



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Aug 19, 2020 11:48 AM Fee: \$574.00

**2020148561**

\*Electronically Recorded\*

AFTER RECORDING RETURN TO:



ROBERT D. BURTON, ESQ.  
WINSTEAD PC  
401 CONGRESS AVE., SUITE 2100  
AUSTIN, TEXAS 78701

## DECLARATION OF CONDOMINIUM REGIME FOR AUSTIN MODERN LOFTS CONDOMINIUMS

(A Residential Condominium Project located in Travis County, Texas)

THE PROPERTY SUBJECT HERETO IS ALSO SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR EAST AVENUE, RECORDED AS DOCUMENT NO. 2010014491 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (AS AMENDED, THE "MASTER DECLARATION"). UP-32ND STREET, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, IS THE "DECLARANT" PURSUANT TO THE MASTER DECLARATION AND IT HAS EXECUTED THIS DECLARATION FOR THE PURPOSE OF ACKNOWLEDGING ITS CONSENT TO THIS DECLARATION.

**Declarant:** AUSTIN MODERN LOFTS, LLC, a Texas limited liability company

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AUSTIN MODERN LOFTS CONDOMINIUMS

# CONDOMINIUM INFORMATION STATEMENT

ISSUED AUGUST 19, 2020

**Declarant:** AUSTIN MODERN LOFTS, LLC, a Texas limited liability company

AUSTIN MODERN LOFTS CONDOMINIUMS  
CONDOMINIUM INFORMATION STATEMENT

**NOTICE TO PURCHASER**  
**READ THIS DOCUMENT FOR YOUR OWN PROTECTION.**  
**IT CONTAINS INFORMATION REQUIRED BY STATUTE FOR ALL TEXAS**  
**CONDOMINIUMS CREATED AFTER JANUARY 1, 1994.**

**NAME OF REGIME:** Austin Modern Lofts Condominiums

**LOCATION OF REGIME:** 3500 Harmon Avenue, Austin, Travis County, Texas 78705

**LOCATION OF CONDOMINIUM:** Lot 8, Block A, East Avenue Subdivision, according to the map or plat thereof, recorded as Document No. 200800152, Official Public Records of Travis County, Texas, as ratified under Document No(s). 2008153085 and 2008153086, Official Public Records of Travis County, Texas, as more particularly described in "Exhibit A" to the Declaration of Condominium Regime for Austin Modern Lofts Condominiums, recorded in the Official Public Records of Travis County, Texas, and attached hereto and incorporated herein by reference as Exhibit A (the "Declaration").

**NAME OF DECLARANT:** AUSTIN MODERN LOFTS, LLC, a Texas limited liability company

**ADDRESS OF DECLARANT:** 1520 Oliver Street, Houston, Texas 77007

**EFFECTIVE DATE:** August 19, 2020

This Condominium Information Statement presents certain information regarding the condominium regime and the Units being offered for sale by Declarant. It consists of two parts, a narrative portion and an exhibits portion. The exhibits include legal documents that will be required for the creation and operation of the condominium. The exhibits will control in the event of any inconsistency between the exhibits and the narrative.

This Condominium Information Statement is not intended to be all-inclusive or to address every significant feature of the condominium. Because purchasing real property is an important decision, the purchaser is encouraged to review this Condominium Information Statement with an attorney and to consult other sources for information not covered by this Condominium Information Statement.

Under limited circumstances, a purchaser has a six day period after receiving the Condominium Information Statement during which the purchaser may cancel the contract of sale and obtain a full refund of any money deposited in connection with the contract. This right to cancel does not apply if the purchaser received the Condominium Information Statement before signing the contract or if the contract contains an underlined or bold-print provision acknowledging the purchaser's receipt of the Condominium Information Statement and recommending that the purchaser read the Condominium Information Statement before signing the contract. If the purchaser has such right to cancel and elects to cancel, notice of cancellation must be given pursuant to Section 82.156 of the Texas Uniform Condominium Act.

Capitalized terms used but not otherwise defined herein shall have the meanings set forth in the Declaration.