

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Aug 15, 2025 04:00 PM Fee: \$45.00

2025090903

Electronically Recorded

This page is
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electronic file stamp.

MANAGEMENT CERTIFICATE
MONTEVISTA CONDOMINIUM COMMUNITY, INC.

The undersigned, being an officer or managing agent of Montevista Condominium Community, Inc., and in accordance with Sections 82.116 and 82.1142 of the Texas Uniform Condominium Act, does hereby certify as follows:

1. The name of the condominium project: Montevista Condominiums (the "**Condominium**").
2. The name of the condominium association: Montevista Condominium Community, Inc., a Texas nonprofit corporation (the "**Association**").
3. The location of the condominium: 6000 Shepherd Mountain Cove, Austin, TX 78730.
4. The recording data for the declaration: See Exhibit "A"
5. The mailing address of the Association: Montevista Condominium Community, Inc., c/o Associa Hill Country, 1812 Centre Creek Drive #350, Austin, TX 78754.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Associa Hill Country
 Attn: Toni Myers
 Mailing Address: 1812 Centre Creek Drive #350, Austin, TX 78754
 Telephone Number: (512) 347-3018
 Email Address: tmyers@associahillcountry.com
7. Website to access the Association's dedicatory instruments: app.townsq.io
8. Amount and description of fees related to unit transfer in the condominium: The Association fees are in the following amounts:

Working Capital Contribution:	Equal to an amount equal to two (2) months of Regular Assessments.
Reserve Fund Contribution:	Equal to an amount equal to two (2) months of Regular Assessments.
New Account Set Up:	\$95
Resale Certificate Fee:	\$375
Expedite Fee for Resale Certificate:	\$175 for 1 day & \$125 for 3 day expedite
Legacy Account Closure Fee:	\$220

ACKNOWLEDGEMENT

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

MONTEVISTA CONDOMINIUM COMMUNITY,
INC., a Texas nonprofit corporation

By: _____

Printed Name: Will Mitchell

Title: Board President

THE STATE OF TEXAS

COUNTY OF _____

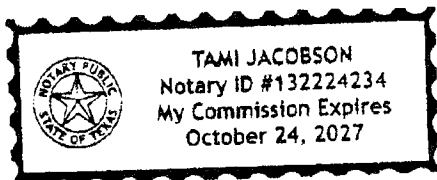
Texas/TX

TRAVIS

This instrument was acknowledged before me on 12 day of AUGUST, 2025
by Will Mitchell, President of Montevista Condominium Community, Inc., a
Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]

Tami Jacobson
Notary Public Signature



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

MONTEVISTA CONDOMINIUM COMMUNITY, INC.

EXHIBIT "A"**RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Montevista – Declaration of Condominium Regime, recorded as Document No. 2007001369, Official Public Records of Travis County, Texas.
2. Montevista – Community Manual, recorded as Document No. 2007001372, Official Public Records of Travis County, Texas.
3. Montevista – First Amendment to Declaration of Condominium Regime, recorded as Document No. 2007046677, Official Public Records of Travis County, Texas.
4. Montevista – Second Amendment to Declaration of Condominium Regime, recorded as Document No. 2007094203, Official Public Records of Travis County, Texas.
5. Montevista – Third Amendment to Declaration of Condominium Regime, recorded as Document No. 2007118694, Official Public Records of Travis County, Texas.
6. Montevista – Reallocation of Parking, recorded as Document No. 2007120288, Official Public Records of Travis County, Texas.
7. Montevista – Reallocation of Parking, recorded as Document No. 2007117730, Official Public Records of Travis County, Texas.
8. Montevista – Assignment of Parking, recorded as Document No. 2007120289, Official Public Records of Travis County, Texas.
9. Montevista – Assignment of Parking, recorded as Document No. 2007098812, Official Public Records of Travis County, Texas.
10. Montevista – Fourth Amendment to Declaration of Condominium Regime, recorded as Document No. 2009090665, Official Public Records of Travis County, Texas.
11. Montevista – Assignment of Parking, recorded as Document No. 2009035016, Official Public Records of Travis County, Texas.
12. Montevista – Fifth Amendment to Declaration of Condominium Regime, Recorded as Document No. 2010016947, Official Public Records of Travis County, Texas.
13. Montevista – Amended and Restated Fifth Amendment to Declaration of Condominium Regime, recorded as Document No. 2010023040, Official Public Records of Travis County, Texas.

14. Montevista – Sixth Amendment to Declaration of Condominium Regime, recorded as Document No. 2010037965, Official Public Records of Travis County, Texas.
15. Montevista – Parking Assignment, recorded as Document No. 2010131882, Official Public Records of Travis County, Texas.
16. Montevista – Assignment of Parking, recorded as Document No. 2010189689, Official Public Records of Travis County, Texas.
17. Montevista – Supplement to Community Manual, recorded as Document No. 2012024787, Official Public Records of Travis County, Texas.
18. Montevista – Assignment of Parking, recorded as Document No. 2013145702, Official Public Records of Travis County, Texas.
19. Montevista – Assignment of Parking, recorded as Document No. 2013180686, Official Public Records of Travis County, Texas.
20. Montevista – Assignment of Parking, recorded as Document No. 2013180790, Official Public Records of Travis County, Texas.
21. Montevista – Seventh Amendment to Declaration of Condominium Regime, recorded as Document No. 2013218679, Official Public Records of Travis County, Texas.
22. Montevista – Assignment of Parking, recorded as Document No. 2014073214, Official Public Records of Travis County, Texas.
23. Montevista – Assignment of Parking, recorded as Document No. 2014087267, Official Public Records of Travis County, Texas.
24. Montevista – Master Parking Assignment List, recorded as Document No. 2019023793, Official Public Records of Travis County, Texas.
25. Montevista – Supplement to Community Manual (Leasing Policy), recorded as Document No. 2024104016, Official Public Records of Travis County, Texas.
26. Montevista – Supplement to Community Manual (Bylaws – Electronic Voting), recorded as Document No. 2022147364, Official Public Records of Travis County, Texas.
27. Montevista – Supplemental Parking Rules, recorded as Document No. 2022120230, Official Public Records of Travis County, Texas.
28. Montevista – Supplemental Policy (Hard Flooring Noise Mitigation Requirements), recorded as Document No. 2022192448, Official Public Records of Travis County, Texas.

29. Montevista – Supplement to Community Manual (Owner’s Insurance Policy), recorded as Document No. 2024124485, Official Public Records of Travis County, Texas.
30. Montevista – Notice of Reserve Fund Contribution, recorded as Document No. _____
2025090690, Official Public Records of Travis County, Texas.