

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Dec 10, 2025 11:19 AM Fee: \$33.00

**2025137772**

\*Electronically Recorded\*

**MANAGEMENT CERTIFICATE  
EP RESIDENTIAL CONDOMINIUMS II ASSOCIATION, INC.**

The undersigned, being an officer of EP Residential Condominiums II Association, Inc., a Texas nonprofit corporation, and in accordance with Section 82.116 of the Texas Uniform Condominium Act, does hereby certify as follows:

1. The name of the Condominium project: EP Residential Condominiums II (the "**Condominium**").
2. The name of the Condominium Association: EP Residential Condominiums II Association, Inc., a Texas nonprofit corporation (the "**Association**").
3. The location of the Condominium: 8304 Sassman Road Austin, TX 78744
4. The recording data for the Declaration: The Association is a Texas nonprofit corporation established to administer common elements and the affairs of the Condominium established pursuant to Chapter 82 of the Texas Uniform Condominium Act and the terms and provisions of that certain Development Area Declaration and Declaration of Condominium Regime for EP Residential Condominiums II, recorded as Document No. 2025137569, Official Public Records of Travis County, Texas
5. The Name, Mailing Address, Phone Number, and Email Address of the Association's Designated Representative:  
  
EP Residential Condominiums II Association, Inc.  
c/o Cohere Life  
7604 Solari Drive, Austin, Texas 78744  
Attn: Community Manager  
512-641-3975  
[eastonpark@coherelife.com](mailto:eastonpark@coherelife.com)
6. Association's Website Address Where the Condominium's Restrictions are Posted:  
  
[www.eastonparkresidents.com](http://www.eastonparkresidents.com)
7. Amount and Description of Any Fees Charged by the Association Related to Transfers (Transfer Fees):

Document Fee: \$150.00

Transfer Fee: \$75.00

Resale Certificate Fee: \$375.00

Working Capital Contribution: An amount equal to 6 months of Regular Assessments

Upfront Monthly Assessments

Collected at Closing: Two months of Regular Assessments

Community Enhancement Fee: The Transfer Price multiplied by 0.005% (resales only)

Prospective purchasers are advised to independently examine all dedicatory instruments of the Subdivision, Master Association (Easton Park Master Community, Inc.) and the Condominium Association prior to purchase. Prospective purchasers may obtain copies of documents from the Management Company or from the Association's Website.

The fees described in Section 7 do not represent the fees charged by the Easton Park Master Community, Inc. Please refer to the latest Management Certificate for fees charged by the Easton Park Master Community, Inc.

*[SIGNATURE PAGE FOLLOWS]*

[SIGNATURE PAGE TO MANAGEMENT CERTIFICATE  
FOR EP RESIDENTIAL CONDOMINIUMS II ASSOCIATION, INC.]

This Certificate is effective as of the date this instrument is Recorded.

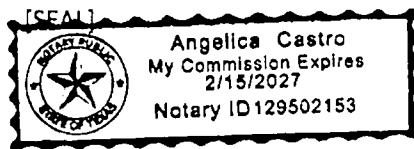
EP RESIDENTIAL CONDOMINIUMS II ASSOCIATION, INC.,  
a Texas nonprofit corporation

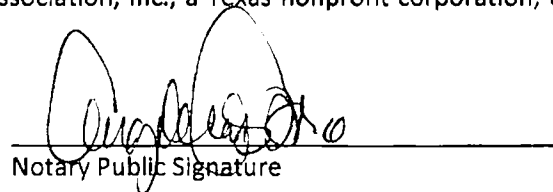
By:

  
AJ Zorn, President

THE STATE OF TEXAS                   §  
  §  
COUNTY OF TRAVIS                 §

This instrument was acknowledged before me on 8<sup>th</sup> day of December, 2025, by AJ Zorn, as President of EP Residential Condominiums II Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



  
Notary Public Signature

AFTER RECORDING RETURN TO:  
McLean & Howard, LLP  
Attn: Leslie Keyser  
4301 Bull Creek Road, Suite 150  
Austin, Texas 78731