



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jan 17, 2025 04:58 PM Fee: \$53.00

2025006017

Electronically Recorded

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
TRAVISSO COMMUNITY, INC.

The undersigned, being an officer or managing agent of Travisso Community, Inc., a Texas nonprofit corporation (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: Travisso.
2. The name of the association: Travisso Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: All of that certain real property in Travis County, Texas and more particular described on Exhibit "A", attached to that certain Travisso Master Covenant, recorded as Document No. 2013223985, Official Public Records Travis County, Texas (the "Covenant") and any such additions and deletions made pursuant to the recordation of a notice of addition of land.
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Travisso Community, Inc., c/o Capital Consultants Management Company (CCMC), 7800 N. Dallas Parkway, Ste. 450, Plano, TX 75024.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name: Capital Consultants Management Corporation (CCMC)
Mailing Address: 7800 N. Dallas Parkway, Ste. 450 Plano, TX 75024
Telephone Number: 469.246.3500
Email Address: ccmctx@ccmcnet.com
7. Website to access the association's dedicatory instruments:
www.travissocommunity.com
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Resale Disclosure and Lien Estoppel Fee - \$375.00.

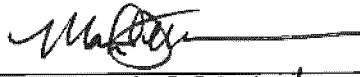
Working Capital Assessment - \$960.00.

Community Enhancement Fee – .1% (Point One Percent) of Sale Price.

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

TRAVISO COMMUNITY, INC., a Texas non-profit corporation

By: 
 Name: MARK BERMAN
 Title: PRESIDENT

STATE OF TEXAS §
 §
 COUNTY OF TRAVIS §

This instrument was acknowledged before me this 6th day of January, 2024⁵ by Mark Berman, President of Travisso Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]


 Notary Public Signature

AFTER RECORDING RETURN TO:
WINSTEAD PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
avaldes@winstead.com

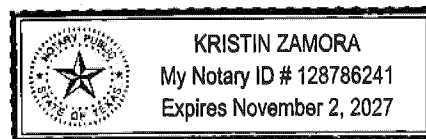


EXHIBIT "A"**RECORDING DATA FOR THE MASTER COVENANT AND RELATED DOCUMENTS**

1. Travisso – Master Covenant, recorded as Document No. 2013223985, Official Public Records of Travis County, Texas.
 - A. First Amendment to Travisso – Master Covenant, recorded as Document No. 2015025981, Official Public Records of Travis County, Texas.
 - B. Travisso - Amendment to Master Covenant, recorded as Document No. 2015027112, Official Public Records of Travis County, Texas.
 - C. Travisso – Third Amendment to Master Covenant, recorded as Document No. 2016130983, Official Public Records of Travis County, Texas.
 - D. Travisso – Fourth Amendment to Master Covenant, recorded as Document No. 2021041914, Official Public Records of Travis County, Texas.
2. Travisso – Amended and Restated Adoption of Working Capital Assessment, recorded as Document No. 2019198075, Official Public Records of Travis County, Texas.
3. Travisso – Development Area Declaration, recorded as Document No. 2014019666, Official Public Records of Travis County, Texas.
 - A. Travisso – First Amendment to Development Area Declaration, recorded as Document No. 2016131002, Official Public Records of Travis County, Texas.
 - B. Travisso – Second Amendment to Development Area Declaration, recorded as Document No. 2018063921, Official Public Records of Travis County, Texas.
 - C. Travisso – Third Amendment to Development Area Declaration, recorded as Document No. 2018155804, Official Public Records of Travis County, Texas.
 - D. Travisso – Fourth Amendment to Development Area Declaration, recorded as Document No. 2019027909, Official Public Records of Travis County, Texas.
 - E. Travisso – Fifth Amendment to Development Area Declaration, recorded as Document No. 2021142152, Official Public Records of Travis County, Texas.
 - F. Travisso – Sixth Amendment to Development Area Declaration, recorded as Document No. 2024010865, Official Public Records of Travis County, Texas.
 - G. Travisso – Supplement to Design Guidelines – [Residential], recorded as Document No. 2016098337, Official Public Records of Travis County, Texas.

