



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Nov 24, 2025 04:18 PM Fee: \$37.00

**2025131620**

\*Electronically Recorded\*

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
TURNER'S CROSSING RESIDENTIAL COMMUNITY, INC.**

THIS INSTRUMENT AMENDS, RESTATES, AND REPLACES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF TURNER'S CROSSING RESIDENTIAL COMMUNITY, INC. RECORDED AS DOCUMENT NO. 2025017352 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

The undersigned, being an officer of Turner's Crossing Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Turner's Crossing.
2. The name of the Association: Turner's Crossing Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Travis County, Texas, made subject to that certain Turner's Crossing Master Covenant [Residential] recorded as Document No. 2021173779 in the Official Public Records of Travis County, Texas, as the same may be amended from time to time (the "Covenant").
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Turner's Crossing Residential Community, Inc., c/o Goodwin & Company, 11149 Research Blvd., Ste. 100, Austin, Texas 78759, Attn: Matt Gibson.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Goodwin & Company, Attn: Matt Gibson
Mailing Address:	11149 Research Blvd., Ste. 100, Austin, Texas 78759
Telephone Number::	(512) 502-7026
Email Address:	matt.gibson@goodwintx.com

7. Website to access the Association's dedicatory instruments: [www.turnerscrossinghoa.com](http://www.turnerscrossinghoa.com)

8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$500.00.

Transfer Fee - \$340.00.

Resale Certificate Fee - \$375.00.

Resale Certificate Update Fee - \$75.00

Rush Fees for Resale Certificate: 1 business day - \$290.00

3 business days - \$190.00

5 business days - \$90.00


Compliance Inspection Fee (optional): \$120.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

*[SIGNATURE PAGE FOLLOWS]*

TURNER'S CROSSING RESIDENTIAL COMMUNITY, INC.,  
a Texas nonprofit corporation

By   
Hence Distel, President

STATE OF TEXAS

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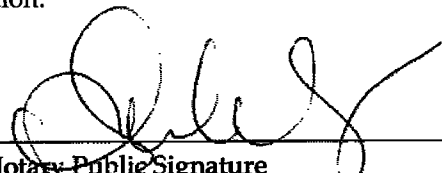
COUNTY OF Travis

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This instrument was acknowledged before me on the 20<sup>th</sup> day of November, 2025, by Hence Distel, the President of TURNER'S CROSSING RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
600 W. 5<sup>th</sup> Street, Suite 900  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

ATTACHMENT 1

1. Turner's Crossing Master Covenant [Residential] recorded under Document No. 2021173779, Official Public Records of Travis County, Texas.
2. Turner's Crossing Development Area Declaration [Residential] recorded under Document No. 2021174883, Official Public Records of Travis County, Texas.
3. Turner's Crossing Design Guidelines recorded under Document No. 2021174884, Official Public Records of Travis County, Texas.
  - a. Turner's Crossing First Amendment to Design Guidelines [Residential], recorded under Document No. 2022008296, Official Public Records of Travis County, Texas.
  - b. Turner's Crossing Second Amendment to Design Guidelines [Residential], recorded under Document No. 2025076251, Official Public Records of Travis County, Texas.
4. Turner's Crossing Adoption of Working Capital Assessment recorded under Document No. 2021174885, Official Public Records of Travis County, Texas.
5. Turner's Crossing Notice of Applicability [Residential] [Phase 1] recorded under Document No. 2021175289, Official Public Records of Travis County, Texas.
6. Turner's Crossing Community Manual recorded under Document No. 2021177812, Official Public Records of Travis County, Texas.
  - a. Turner's Crossing First Supplement to Community Manual recorded under Document No. 2024097972, Official Public Records of Travis County, Texas
7. Declarant Removal and Appointment of Director and Officer for Turner's Crossing Residential Community, Inc., recorded under Document No. 2022194811, Official Public Records of Travis County, Texas.
8. Turner's Crossing Notice of Applicability [Residential] [Phase 2], recorded under Document No. 2023008375, Official Public Records of Travis County, Texas.
9. Declarant Removal and Appointment of Director and Officer for Turner's Crossing Residential Community, Inc., recorded under Document No. 2024031732, Official Public Records of Travis County, Texas.
10. Turner's Crossing Notice of Withdrawal of Land, recorded under Document No. 2025056847, Official Public Records of Travis County, Texas.
11. Turner's Crossing Notice of Applicability [Residential] [Turners Crossing South – Phase 1], recorded under Document No. 2025131256, Official Public Records of Travis County, Texas.