FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dyana Limon-Mercado, County Clerk
Travis County, Texas
Jun 22, 2026 03:39 PM Fee: $53.00
2026073310
Electronically Recorded

AMENDED MANAGEMENT CERTIFICATE

In compliance with the provisions of Section 82.116 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. Name of the Condominium/Subdivision: Gabardine Condominiums

2. Name of the Association: Gabardine Condominiums HOA, Inc.

3. Condominium Location: 2500 Frate Barker Rd., Austin, TX 78748

4. Recording data for the Declaration:

1. Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2008196736 in the Official Public Records of Travis County, Texas;

2. First Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2009027438 in the Official Public Records of Travis County, Texas;

3. Second Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2009060728 in the Official Public Records of Travis County, Texas;

4. Third Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2009077475 in the Official Public Records of Travis County, Texas;

5. Fourth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2009120572 in the Official Public Records of Travis County, Texas, as corrected by that certain Correction to Fourth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2009157213 in the Official Public Records of Travis County, Texas;

6. Fifth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2009161496 in the Official Public Records of Travis County, Texas;

7. Sixth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2009197361 in the Official Public Records of Travis County, Texas;

8. Seventh Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Documents No. 2009203604 and 2009207165 in the Official Public Records of Travis County, Texas;

9. Eighth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2010018354 in the Official Public Records of Travis County, Texas;

10. Ninth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2010041478 in the Official Public Records of Travis County, Texas; as corrected by that certain Correction to Ninth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2010053463 in the Official Public Records of Travis County, Texas;

11. Tenth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2010055005 in the Official Public Records of Travis County, Texas;

12. Eleventh Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2010166873 in the Official Public Records of Travis County, Texas;

13. Twelfth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2010178621 in the Official Public Records of Travis County, Texas;

14. Thirteenth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2011053787 in the Official Public Records of Travis County, Texas;

15. Fourteenth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2011057913 in the Official Public Records of Travis County, Texas;

16. Fifteenth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2011096104 in the Official Public Records of Travis County, Texas;

17. Sixteenth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2011133715 in the Official Public Records, Travis County, Texas, as corrected by that certain Correction to Sixteenth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2011137376 in the Official Public Records of Travis County, Texas;

18. Seventeenth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2011183163 in the Official Public Records of Travis County, Texas;

19. Eighteenth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2012045914 in the Official Public Records of Travis County, Texas;

20. Nineteenth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2012066053 in the Official Public Records of Travis County, Texas;

21. Twentieth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2012192683 in the Official Public Records of Travis County, Texas;

22. Twenty-First Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2012194409 in the Official Public Records of Travis County, Texas;

23. Twenty-Second Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2012212832 in the Official Public Records of Travis County, Texas;

24. Twenty-Third Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2013041136 in the Official Public Records of Travis County, Texas;

25. Twenty-Fourth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2013071397 in the Official Public Records of Travis County, Texas;

26. Twenty-Fifth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2013116977 in the Official Public Records of Travis County, Texas;

27. Twenty-Sixth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2013117503 in the Official Public Records of Travis County, Texas;

28. Twenty-Seventh Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2013142106 in the Official Public Records of Travis County, Texas, as corrected by that certain Correction to Twenty Seventh Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2014160905 in the Official Public Records of Travis County, Texas;

29. Twenty-Eighth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 201319 I 917 in the Official Public Records of

Travis County, Texas, and re-recorded as Document No. 2013193270 in the Official Public Records of Travis County, Texas;

30. Twenty-Ninth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2013215382 in the Official Public Records of Travis County, Texas;

31. Thirtieth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2013224259 in the Official Public Records of Travis County, Texas;

32. Thirty-First Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2013224979 in the Official Public Records of Travis County, Texas;

33. Thirty-Second Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2014048649 in the Official Public Records of Travis County, Texas;

34. Thirty-Third Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2014049799 in the Official Public Records of Travis County, Texas;

35. Thirty-Fourth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2014050259 in the Official Public Records of Travis County, Texas;

36. Thirty-Fifth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2014050893 in the Official Public Records of Travis County, Texas;

37. Thirty-Sixth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2014076410 in the Official Public Records of Travis County, Texas;

38. Thirty-Seventh Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2014130782 in the Official Public Records of Travis County, Texas;

39. Thirty-Eighth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2014141975, in the Official Public Records of Travis County, Texas;

40. Thirty-Ninth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2014143972, in the Official Public Records of Travis County, Texas;

41. Fortieth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2015018480, in the Official Public Records of Travis County, Texas;

42. Forty-First Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2015046309 in the Official Public Records of Travis County, Texas;

