

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Feb 27, 2023 12:27 PM Fee: \$38.00

2023019287

Electronically Recorded

This page is
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electronic file stamp.

The Reserve at Lake Travis Residential Community, Inc. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **The Reserve at Lake Travis Residential 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: The Reserve at Lake Travis

Name of the Association: The Reserve at Lake Travis Residential 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. 200800255 and File No. 2008196778
- (b) Plat. Document 200900119. 8/6/2009.

Recording Data for Restrictions:

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

- (c) Master Covenant The Reserve at Lake Travis. Doc 2008141043. 8/20/2008.
- (d) First Amendment to The Reserve at Lake Travis Master Covenant. Doc 2009093368.
- (e) Second Amendment to The Reserve at Lake Travis Master Covenant. Doc 2009101642.
- (f) Third Amendment to The Reserve at Lake Travis Master Covenant. Doc 2010114935.
- (g) Fourth Amendment to The Reserve at Lake Travis Master Covenant. Doc 2015166245.
- (h) Fifth Amendment to The Reserve at Lake Travis Master Covenant. Doc 2016026578.
- (i) Sixth Amendment to The Reserve at Lake Travis Master Covenant. Doc 2016199349.
- (j) Seventh Amendment to The Reserve at Lake Travis Master Covenant. Doc 2017126240.
- (k) Eighth Amendment to The Reserve at Lake Travis Master Covenant. Doc 2018190706.
- (l) Community Manual. Doc 2009087889.
- (m) Supplement to Community Manual. Doc 2011174017.
- (n) Second Supplement to Community Manual. Doc 2017126241.
- (o) The Reserve at Lake Travis Design Guidelines. Doc 2008160521.
- (p) First Amendment to The Reserve at Lake Travis Design Guidelines. Doc 2012033041.
- (q) Second Amendment to The Reserve at Lake Travis Design Guidelines. Doc 2012055379.
- (r) Third Amendment to The Reserve at Lake Travis Design Guidelines. Doc 2014172489.
- (s) Fourth Amendment to The Reserve at Lake Travis Design Guidelines. Doc 2015166246.
- (t) Fifth Amendment to The Reserve at Lake Travis Design Guidelines. Doc 2020220218.
- (u) Development Area Declaration. Doc 2008160520.
- (v) First Amendment to Development Area Declaration. Doc 2010114936.
- (w) Second Amendment to Development Area Declaration. Doc 2013101017.
- (x) Third Amendment to Development Area Declaration. Doc 2014172497.
- (y) Declaration of Restrictive Covenant. Doc 2014172488.
- (z) Rules Regarding Control Devices. Doc 2013197571.
- (aa) Adoption of Working Capital Assessment. Doc 2016199455.
- (bb) Amended and Restated Adoption of Working Capital Assessment. Doc 2018190707.
- (cc) Restrictive Covenant Cypress Club Membership The Reserve at Lake Travis. Doc 2008176522.
- (dd) Notice of Addition of Land and Amendment to Restrictive Covenant Cypress Club Membership The Reserve at Lake Travis. Doc 2017012520.
- (ee) Second Amendment to Restrictive Covenant Cypress Club Membership The Reserve at Lake Travis. Doc 2017194726.
- (ff) Notice of Membership Fee. Doc 2017012519.

(gg) The Reserve at Lake Travis Short-Term Rental Policy. Doc 2020014748.

(hh) Assignment and Assumption Maintenance of Wastewater Systems. Doc 2017089611.

Name and Mailing Address of the Association

The Reserve at Lake Travis Residential 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:

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

Working Capital Assessment: \$2,000.

Reserve Fund Contribution: \$2,500.

Special Common Area Utility Assessment: Determined by budget.

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

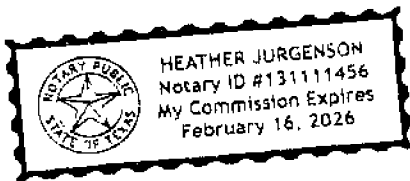
The Reserve at Lake Travis Residential Community, Inc.,
acting by and through its managing agent, Alliance Association
Management

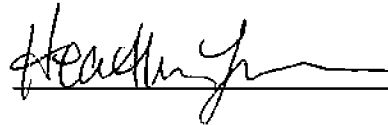


Alex Rix – Branch President

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 The Reserve at Lake Travis Residential 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