

**SECOND AMENDED MANAGEMENT CERTIFICATE  
THE COVES AT LAKEWAY HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being the Managing Agent of The Coves at Lakeway Homeowners 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 The Coves at Lakeway, (the "Subdivision Development").
2. The name of the Association is the Coves at Lakeway Homeowners Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Certain Real Property Defined in Section 1.18 of Declaration of Covenants, Conditions and Restrictions for the Coves at Lakeway, recorded under Volume 12453 Pages 0053-0089 which has been subdivided into twenty-three (23) lots of at least one acre in size and one additional lot of approximately 0.481 acres in area.

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 the Coves at Lakeway, recorded under Volume 12453 Page 0053 of the Official Public Records of Travis County, Texas.

Designation of Successor Declarant and Assignment of Declarant Rights Under Declarations of Covenants, Conditions and restrictions for the Coves at Lakeway recorded under Volume 13297 Page 1800 of the Official Public Records of Travis County, Texas.

First Amendments of Declaration of Covenants, Conditions and Restrictions for The Coves of Lakeway, recorded under Volume 13297 Page 1803 of the Official Public Records of Travis County, Texas.

5. Other information the Association deems important:

The Coves at Lakeway Homeowners Association, Inc., a Texas Non-Profit Corporation, Bylaws, recorded under Document No 20131856635 of the Official Public Records of Travis County, Texas.

6. The name and mailing address of the Association is The Coves of Lakeway Homeowners Association, 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://caliber.obergproperties.com>.
9. The following described fees are charged by the Association in relation to a property transfer in the subdivision development:

Resale Disclosure (TREC Form) Package and Statement of Account	\$475.00
Resale Disclosure (TREC Form) Package	\$415.00
Premium Lender Questionnaire Bundle	\$225.00
Standard Lender Questionnaire Bundle	\$195.00
Leasing Restrictions Disclosure and CC&Rs	\$55.00

Statement of Account	\$175.00
Refinance Statement of Account	\$175.00
Resale Disclosure	\$175.00
Lender Questionnaire	\$175.00
Custom Lender Questionnaire Fee	\$300.00
Appraiser Questionnaire	\$30.00
Leasing Restrictions Disclosure	\$30.00
Annual Board Meeting Minutes	\$30.00
Annual Financials	\$40.00
Articles of Incorporation	\$25.00
Budget	\$40.00
Bylaws	\$35.00
CC&Rs	\$40.00
Current Unaudited Financial Documents	\$30.00
Engineer's Report/Inspection Report	\$65.00
Insurance Declaration Page	\$30.00
Regular Meeting Minutes	\$55.00
Reserve Report	\$45.00
Resolutions and Policies	\$30.00
Rules and Regulations	\$30.00
Unit Ledger	\$35.00
Demand Update Fee (1-14 Days)	\$0.00
Demand Update Fee (15-45 Days)	\$30.00
Demand Update Fee (46-90 Days)	\$50.00
Refinance Demand Update Fee (1-14 Days)	\$0.00
Refinance Demand Update Fee (15-45 Days)	\$30.00
Refinance Demand Update Fee (46-90 Days)	\$50.00
Resale Disclosure Update Fee (1-180 Days)	\$75.00
Questionnaire Update Fee (1-30 Days)	\$25.00
Transfer Fee	\$250.00
Demand Rush Fee (3 Business Days)	\$100.00
Demand Rush Fee (5 Business Days)	\$75.00
Resale Disclosure Rush Fee (3 Business Days)	\$100.00
Resale Disclosure Rush Fee (5 Business Days)	\$75.00
Multi-Product Rush Fee (3 Business Days)	\$100.00
Multi-Produce Rush Fee (5 Business Days)	\$75.00
Additional Product 1/Leasing Restrictions Rush Fee (2 Business Days)	\$25.00
Lender Questionnaire Rush Fee (2 Business Days)	\$50.00
Added Rush Fee	\$25.00

This Management Certificate is effective as of 16<sup>th</sup>, September 2024.

By:

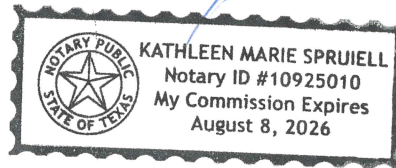
  
Mary Lynn Oberg, Managing Agent

STATE OF TEXAS     §  
COUNTY OF TRAVIS   §

This instrument was acknowledged before me on the 14<sup>th</sup> of September, 2024, by Mary Lynn Oberg, managing agent of The Coves at Lakeway Homeowners Association, Inc., a Texas nonprofit corporation on behalf of said corporation.

**RETURN**

Notary Public



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



**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

*Dyana Limon-Mercado*  
Dyana Limon-Mercado, County Clerk  
Travis County, Texas

**2024115922**

Oct 18, 2024 02:43 PM

Fee: \$33.00

LOPEZK4