43. Forty-Second Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2015074831 in the Official Public Records of Travis County, Texas;

44. Forty-Third Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2015119095 in the Official Public Records of Travis County, Texas;

45. Forty-Fourth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2015189808 in the Official Public Records of Travis County, Texas;

46. Forty-Fifth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2015190707 in the Official Public Records of Travis County, Texas;

47. Forty-Sixth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2016007501 in the Official Public Records of Travis County, Texas;

48. Forty-Seventh Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2016033898 in the Official Public Records of Travis County, Texas;

49. Forty-Eighth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2016034806 in the Official Public Records of Travis County, Texas;

50. Forty-Ninth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2016035531 in the Official Public Records of Travis County, Texas;

51. Fiftieth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2016035601 in the Official Public Records of Travis County, Texas;

52. Fifty-First Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2016035650 in the Official Public Records of Travis County, Texas;

53. Fifty-Second Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2017026456 in the Official Public Records of Travis County, Texas;

54. Fifty-Third Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2017026457 in the Official Public Records of Travis County, Texas, as corrected by that certain Correction to Fifty Third Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2017027842 in the Official Public Records of Travis County, Texas;

55. Fifty-Fourth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2017044565 in the Official Public Records of Travis County, Texas;

56. Fifty-Fifth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2017049340 in the Official Public Records of Travis County, Texas;

57. Fifty-Sixth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2017057506 in the Official Public Records of Travis County, Texas;

58. Fifty-Seventh Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2017096991 in the Official Public Records of Travis County, Texas;

59. Fifty-Eighth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2017124131 in the Official Public Records of Travis County, Texas;

60. Fifty-Ninth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2017158943 in the Official Public Records of Travis County, Texas;

61. Sixtieth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2017184965 in the Official Public Records of Travis County, Texas;

62. Sixty-First Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2017191795 in the Official Public Records of Travis County, Texas;

63. Sixty-Second Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2018006927 in the Official Public Records of Travis County, Texas;

64. Sixty-Third Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2018038605 in the Official Public Records of Travis County, Texas; and

65. Sixty-Fourth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2018130018 in the Official Public Records of Travis County, Texas;

66. Sixty-Fifth Amendment to Declaration of Condominium Regime for Gabardine Condominiums recorded as Document No. 2018141162 in the Official Public Records of Travis County, Texas;

5. Mailing Address of Association: Gabardine Condominiums HOA, Inc., c/o Goodwin & Company, PO Box 203310, Austin, TX 78720

6. Name, mailing address, phone number & email for designated representative:

Goodwin & Company
PO Box 203310, Austin, TX 78720
855.289.6007
Info@goodwin-co.com

7. Website where all dedicatory instruments are available:

https://agab.sites.townsq.io/ or www.goodwin-co.com, use the "find my community" search bar to locate the community webpage

8. Fees charged by Association related to a property transfer:

Resale Certificate: $375
Resale Certificate Update: $75
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:
2 business days: $310 / 3 business days: $260 / 5 business days: $160 / 7 business days: $110
Compliance Inspection Fee (optional): $175
Refinance Fee: $120
Statement of Account: $195
Transfer Fee: $340
Resale Certificate w/Statement of Account: $495
Resale Certificate w/SOA and Inspection: $670
Refinance Statement of Account: $195
New Home SOA: $195
New Home SOA 2: $295
Standard Lender Questionnaire: $275
Standard Lender Questionnaire Bundle: $325
Premium Lender Questionnaire Bundle: $375
Working Capital Contribution: Equal to 2 Months Assessments
Reserve Contribution: Equal to 1 Monthly Assessment

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

Signed this 15 day of June, 2026.

Gabardine Condominiums HOA, Inc.
a Texas nonprofit corporation
By CA Cox
Printed Name: CHRISTOPHER A. COX
Title: PRESIDENT, Gabardine Condominiums HOA, Inc.

STATE OF TEXAS §
COUNTY OF Travis §

This instrument was signed before me on June 15, 2026, and it was acknowledged that this instrument was signed by christopher cox, the president of Gabardine Condominiums HOA, Inc., a Texas nonprofit corporation, for the purposes and intent herein expressed.

AARON MICHAEL SAN MIGUEL
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-16-27
Notary ID # 131153222

Notary Public in and for the State of Texas
Notary Printed Name: Aaron Michael San Miguel My Commission Expires: 10-16-27

GOVERNANCE NOTE: After county recording, file this Amended Certificate electronically with TREC at hoa.texas.gov within 7 days of the county recording date. Retain the recorded instrument number for the association file.