



S P R I N G
C O N D O M I N I U M

Realtor Information Sheet

Welcome you to Spring Condominium. We hope you will find this information useful. If you have any questions, comments or concerns, please do not hesitate to call our office at (512) 480-0244, or our 24/7 Front Desk at (512) 480-0232.

Sincerely,

Spring Austin Owners Association.

- **Unit mailing address:** 300 Bowie Street, Unit # _____
Austin, TX 78703
- **Spring Front Desk:** Desk Phone: **(512)480-0232**
Desk Email: frondesk@springhoa.com

The Front Desk is staffed 24hours a day, 7days a week.

- **Homeowner's Association:** **Spring Austin Owners Association**
300 Bowie Street, unit 501
Austin, TX 78703
Ph: (512) 480-0244
HOA@springhoa.com
- **Association Staff:**
 - Building Director & Association Manager:* *Martin Weinkove*
martin@springhoa.com
 - Operations Manager:* *Jelicka Long*
jelicka@springhoa.com
 - Front Desk Staff:* *TJ Cobb*
Roderick Maggitt
Tarik Carter
 - Overnight & Weekend Front Desk Staff:* *Tri-Shield Security Services*
frontdesk@springhoa.com
 - Maintenance Technician:* *Alberto Maldonado JR*
 - Porter / Asst. Maintenance:* *Jorge Moran*
 - House Keeper:* *Rosario*

Building Features & Amenities:

- 44 story Point Tower.
- Designed by internationally acclaimed architect, Foad Raffi.
- Every two and three bedroom residence is a corner unit.
- Spectacular views from every living and bedroom area. Expansive windows with Low E, double insulated window glass for energy efficiency and UV protection.
- Contemporary lobby and interiors newly redesigned by David Webber Architecture

Efficiency in Building Design

- Modern low maintenance concrete and glass exterior, no stucco.
- Green Building certified.
- Operable windows provide cross ventilation.
- High efficiency, exceptionally quiet, and low maintenance air conditioning utilizing City of Austin chilled water system.
- Over height, 8'8" ceilings.
- Central, gas fired, continuously recirculating hot water system provides instant hot water
- Sleek, frameless shower doors with chrome bathroom fixtures
- Sprinklers in all residences and common areas
- Resident and Visitor parking located within the parking garage
- Pre-wired for high speed internet access (Fiber), cable television, Satellite television and telephone
- Gated, secure parking
- Community Recycling Program

Building Amenities

- All Resident amenities are conveniently located on the fifth floor with expansive views overlooking Town Lake, amenities include:
- Lushly landscaped pool area with 75 foot lap pool
- Outdoor entertainment area and kitchen with serving bar and built in grill
- Convenient exercise room and changing facilities
- Large indoor entertainment and meeting area with kitchen overlooking pool
- Private dining room
- On Site Guest suites, fully furnished rental rates @ \$90 & @ \$125 per night
- Secure on-site Resident Manager's office
- Security card access to building, amenity area, and parking garage
- Access to non-commercial floors restricted by remote card reader
- Entry phone for pre-screening visitors
- Secured Wi-Fi connectivity throughout community common areas
- Community Recycling Program
- Valet Waste Nightly Doorstep Trash Pick Up Service

Utilities and Services

Included:

The following utilities are included in your monthly HOA dues; therefore you will not receive a bill. You do not need to contact the service provider to begin service.

- Gas: Cook top gas is provided.
- Hot & Cold Domestic Water.
- 5 nights a week Valet Trash Doorstop Pick-Up Service.

Utility Services: Billed by 3rd Party:

- Unit metered Electricity usage charge,
- Unit metered CHW (Chilled Water for HVAC) usage charge,
- Any applicable COA charges (anti-litter fee, storm drainage etc.)

Domestic hot and cold water, gas and trash are included in your monthly HOA Dues amount.

Trash: There are 2 distinct trash systems within the building:

- a) **Valet Waste** nightly service, whereby your trash is picked up from your front door in the provided Valet Waste Trash Can. Valet Waste will collect your trash and Recycles Sunday through Thursday. Valet Waste does not collect on weekends and National Holidays. To utilize this service you must place your sealed trash bags in the provided Valet Waste container outside your front door between 6pm and 8pm on Sun – Thurs. Recycles can be comingled but must be placed in an approved clear blue plastic recycle bag and placed inside your Valet Waste Can or if not room – on top of it. Cardboard should be broken down to no bigger than 24" x 24" and bound together.
- b) **Building Centralized Trash** & recycling area, which is located on P1 at the top of the ramp, that goes down to P2. Trash and recycles can be deposited there anytime in the allocated bins 7 days a week (24/7).

