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Rebecca Guerrero, County Clerk
Travis County, Texas

Apr 18, 2022 12:51 PM Fee: \$38.00

2022070310

Electronically Recorded

**MANAGEMENT CERTIFICATE
OF
LAS LUCES RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Las Luces Residential Community, Inc., a Texas nonprofit corporation (the "**Association**"), in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Las Luces.
2. The name of the Association: Las Luces Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Travis County, Texas, made subject to that certain Las Luces Master Covenant, recorded under Document No. 2022049081, Official Public Records of Travis County, Texas (the "**Covenant**").
4. The recording data for the Covenant, any amendments thereto and any related documents: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Las Luces Residential Community, Inc., c/o Goodwin & Company, 11950 Jollyville Road, Austin Texas 78759.
6. The name, mailing address, telephone number, email address of the person managing the Association:

Name: Las Luces Residential Community, Inc., c/o
Goodwin & Company
Mailing Address: 11950 Jollyville Road, Austin Texas 78759
Attn: Kevin Henry
Telephone Number: (512) 852-7943
Email Address: Kevin.Henry@goodwintx.com

7. Website to access the Association's dedicatory instruments:
<https://alrc.previews.townsq.io/0>
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Working Capital Assessment - 2 months of Regular Assessments

Transfer Fee - \$275.00.

Resale Certificate Fee - \$375.00.

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

[SIGNATURE PAGE FOLLOWS]

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

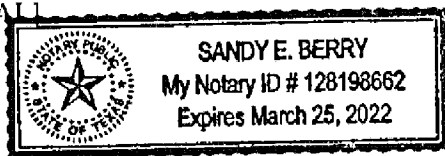
**LAS LUCES RESIDENTIAL COMMUNITY,
INC.,** a Texas nonprofit corporation

By: Charles Mac Spellmann, Jr.
Name: Charles Mac Spellmann, Jr.
Title: President

THE STATE OF TEXAS §
COUNTY OF Travis §
 §

This instrument was acknowledged before me on 14 day of March 2022 by Charles Mac Spellmann, Jr., the President of Las Lucas Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



Sandy E. Berry
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Las Luces Master Covenant [Residential], recorded under Document No. 2022049081, in the Official Public Records of Travis County, Texas.
2. Las Luces Development Area Declaration [Residential], recorded under Document No. 2022049325, in the Official Public Records of Travis County, Texas.
3. Las Luces Community Manual, recorded under Document No. 2022049324, in the Official Public Records of Travis County, Texas
4. Las Luces Notice of Applicability [Residential] recorded under Document No. 2022054042, in the Official Public Records of Travis County, Texas.

ATTACHMENT 1

LAS LUCES RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE