

**MANAGEMENT CERTIFICATE**  
**AURORA VISTA OWNERS ASSOCIATION, INC.**

The undersigned, being an Officer of Aurora Vista Owners Association, 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 Aurora Vista (the "Subdivision").
2. The name of the Association is Aurora Vista Owners Association, Inc. (the "Association").
3. The recording data for the Subdivision is as follows:

Phase One, Aurora Vista, a subdivision in Wise County, Texas, according to the Map or Plat thereof recorded at Plat Cabinet B, Section 479 of the Plat Records of Wise County, Texas, and all amendments to or replats of said Map or Plat, if any.

Aurora Vista, Phase Two, a subdivision in Wise County, Texas, according to the Map or Plat thereof recorded at Cabinet B, Section 501 of the Plat Records of Wise County, Texas, and all amendments to or replats of said Map or Plat, if any.

Aurora Vista, Phase Three, a subdivision in Wise County, Texas, according to the Map or Plat thereof recorded at Cabinet C, Slide 468 of the Plat Records of Wise County, Texas, and all amendments to or replats of said Map or Plat, if any.

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

Declaration of Covenants, Conditions & Restrictions for Aurora Vista, recorded at Document No. 247661 in the Official Public Records of Wise County, Texas.

Bylaws of Aurora Vista Owners Association, Inc. and Articles of Incorporation of Aurora Vista Owners Association, Inc., recorded at Document No. 274009 in the Official Public Records of Wise County, Texas.

Amendment of Annexation of Block G, Phase Two, Aurora Vista to Declaration of Covenants, Conditions & Restrictions, recorded at Document No. 277939 in the Official Public Records of Wise County, Texas.

Amendment of Annexation of Block D, Phase Two, Aurora Vista to Declaration of Covenants, Conditions & Restrictions, recorded at Document No. 281061 in the Official Public Records of Wise County, Texas.

Amendment of Annexation of Block H, Phase Two, Aurora Vista to Declaration of Covenants, Conditions & Restrictions, recorded at Document No. 281062 in the Official Public Records of Wise County, Texas.

Amendment of Annexation of Block H, Phase Two, Aurora Vista to Declaration of Covenant, Conditions & Restrictions, recorded at Document No. 287601 in the Official Public Records of Wise County, Texas.

Amendment of Annexation of Lots 1-18, Block I, Phase Two, Aurora Vista, recorded at Document No. 297031 in the Official Public Records of Wise County, Texas.

Annexation Amendment and Amended & Restated Appendix A Aurora Vista, recorded at Document No. 313725 in the Official Public Records of Wise County, Texas.

Annexation & Variance for Block J Aurora Vista, recorded at Document No. 313726 in the Official Public Records of Wise County, Texas.

Construction Specifications Amendment to Declaration of Covenants, Conditions & Restrictions of Aurora Vista, recorded at Document No. 313727 in the Official Public Records of Wise County, Texas.

Clarification Amendment to Declaration of Covenants, Conditions & Restrictions of Aurora Vista, recorded at Document No. 328795 in the Official Public Records of Wise County, Texas.

Aurora Vista – Phase 3 Amendment of Annexation, recorded at Document No. 378304 in the Official Public Records of Wise County, Texas.

Second Amendment to the Construction Specifications Contained in the Declaration of Covenants, Conditions and Restrictions of Aurora Vista, recorded at Document No. 386521 in the Official Public Records of Wise County, Texas.

Third Amendment to the Construction Specifications Contained in the Declaration of Covenants, Conditions and Restrictions of Aurora Vista, recorded at Instrument No. 2007-16471 in the Official Public Records of Wise County, Texas.

Aurora Vista Owners Association, Inc. Resolutions of the Board of Directors Regarding the Implementation of a Fines Policy, recorded at Instrument No. 2009-42337 in the Official Public Records of Wise County, Texas.

Notice of Filing of Dedicatory Instruments for Aurora Vista Owners Association, Inc., recorded at Instrument No. 2010-64338 in the Official Public Records of Wise County, Texas.

Aurora Vista Owners Association Transfer Fee Resolution, recorded at Instrument No. 2012-576 in the Official Public Records of Wise County, Texas.

Aurora Vista Owners Association, Inc. Rainwater Harvesting System Policy filed under the Notice of Filing of Dedicatory Instruments for Aurora Vista Owners Association, Inc., recorded at Instrument No. 2012-5158 in the Official Public Records of Wise County, Texas.

Aurora Vista Owners Association, Inc. Display of Certain Religious Items Policy filed under the Notice of Filing of Dedicatory Instruments for Aurora Vista Owners Association, Inc., recorded at Instrument No. 2012-5159 in the Official Public Records of Wise County, Texas.

Aurora Vista Owners Association, Inc. Assessment Collection Policy filed under the Notice of Filing of Dedicatory Instruments for Aurora Vista Owners Association, Inc., recorded at Instrument No. 2012-5159 in the Official Public Records of Wise County, Texas.