Optional Utilities:

Cable, Internet, and telephone service providers are listed below. In order to begin service you are required to contact the service provider directly.

Spectrum (Formally Time Warner Cable)

(866) 282-1155 / (855) 895-1018

www.spectrumspecial.com

DirectPath (DirectTV)

(866) 430-7284

www.directpath.com

AT&T U-verse

800-499-7928

www.att.com

Controlled Access

The access devices or **Fob / Clicker** that you will receive upon Closing allows you to gain access to Garage parking levels, your Residential floor level, Main Lobby, Amenities on Level 5, and Elevators. Access control devices (fobs/clickers) are limited to a maximum amount of 2 per unit, 2 per bedroom and 1 per parking space. Replacement or additional devices can be ordered through the association management office and are billed at @ \$20 per card fob and @ \$50 per remote fob (2018).

Mail Room: The mailroom is located west of the L1 Elevator Lobby. Your mailbox # is the same as your unit number.

Guest Parking: The Spring has a limited number of Guest Parking Spaces, located on Parking Level's L4 that may be reserved/requested on a first come first serve basis, availability and permit requests can be made 24/7 through the BuildingLink web portal. Please note: **Guest Parking Spaces are subject to Visitor Parking Rules and Regulations.**

Deliveries: The Front Desk can receive your regular UPS type packages. All packages received at the Front Desk will be logged into the BuildingLink system, which will then automatically send you an electronic notification (email and or text message). The Front Desk Staff cannot receive any furniture or appliance deliveries or anything palletized. However, while being able to accept most deliveries, they cannot sign for or be held responsible for the condition of the delivery and they also may not sign for any registered mail items.

Move-Ins/Outs & Deliveries (requiring the elevator):

All moves are coordinated through the Front Desk Supervisor. Residents should view the amenities tab in their BuildingLink account to check availability and place reservation requests. Reservation Requests will be followed up on within 24 business hours.

FAQ's – the short list.

1. How old is the building?

a. *Spring first opened in the fall of 2009.*

2. What Amenities and where are they?

a. *Spring offers a 24/7 Front Desk Staff, Gym, Owners Lounge, Private Dining Room, 75' Lap Pool, Outdoor Kitchen area, 2 Guest Suites, Guest Parking, Access Controlled Building with Secured Parking.*

3. How much are the HOA fees?

a. *Spring bills Unit owners monthly on at a rate of \$0.45 per square foot (2017)*

4. Pet Policies?

a. *Spring allows unit owners to house up to two pets per unit, there are currently no size, weight or breed restrictions, however, pets are NOT permitted in Rental Units (2018).*

5. Building Security?

- a. Like all downtown properties, security is the responsibility of local law enforcement and residents themselves, however Spring does have a 24/7 Front Desk staff, an overnight Security Guard, access control on all entryway doors and elevators and a gated garage.

6. Bikes & Parking?

- a. Spring has bike racks located on the following parking levels, P1, P2 and L5. All bike rack parking is available at no charge on a first come / first serve basis. All parking is assigned and deeded to specific units.

7. What is the rental percentage cut off / lease cap?

- a. Spring has a lease cap set at 30%

8. How many parking spaces come with the unit?

- a. However many the previous unit owner conveyed with the unit.

9. What's included in the HOA fees?

- a. Hot and Cold Domestic Water, Gas, Valet Waste Trash Service, Building Insurance (additional coverage recommended).

13. Pool Hours, rules?

Main Entry Doors	24 / 7 with access card
All Entry and Stairwell Doors	24 / 7 with access card
Parking Garage	24 / 7 with access card
Swimming Pool	6:00 a.m. to 10:00 p.m.
Fitness Center	24/7
Owners Lounge	24/7
Dining Room	24/7, unless otherwise reserved.
Guest Suites	Reservations Required

Times are subject to change or modification by the Association.

FAQ's – the long list.

1. How do I set up my Minol Utility account?

- a. The HOA will set up the account after receiving the closing paperwork
 - i. Your first bill will show only HOA dues
 - ii. Chilled Water (for HVAC) and Electricity are metered and billed. The current usage will be billed the following month

2. Do I owe anything now? When will I see my first bill(s)?

- a. You should not owe anything now
- b. The seller paid up all of the accounts through closing
- c. Your first bill will show only HOA dues
- d. Chilled Water (for HVAC) and Electricity are metered and billed. These utilities are billed 2 months in arrears; for example, usage in January is billed in March

3. How can I pay? May I use a credit card?

- a. You can pay by check (made to Spring HOA)
- b. You can pay by mail using the Minol bill/envelope you receive at the end of the month
- c. You can use a credit card online at the Minol site (charges apply).

