



MANAGEMENT CERTIFICATE

for

Estates of Johnson's Creek Homeowners' Association, Inc.

Amended: 4/22/2023

The Estates of Johnson's Creek Homeowners' Association, Inc. ("Association"), a Texas Non-Profit Corporation and Property Owners' Association, hereby files this management certificate as required by Section 209.004 of the Texas Property Code. This Management Certificate, dated 4/22/2023, supersedes any Management Certificate previously filed by the Association.

1. Name of Subdivision:

The name of the subdivision is "Estates of Johnson's Creek". The Estates of Johnson's Creek are 4 single family homes physically located at 506-518 Atlanta Street, Austin TX 78703 in Travis County, Texas.

2. Name of Association:

Estates of Johnson's Creek Homeowners' Association, Inc.

- ❖ Any reference to EJC in this document is the Estates of Johnson's Creek Homeowners' Association, Inc.

3. Recording Data for the Subdivision:

The Estates of Johnson's Creek includes the real property located in the City of Austin, County of Travis, State of Texas described as follows:

Resubdivision of Lots 8A and 9A, Block 3, Charles Johnson Addition, a subdivision in Travis County, Texas, and (b) Lots 10,11,12, and 13, Block 4, THE CHARLES JOHNSON ADDITION, an addition in Travis County, Texas, according to the map or plat thereof recorded in Volume 2, Page 192 of the Plat Records of Travis County, Texas

4. Recording Data for the Declarations and Amendments:

4.A Original Declarations

- Date Filed – Travis County Clerk 02/20/2002
- Document Number – Travis County Clerk 2002031872

4.B Original Community Manual

- ❖ Certificate of Formation
- ❖ Bylaws
- ❖ Solar Device and Energy Efficient Policy
- ❖ Rainwater Harvesting System Policy
- ❖ Display of Certain Religious Items Policy
- ❖ Fine and Enforcement Policy
- ❖ Assessment Collection Policy
- ❖ Records Inspection, Copying and Retention Policy
- ❖ Statutory Notice of Posting and Recordation of Association Governance Documents
- ❖ Statutory Notice of Annual Meetings, Elections, and Voting
- ❖ Statutory Notice of Conduct of Board Meetings
- Date Filed – Travis County Clerk 09/11/2012
- Document Number – Travis County Clerk 2012151993

4.C Amendments

[NONE]

5. Name and Mailing Address of the Association (Registered Agent):

The Registered Agent on file with the Texas Secretary of State is:

Matthew Rudge
518 Atlanta Street
Austin, TX 78703

6. Contact Information for the Association's Representative:

The Contact information of the designated representative of the Association is:

Estates of Johnson's Creek HOA
C/O Matthew Rudge
518 Atlanta Street
Austin, TX 78703
512.473.2822
matt.rudge@gmail.com

7. Property Transfer Fees:

The current fee charged by the Association relating to resale is \$125.

8. Other Information

8.A Johnson Creek Neighborhood Committee (JCNC)

- ❖ The Estates of Johnson's Creek share certain amenities, utilities, and easements with a 4-unit condominium complex at 601 Upson Street, Units A-D in Austin, Texas known as the Atlanta Street Villas Condominiums.
- ❖ Together, the Atlanta Street Villas Condominiums and the Estates of Johnson's Creek Homes make up the private neighborhood known as the Estates of Johnson Creek.
- ❖ The Board of Directors has formed an ongoing joint neighborhood committee with the Atlanta Street Villas Association of Owners, Inc. Board of Directors known as the *Johnson Creek Neighborhood Committee*.
- ❖ The Johnson Creek Neighborhood Committee meets yearly to discuss matters concerning the shared neighborhood including, utilities, capital improvements, maintenance and repairs, groundskeeping, reserves for future expenses, and any quality-of-life issues affecting the shared neighborhood as a whole.
- Johnson Creek Neighborhood Committee (JCNC) 2013 Charter Available upon Request

Executed on this 2 day of May, 2023.

Estates of Johnson's Creek Association of Owners, Inc

By: Matthew Rudge

Printed Name: MATTHEW RUDGE

Title: SECRETARY

This Management Certificate does not purport to identify every publicly recorded document affecting the Estates of Johnson's Creek, or to report every piece of information pertinent to the project. This Management Certificate provides information sufficient to correctly identify the project and its current dedicatory instruments.

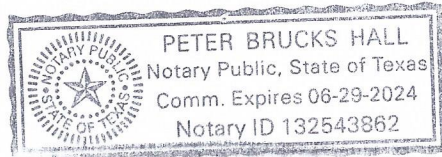
THE STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on 2 day of MAY, 2023,

By MATTHEW RUDGE, as SECRETARY of the Estates of Johnson's Creek Homeowners' Association, Inc. a Texas non-profit corporation, on behalf of said corporation.

SEAL

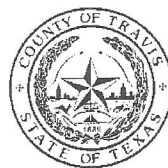


Peter Brucks Hall
Notary Public Signature

AFTER RECORDING RETURN TO:

Matthew Rudge
518 Atlanta Street
Austin, TX 78703
matt.rudge@gmail.com

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dyana Limon-Mercado
Dyana Limon-Mercado, County Clerk
Travis County, Texas

2023048281

May 04, 2023 02:13 PM

Fee: \$34.00

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