

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Jan 25, 2022 08:47 AM Fee: \$42.00

2022014389

Electronically Recorded

This page is
intentionally added for
electronic file stamp.

Mueller Master Community, Inc. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Mueller Master Community, Inc.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: **Mueller Master**

Name of the Association: **Mueller Master Community, Inc.**

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Travis County, Texas, as follows;

(a) File No. 2004238007

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Travis County, Texas, as follows:

- (a) Mueller Master Community Covenant. Doc 2004238007 along with any amendments or supplements thereto. Filed 12/27/2004.
- (b) First Amendment to Declaration of Restrictive Covenants. Doc 2006117412.
- (c) Second Amendment to Declaration of Restrictive Covenants. Doc 2006193525.
- (d) Third Amendment to Declaration of Restrictive Covenants. Doc 2010139965..
- (e) Fourth Amendment to Declaration of Restrictive Covenants. Doc 2012011106.
- (f) Mueller Supplemental Covenant Mixed-Use Community. Doc 2015030246.
- (g) Mueller Supplemental Covenant Mixed-Use Community. Doc 2014139165.
- (h) Mueller Supplemental Covenant Mixed-Use Community. Doc 2015030248.
- (i) Mueller Supplemental Covenant Mixed-Use Community. Doc 2015030250.
- (j) Mueller Supplemental Covenant Mixed-Use Community. Doc 2015030252.
- (k) Mueller Supplemental Covenant Mixed-Use Community. Doc 2015030254.
- (l) Supplemental Covenant Mixed-Use Community. 2009001459.
- (m) Supplemental Covenant Mixed-Use Community. 2013222619.
- (n) Supplemental Covenant Mixed-Use Community. 2013222620.
- (o) Supplemental Covenant Mixed-Use Community. 2016068598.
- (p) Supplemental Covenant Mixed-Use Community. 2016068621.
- (q) Supplemental Covenant Mixed-Use Community. 2016068623.
- (r) Supplemental Covenant Mixed-Use Community. 2017009664.
- (s) Supplemental Covenant Mixed-Use Community. 2017009665.
- (t) Supplemental Covenant Mixed-Use Community. 2017009665.
- (u) Supplemental Covenant Mixed-Use Community. 2017009666.
- (v) Supplemental Covenant Mixed-Use Community. 2017009667.
- (w) Supplemental Covenant Mixed-Use Community. 2017009794.
- (x) Supplemental Covenant Mixed-Use Community. 2017009795.
- (y) Supplemental Covenant Mixed-Use Community. 2017009796.
- (z) Supplemental Covenant Mixed-Use Community. 2017009797.
- (aa) Supplemental Covenant Mixed-Use Community. 2007182862.

- (bb) Supplemental Covenant Mixed-Use Community. 2007182863.
- (cc) Declaration of Drainage Easement. Doc 2013063734.
- (dd) Declaration of Wastewater Lines Easement. Doc 2013063735.
- (ee) Joint Use Access Easement and Construction and Maintenance Cost-Sharing Agreement. Doc 2013063739.
- (ff) Declaration of Easements and Restrictive Covenants. Doc 2013063741.
- (gg) Declaration of Easements and Restrictive Covenants. Doc 2013063742.
- (hh) Declaration of Utility Easement. Doc 2013063743.
- (ii) Fiber Optic Easement. Doc 2013063749.
- (jj) Water Line Easement. Doc 2013063751.
- (kk) Natural Gas Line Easement. Doc 2013063754.

Name and Mailing Address of the Association

Mueller Master Community, Inc.
c/o Alliance Association Management
4009 Bannister Lane #300
Austin, Texas 78704

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Alliance Association Management
4009 Bannister Lane #300
Austin, Texas 78704
512-328-6100
AHInfo@associa.us

Website Address of the Association

www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$45.00.
Entry Fee: \$75.00.

Working Capital:

Single Family Residential/Condo excl. Row - \$550.00
ROW - \$550.00
Multifamily Subject to Ground Lease - \$100.00
Commercial – 3 months of Assessments

Association Transfer Fee:

Single Family Residential/Condo excl. Row - \$150
ROW - \$150
Multifamily Subject to Ground Lease - \$30
Commercial – \$925 per transaction"

Resale Certificate: \$375

Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite

Executed on this the 1 day of January, 2022

Mueller Master Community, Inc., acting by and through
its managing agent, Alliance Association Management



Alex Rix – Branch President

STATE OF TEXAS §
 §
COUNTY OF Travis §

This instrument was acknowledged before me on the 1st day of January, 2022 by Alex Rix – Branch President with Alliance Association Management, the managing agent for Mueller Master Community, Inc., a Texas nonprofit corporation, on behalf of such corporation.



Notary Name
Notary Public, State of Texas

When recorded return to:
Alliance Association Management
4009 Bannister Lane #300
Austin, Texas 78704