4. How do I set up my phone, cable, satellite, or Internet?

- a. You may contact ATT, ATT U-Verse, Spectrum (formally Time Warner Cable) or DirecTV for television, internet and phone services
- b. The DirecTV service is provided by their multi-family division called DirecPath, all rates and services are identical to DirecTV. The phone number is 866-430-7284

5. Is my unit insured? For how much? Who may I speak to obtain copies of the building's insurance or other insurance related questions?

- a. Condominium owners sometimes assume that the association's master insurance policy is all the coverage they need. The master policy actually only covers the building, not your personal belongings, or any upgrades you've made to your unit. For example upgraded flooring, new cabinets or appliances, or renovations are generally not covered by the master policy. The policy covers the unit as it was originally conveyed (sold from developer to initial purchaser). A copy of the Master Policy COI can be found in the BuildingLink Documents Library under the "Insurance tab".
- b. All residents need their own insurance for the items inside of their units, their belongings, and any damage that might be caused by something within your unit (such as a leaking toilet). In a few rare cases where coverage is provided under the master policy, you will still be responsible for the deductible, or a portion thereof. To have your personal belongings, any betterment or improvements and any deductibles covered, you need to invest in a condominium owner's insurance policy, available from most carriers. These policies generally cost only a few dollars each month and are well worth it! Be sure to ask about water or sewer backup coverage. This is a rare occurrence in a high rise, but worth asking about. Sewer backups are not unheard of, and a standard policy won't cover the damage to your unit without a sewer backup rider.
- c. If you have any questions regarding what type of coverage you need, please contact your insurance agent. The association's insurance contact is William Gammon Insurance and can be reached at 512-583-1517.

6. How do I reserve the moving elevator?

- a. The Move In / Move Out Info Sheet & Request Form is available at in the Library on our BuildingLink site under the 'FORMS' section and a copy is included in this package.

7. Will my large furniture fit into the elevator and/or the entrance to my unit?

- a. The moving elevator is 112 inches high, 52 inches deep and 81 inches wide
- b. The condominium elevator vestibule entrance door is approximately 6'- 8" by 3'.
- c. The 3rd Street entrance door is approximately 6 foot 7 inches by 3 feet
- d. The 3rd Street entrance hallway is approximately 7 foot 8 inches by 6 feet

8. What is KeyLink? Do I have to use it?

- a. *As the individual Spring Condominium Units are not master keyed, residents should furnish the Association with a duplicate set of keys to their unit. The keys will be used only in emergencies and for required repairs while residents are away or otherwise unavailable. If it is necessary to break a lock or door to combat fire, water leaks, etc. residents will be responsible for any repairs and any damage to adjacent units resulting from the failure to provide duplicate keys as stated in the Key Control and Lockouts policy.*

9. Are there drycleaners, housekeepers, dog walkers, or window cleaners available?

- i. *Ask the guys at the front desk*

10. Where may my visitors park?

- i. *Any guests or visitors who may be visiting the property for several hours/days must use the designated Spring Guest / Visitor Parking areas located on Parking Level L5*
- ii. *Residents must apply for, reserve or request the use of the Guest Parking facilities through the BuildingLink "Amenities" tab or from the front desk*

11. Where may my contractors park?

- i. *Contractors should not use the Guest / Visitor Parking*
- ii. *Contractors are responsible for their own parking*
- iii. *Pay parking is available on 3rd Street and on Bowie Street*

12. What do I do with my trash?

- i. *Trash should be in a tied 13 gallon bag, placed in the Valet Waste container and set outside your door between 6-8pm on Sundays through Thursdays*
- ii. *Valet Waste will begin picking up trash at 8pm*
- iii. *There is no valet trash service on Friday or Saturday nights*

13. I have extra trash, where may I put it?

- i. *Bulk trash and recycle bins are located on parking level P1; residents are welcome to take excess trash to that area and use the bins.*

14. How can I find my storage space or parking spots?

- i. *Parking spaces should be identified in your purchasing documents or lease*
- ii. *Most storage cages are located in the rooms along the hallway on parking level P2. A storage room key is required to access the cages. A key can be purchased from the Management office for \$12*

15. I have other questions such as pool rules, procedures to reserve guest suites or other common areas, by laws, general rules and regulations. Where do I find this information?

- i. *All of the Association's Governing Documents are available on the Spring BuildingLink website (www.springhoa.com) in the Documents Library section.*