient funds will be considered delinquent and subject to the same late charge.

Balcones Towers Homeowners Association

3431 North Hills Drive, No. 119

Austin, Texas 78731

AMENDMENTS

1-88-0107

THE STATE OF TEXAS X

COUNTY OF TRAVIS X

BEFORE ME, the undersigned authority, on this day personally appeared IDA POWELL, Secretary-Treasurer of Balcones Towers Condominium, Inc., Board of Administration, known to me to be the person and officer whose name is subscribed below and who acknowledged that the attached Resolution and Amendments are true and correct copies of records of this Condominium Regime, that they were executed as the act of the corporation, for the purposes therein expressed and in the capacity therein stated.

(NO SEAL)

Ida Powell

IDA POWELL
Secretary-Treasurer

GIVEN under my hand and seal of office this the 19th day of Oct. 1978.

~~NOTARY SEAL~~

Gay B. Bower
NOTARY PUBLIC IN AND FOR
TRAVIS COUNTY, TEXAS

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on the
date and at the time stamped hereon by me; and was duly
RECORDED, in the Volume and Page of the named RECORDS
of Travis County, Texas, as Stamped hereon by me, on

OCT 19 1978



Carie Chappell
COUNTY CLERK
TRAVIS COUNTY, TEXAS

Carie Chappell
OCT 19 2 07 PM '78
FILED
COUNTY CLERK
TRAVIS COUNTY, TEXAS

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