

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Feb 24, 2023 10:09 AM Fee: \$38.00

2023018694

Electronically Recorded

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electronic file stamp.

Aviara Condominium Community, Inc. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Aviara Condominium 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: **Aviara Condominiums**

Name of the Association: **Aviara Condominium 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. 2009071585

Recording Data for Restrictions:

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

- (a) Declaration of Condominium Regime for Aviara Condominiums. Doc 2008057604 along with any amendments or supplements thereto. Filed 4/9/2008.
- (b) Aviara Community Manual. Doc 2007151586, 8/14/2007.
- (c) Restated and Amended Declaration of Condominium Regime for Aviara Condominiums. Doc 2009071585, 5/4/2009.
- (d) Aviara Condominiums Supplement to Community Manual. Document No 2012096267 along with any amendments or supplements thereto. Filed June 15, 2012.
- (e) Partial Assignment of Declarant's Rights Declaration of Condominium Regime for Aviara Condominiums. Doc 2012048290, 3/29/2012.
- (f) Third Amendment to Restated and Amended Declaration of Condominium Regime for Aviara Condominiums. Doc 2010073309, 5/24/2010.
- (g) Fifth Amendment to Restated and Amended Declaration of Condominium Regime for Aviara Condominiums. Doc 2010106978, 7/26/2010.
- (h) Sixth Amendment to Restated and Amended Declaration of Condominium Regime for Aviara Condominiums. Doc 2010115972, 8/11/2010.
- (i) Ninth Amendment to Restated and Amended Declaration of Condominium Regime for Aviara Condominiums. Doc 2010175181, 11/23/2011.
- (j) Twelfth Amendment to Restated and Amended Declaration of Condominium Regime for Aviara Condominiums. Doc 2011006771, 1/13/2011.
- (k) Thirteenth Amendment to Restated and Amended Declaration of Condominium Regime for Aviara Condominiums. Doc 2011017814, 2/3/2011.
- (l) Fourteenth Amendment to Restated and Amended Declaration of Condominium Regime for Aviara Condominiums. Doc 2011025875, 2/22/2011.
- (m) Fifteenth Amendment to Restated and Amended Declaration of Condominium Regime for Aviara Condominiums. Doc 2011032633, 3/4/2011.
- (n) Sixteenth Amendment to Restated and Amended Declaration of Condominium Regime for Aviara Condominiums. Doc 2011042921, 3/25/2011.
- (o) Eighteenth Amendment to Restated and Amended Declaration of Condominium Regime for Aviara Condominiums. Doc 2011070276, 5/16/2011.
- (p) Nineteenth Amendment to Restated and Amended Declaration of Condominium Regime for Aviara Condominiums. Doc 2011085290, 6/14/2011.
- (q) Twenty-First Amendment to Restated and Amended Declaration of Condominium Regime for Aviara Condominiums. Doc 201118246, 8/15/2011.

- (r) Twenty-Fourth Amendment to Restated and Amended Declaration of Condominium Regime for Aviara Condominiums. Doc 2011160094, 11/1/2011.
- (s) Twenty-Fifth Amendment to Restated and Amended Declaration of Condominium Regime for Aviara Condominiums. Doc 2011174501, 11/30/2011.
- (t) Twenty-Sixth Amendment to Restated and Amended Declaration of Condominium Regime for Aviara Condominiums. Doc 2012018147, 2/6/2012.
- (u) Twenty-Seventh Amendment to Restated and Amended Declaration of Condominium Regime for Aviara Condominiums. Doc 2012040581, 3/15/2012.
- (v) Twenty-Eighth Amendment to Restated and Amended Declaration of Condominium Regime for Aviara Condominiums. Doc 2012069708, 5/3/2012.
- (w) Thirty-Second Amendment to Restated and Amended Declaration of Condominium Regime for Aviara Condominiums. Document No 2012210554, 12/13/2012.
- (x) Thirty-Third Amendment to Restated and Amended Declaration of Condominium Regime for Aviara Condominiums. Document No 2013035480, 2/27/2013.
- (y) Thirty-Fourth Amendment to Restated and Amended Declaration of Condominium Regime for Aviara Condominiums. Document No 2013069264 along with any amendments or supplements thereto. Filed 4/17/2013.

Name and Mailing Address of the Association

Aviara Condominium 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/login

Property Transfer Fee(s) Charged by the Association:

Applying to all sales except Builder-Developer:

New account setup fee establishing new owner's account in the association's records: \$75

Working Capital: 2 months of assessments.

Reserve Fee: 1 month of assessments.

Operating Fee: 1 month of assessments.

Insurance Fee: \$52

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



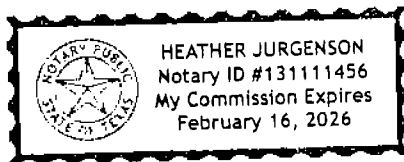
Executed on this 20 day of December, 2022

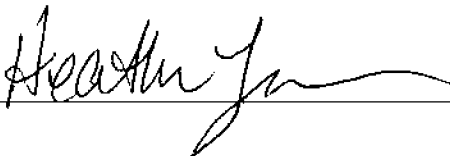
Aviara Condominium Community, Inc., acting by and through
its managing agent, Alliance Association Management


Alex Rix – Branch President

STATE OF TEXAS §
 § COUNTY OF
Travis §

This instrument was acknowledged before me on 20th December 2022 by Alex Rix – Branch President with Alliance Association Management, the managing agent for Aviara Condominium 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