

**MANAGEMENT CERTIFICATE  
VILLA MONTANA HOA, INC.**

The undersigned, being the Managing Agent of Villa Montana HOA, Inc., (the "Association"), and in accordance with Section 209.004 of the Texas Property code, does hereby certify as follows:

1. The name of the subdivision is Comanche Canyon Ranch Section One, (the "Subdivision Development").
2. The name of the Association is the Villa Montana HOA, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Comanche Canyon Ranch Section One, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Document No. 200500185 of the Official Public Records of Travis County, Texas.

Comanche Canyon Ranch Section One, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Document No. 2013131965 of the Official Public Records of Travis County, Texas.

Comanche Canyon Ranch Section One, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Document No. 2013134281 of the Official Public Records of Travis County, Texas.

4. The recording data for the declaration application applicable to the Subdivision Development, an all amendments thereto, is as follows:

Declaration of Covenants, Conditions and Restrictions for Comanche Canyon Ranch Section One, recorded at Document No. 2005136906 of the Official Public Records of Travis County, Texas.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Comanche Canyon Ranch Section One, recorded at Document No. 2005157699 of the Official Public Records of Travis County, Texas.

Second Amendment to Declaration of Covenants, Conditions and Restrictions for Comanche Canyon Ranch Section One, recorded at Document No. 200707560 of the Official Public Records of Travis County, Texas.

Third Amendment to Declaration of Covenants, Conditions and Restrictions for Comanche Canyon Ranch Section One, recorded at Document No. 2008200357 of the Official Public Records of Travis County, Texas.

Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Comanche Canyon Ranch [NKA Villa Montana] Section One and Recordation of Previously Adopted Restrictions, recorded under Document No. 3009073786 of the Official Public Records of Travis County, Texas.

Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Comanche Canyon Ranch [NKA Villa Montana] Section One, recorded at Document No. 20100021155 of the Official Public Records of Travis County, Texas.

Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for Comanche Canyon Ranch Section One, recorded at Document No. 2010044552 of the Official Public Records of Travis County, Texas.

Amendment to Declaration of Covenants, Conditions and Restrictions for Comanche Canyon Ranch Section One [NKA Villa Montana], recorded at Document No. 2011191969 of the Official Public Records of Travis County, Texas.

Eighth Amendment to Declaration of Covenants, Conditions and Restrictions for Comanche Canyon Ranch Section One, recorded under Document No. 2017168795 of the Official Public Records of Travis County, Texas.

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Ninth Amendment to the Declaration of Covenants, Conditions and Restrictions for Comanche Canyon Ranch Section One [NKA Villa Montana] recorded at Document No. 20211026141 of the Official Public Records of Travis County, Texas.

5. Other information the Association deems important:

Easement and Use Agreement, recorded at Document No. 2011113984 of the Official Public Records of Travis County, Texas.

Easement and Use Agreement, recorded at Document No. 2011131507 of the Official Public Records of Travis County, Texas.

Villa Montana HOA Community Manual, recorded at Document No. 2011191969 of the Official Public Records of Travis County, Texas.

Use Agreement, recorded at Document No. 2012091666 of the Official Public Records of Travis County, Texas.

Assignment of Declarant's Rights and Waiver of Right of First Refusal Comanche Canyon Ranch Section One, recorded at Document No. 2013196159 of the Official Public Records of Travis County, Texas.

Corrected and Rerecorded Assignment of Declarant's Rights and Waiver of Right of First Refusal Comanche Canyon Ranch Section One, recorded at Document No. 2014008502 of the Official Public Records of Travis County, Texas.

Resolutions of the Board of Directors Adopting Rules for the Villa Montana HOA, Inc., recorded at Document No. 2016017339 of the Official Public Records of Travis County, Texas.

Amendment of Rules and Regulations of Villa Montana HOA, Inc., recorded at Document No. 2016070394 of the Official Public Records of Travis County, Texas.

Notice of Dedicatory Instruments for Villa Montana, HOA, Inc., recorded at Document No. 2016142363 of the Official Public Records of Travis County, Texas.

6. The name and mailing address of the Association is Villa Montana, HOA, Inc., c/o Oberg Properties, 1107 RR 620 South, Austin, TX 78734.
7. The name, mailing address, telephone number, and email address of the person or entity managing the Association is Oberg Properties 1107 RR 620 South, Austin, TX 78734; 512-263-5200; [info@obergproperties.com](mailto:info@obergproperties.com).
8. The website at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://obergproperties.appfolio.com/>
9. The following described fees are charged by the Association in relation to a property transfer in the subdivision development:

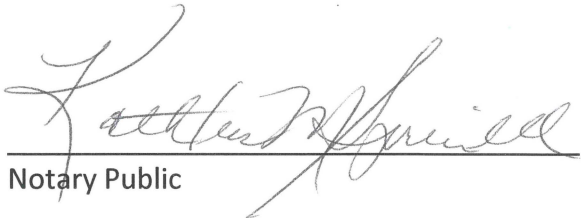
Transfer Fee (Paid at Closing)	\$250.00
Resale Certificate	\$375.00
Condo Questionnaire	\$375.00
Statement of Account	\$150.00
Rush Fee	\$50.00
Working Capital (Paid to Association at Closing)	\$100.00

This Management Certificate is effective as of 24, March 2022.

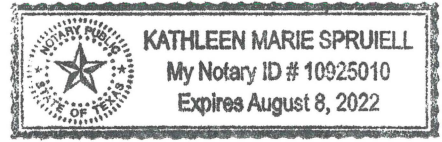
By:   
Mary Lynn Oberg, Managing Agent

STATE OF TEXAS §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 24<sup>th</sup> of March, 2022, by Mary Lynn Oberg, registered agent of the Villa Montana HOA, Inc., a Texas nonprofit corporation on behalf of said corporation.

  
Notary Public

AFTER RECORDING RETURN TO:  
Villa Montana HOA, Inc.  
c/o Oberg Properties  
1107 RR 620 South  
Austin, TX 78734



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

  
Rebecca Guerrero, County Clerk  
Travis County, Texas

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Apr 04, 2022 12:09 PM  
Fee: \$34.00 MEDINAE