- H. Travisso – Supplement to Design Guidelines – [Retaining Walls], recorded as Document No. 2016098338, Official Public Records of Travis County, Texas.
- I. Travisso – Supplement to Design Guidelines – [Notice of Retaining Wall Zones], recorded as Document No. 2016098339, Official Public Records of Travis County, Texas.
- J. Travisso – Amended and Restated Supplement to Design Guidelines – [Custom Lot Guidelines], recorded as Document No. 2017019532, Official Public Records of Travis County, Texas.
- K. Travisso – Supplement to Design Guidelines – [Custom Lot Guidelines], recorded as Document No. 2016183715, Official Public Records of Travis County, Texas.
- L. Travisso – Amendment to Design Guidelines – [Residential], recorded as Document No. 2017005484, Official Public Records of Travis County, Texas.
- M. Travisso – Second Amendment to Design Guidelines – [Residential], recorded as Document No. 2017013255, Official Public Records of Travis County, Texas.
- N. Travisso – Second Amended and Restated Supplement to Design Guidelines – [Custom Lot Guidelines], recorded as Document No. 2017034197, Official Public Records of Travis County, Texas.
- O. Travisso – Third Amendment to Design Guidelines – [Residential], recorded March 17, 2017 as Document No. 2017043135, Official Public Records of Travis County, Texas.
- P. Travisso – Amended and Restated Supplement to Design Guidelines – [Residential] [Notice of Retaining Wall Zone], recorded as Document No. 2017100766, Official Public Records of Travis County, Texas.
- Q. Travisso – Amended and Restated Supplement to Design Guidelines – [Residential] [Retaining Walls], recorded as Document No. 2017128339, Official Public Records of Travis County, Texas.
- R. Travisso – Amended and Restated Design Guidelines – [Residential], recorded as Document No. 2018155807, Official Public Records of Travis County, Texas.
- S. Travisso – First Amendment to Amended and Restated Design Guidelines – [Residential] [Circular Drives], recorded as Document No. 2019109180, Official Public Records of Travis County, Texas.
- T. Travisso – Second Amendment to Amended and Restated Design Guidelines – [Residential], recorded as Document No. 2019185714, Official Public Records of Travis County, Texas.

- U. Travisso – Second Amended and Restated Design Guidelines – [Residential], recorded as Document No. 2020132723, Official Public Records of Travis County, Texas.
 - V. Travisso – Third Amended and Restated Design Guidelines – [Residential], recorded as Document No. 2020218462, Official Public Records of Travis County, Texas.
 - W. Travisso – Supplement to Third Amended and Restated Design Guidelines – [Residential], recorded as Document No. 2021006159, Official Public Records of Travis County, Texas.
 - X. Travisso – Fourth Amended and Restated Design Guidelines – [Residential], recorded as Document No. 2021184750, Official Public Records of Travis County, Texas.
 - Y. Travisso – Fifth Amended and Restated Design Guidelines – [Residential], recorded as Document No. 2022037432, Official Public Records of Travis County, Texas.
 - Z. Travisso – First Supplement to the Design Guidelines – [Residential], recorded as Document No. 2024010863, Official Public Records of Travis County, Texas.
4. Travisso – Notice of Applicability - Residential, recorded as Document No. 2014019933, Official Public Records of Travis County, Texas.
 5. Travisso – Design Guidelines - Residential, recorded as Document No. 2014020364, Official Public Records of Travis County, Texas.
 6. Travisso – Community Enhancement Covenant, recorded as Document No. 2014019668, Official Public Records of Travis County, Texas.
 - A. Travisso – Amended and Restated Community Enhancement Covenant, recorded as Document No. 2014032459, Official Public Records of Travis County, Texas.
 - B. Travisso – Second Amended and Restated Community Enhancement Covenant, recorded as Document No. 2018155805, Official Public Records of Travis County, Texas.
 7. Travisso – Declaration of Covenants, Conditions, and Restrictions Travisso at Crystal Falls, Section 1 Phase 2, recorded as Document No. 2014054417, Official Public Records of Travis County, Texas.
 8. Notice of Plat Recordation [Section One Phase Two], recorded as Document No. 2014167393, Official Public Records of Travis County, Texas.
 9. Travisso – Notice of Applicability – Residential [Section One, Phase Two], recorded as Document No. 2014167620, Official Public Records of Travis County, Texas.