Aurora Vista Owners Association, Inc. Assessment Collection Policy filed under the *Notice of Filing of Dedicatory Instruments for Aurora Vista Owners Association, Inc.*, recorded at Instrument No. 2012-5160 in the Official Public Records of Wise County, Texas.

Aurora Vista Owners Association, Inc. Records Inspection, Copying and Retention Policy filed under the *Notice of Filing of Dedicatory Instruments for Aurora Vista Owners Association, Inc.*, recorded at Instrument No. 2012-5161 in the Official Public Records of Wise County, Texas.

Aurora Vista Owners Association, Inc. Email Registration Policy filed under the *Notice of Filing of Dedicatory Instruments for Aurora Vista Owners Association, Inc.*, recorded at Instrument No. 2012-5162 in the Official Public Records of Wise County, Texas.

Aurora Vista Owners Association, Inc. Flag Display and Flagpole Installation Policy filed under the *Notice of Filing of Dedicatory Instruments for Aurora Vista Owners Association, Inc.*, recorded at Instrument No. 2012-5163 in the Official Public Records of Wise County, Texas.

Aurora Vista Owners Association, Inc. Solar Device Policy Energy Efficient Roofing Policy filed under the *Notice of Filing of Dedicatory Instruments for Aurora Vista Owners Association, Inc.*, recorded at Instrument No. 2012-5164 in the Official Public Records of Wise County, Texas.

First Amendment to the Bylaws of Aurora Vista Owners Association, Inc., recorded at Instrument No. 2012-5570 in the Official Public Records of Wise County, Texas.

First Amendment to the Bylaws of Aurora Vista Owners' Association, recorded at Instrument No. 2013-18474 in the Official Public Records of Wise County, Texas.

Certified Resolutions of the Board of Directors of Aurora Vista Owners Association, Inc. Adoption of Permitted Rules and Regulations Under Chapter 202 of the Texas Property Code, recorded at Document No. 202207412 in the Official Public Records of Wise County, Texas.

Certified Resolutions of the Board of Directors of Aurora Vista Owners Association, Inc. Adoption of Procedures and Guidelines for Conducting Hearings Pursuant to Chapter 209 of the Texas Property Code, recorded at Document No. 202207413 in the Official Public Records of Wise County, Texas.

Certified Resolutions of the Board of Directors of Aurora Vista Owners Association, Inc. Adoption of Procedures and Guidelines for the Exercise of Architectural Review Authority Pursuant to Chapter 209 of the Texas Property Code, recorded at Document No. 202207414 in the Official Public Records of Wise County, Texas.

Certified Resolutions of the Board of Directors of Aurora Vista Owners Association, Inc. Adoption of Contract Procurement Policy, recorded at Document No. 202207415 in the Official Public Records of Wise County, Texas.

5. The name and mailing address of the Association is:

Aurora Vista Owners Association, Inc.  
c/o Goodwin & Company  
Post Office Box 203310  
Austin, Texas 78720

6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

Goodwin & Company  
Post Office Box 203310  
Austin, Texas 78720  
Tel: (855) 289-6007  
Email: [info@goodwintx.com](mailto:info@goodwintx.com)

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://dava.sites.townsq.io/1>.

8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Resale Certificate	\$375.00
Resale Certificate Update	\$75.00
Rush Fees to Expedite Resale Certificate:	
- 1 Business Day	\$300.00
- 3 Business Days	\$200.00
- 5 Business Days	\$100.00
Compliance Inspection Fee (optional)	\$120.00
Transfer Fee	\$275.00

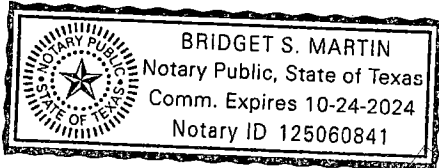
This Management Certificate is effective as of the 1 day of December, 2023.

AURORA VISTA OWNERS ASSOCIATION, INC., a Texas nonprofit corporation

By: [Signature]  
Name: Drew Sanders  
Title: Agent

THE STATE OF TEXAS §  
COUNTY OF Travis §

This instrument was acknowledged before me on 1st day of December, 2023, by Drew Sanders, \_\_\_\_\_ for Aurora Vista Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[Signature]  
Notary Public Signature

[SEAL]

AFTER RECORDING RETURN TO:

Adam Pugh  
CAGLE PUGH, LTD., LLP  
4301 Westbank Dr. A-150  
Austin, Texas 78746

**FILED AND RECORDED**

**Instrument Number: 202316905**

Filing and Recording Date: 12/11/2023 10:11:09 AM Pages: 6 Recording Fee: \$42.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the RECORDS of Wise County, Texas.



A handwritten signature in cursive script that reads "Blanca Tuma".

Blanca Tuma, County Clerk  
Wise County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE. DO NOT DESTROY - This document is part of the Official Record.

Deputy: kathyg

Unofficial Copy