10. Travisso – Notice of Applicability – Residential, recorded as Document No. 2015063308, Official Public Records of Travis County, Texas.
11. Travisso – Notice of Applicability – Residential [Phase Two, Sections 1C, 1D and 1E], recorded as Document No. 2015171530, Official Public Records of Travis County, Texas.
12. Travisso – Notice of Applicability - Residential, recorded as Document No. 2016078002, Official Public Records of Travis County, Texas.
13. Travisso – Amended and Restated Community Manual, recorded as Document No. 2016131036, Official Public Records of Travis County, Texas.
 - A. First Supplement to Amended and Restated Community Manual, recorded as Document No. 2017092969, Official Public Records of Travis County, Texas.
 - B. Second Supplement to Amended and Restated Community Manual, recorded as Document No. 2018063986, Official Public Records of Travis County, Texas.
 - i. Amended and Restated Second Supplement to Amended and Restated Community Manual, recorded as Document No. 2021010622, Official Public Records of Travis County, Texas.
 - ii. Second Amended and Restated Second Supplement to Amended and Restated Community Manual, recorded as Document No. 2021142153, Official Public Records of Travis County, Texas.
 - iii. Third Amended and Restated Second Supplement to Amended and Restated Community Manual, recorded as Document No. 2021146550, Official Public Records of Travis County, Texas.
 - C. Third Supplement to Amended and Restated Community Manual, recorded as Document No. 2018155798, Official Public Records of Travis County, Texas.
 - D. Fourth Supplement to Amended and Restated Community Manual, recorded as Document No. 2019185715, Official Public Records of Travis County, Texas.
 - E. Fifth Supplement to Amended and Restated Community Manual, recorded as Document No. 2020132973, Official Public Records of Travis County, Texas.
 - F. Sixth Supplement to Amended and Restated Community Manual, recorded as Document No. 2021041915, Official Public Records of Travis County, Texas.
 - G. Seventh Supplement to Amended and Restated Community Manual, recorded as Document No. 2023065133, Official Public Records of Travis County, Texas.

14. Travisso – Notice of Applicability - Residential, recorded as Document No. 2017018834, Official Public Records of Travis County, Texas.
15. Travisso – Notice of Applicability - Residential, recorded as Document No. 2017030891, Official Public Records of Travis County, Texas.
16. Travisso – Notice of Applicability - Residential, recorded as Document No. 2017074977, Official Public Records of Travis County, Texas.
17. Travisso – Notice of Applicability [Residential], recorded as Document No. 2017140782, Official Public Records of Travis County, Texas.
18. Travisso – Notice of Applicability of Master Covenant, Development Area Declaration, Community Enhancement Covenant, and Design Guidelines – Residential [Phase 3, Section 2], recorded as Document No. 2018156465, Official Public Records of Travis County, Texas.
19. Travisso – Notice of Applicability of Master Covenant, Development Area Declaration, Community Enhancement Covenant, and Design Guidelines – Residential [Custom Residential Lots], recorded as Document No. 2018156462, Official Public Records of Travis County, Texas.
20. Travisso – Notice of Applicability– Residential [Phase 3, Section 4], recorded as Document No. 2019004253, Official Public Records of Travis County, Texas.
21. Travisso – Notice of Applicability– Residential [Phase 3, Section 1 & 3], recorded as Document No. 2019004255, Official Public Records of Travis County, Texas.
22. Travisso – Notice of Applicability [Phase 3, Section 5], recorded as Document No. 2019145901, Official Public Records of Travis County, Texas.
23. Travisso – Notice of Applicability [Phase 4, Section 1, 2 & 3], recorded as Document No. 2020009054, Official Public Records of Travis County, Texas.
24. Travisso – Notice of Applicability [Phase 3, Section 7], recorded as Document No. 2020128294, Official Public Records of Travis County, Texas.
25. Travisso – Notice of Applicability [Phase 3, Section 6], recorded as Document No. 2021084900, Official Public Records of Travis County, Texas.
26. Travisso – Amended and Restated Notice of Applicability [Phase 3, Section 6 & Phase 3, Section 8], recorded as Document No. 2021204824, Official Public Records of Travis County, Texas.
27. Travisso – Notice of Applicability of Community Enhancement Covenant and Design Guidelines, recorded as Document No. 2021204825, Official Public Records of Travis County, Texas.

28. Travisso – Notice of Applicability [Phase 5, Section 1], recorded as Document No. 2021279789, Official Public Records of Travis County, Texas.
29. Travisso – Notice of Applicability [Phase 5, Section 2], recorded as Document No. 2022007266, Official Public Records of Travis County, Texas.
30. Travisso – Notice of Applicability [Phase 4, Section 5], recorded as Document No. 2023080896, Official Public Records of Travis County, Texas.
31. Travisso – Notice of Applicability [Phase 4, Section 6A and 6B], recorded as Document No. 2024087485, Official Public Records of Travis County, Texas.
32. Travisso – Amended and Restated Adoption of Working Capital Assessment, recorded as Document No. 2025005875, Official Public Records of Travis County, Texas.