

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Sep 08, 2021 03:23 PM Fee: \$50.00

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**Property Owners' Association Management Certificate
Amended and Restated
for Barton Creek North Property Owners Association, Inc.**

This Management Certificate is recorded pursuant to Chapter 209.004 of the Texas Property Code, and is as follows:

WHEREAS a management certificate was filed on October 6, 2009 and recorded as Document No. 2009168483 of the Official Public Records of Travis County, Texas and a Management Certificate was filed on May 31, 2012 and recorded in Document No. 2012086078 of the Official Public Records, Travis County, Texas and an Amended and Restated Management Certificate was filed on December 20, 2021 and recorded as Document 2013223425 of the Official Public Records of Travis County, Texas.

WHEREAS the Association now wishes to amend and restate the Amended and Restated Management Certificate of Barton Creek North Property Owners Association, Inc.

NOW, THEREFORE, the Association hereby amends and restates the Amended and Restated Management Certificate in its entirety and replaces those documents with this document.

The name of the subdivision is: Barton Creek

The name of the Association is: Barton Creek North Property Owners Association, Inc.

The recording date for the subdivision is:

Barton Creek ABC Midsection (The Woods III at Barton Creek), a subdivision in Travis County, Texas, according to the map or plat of record in volume 98, page 289, of the Plat Records of Travis County, Texas; and

Barton Creek ABC West, Phase I (Wimberly I), a subdivision in Travis County, Texas according to the map or plat of record in volume 101 page 164 of the Plat Records of Travis County, Texas; and

Barton Creek West, Phase II (Wimberly II), a subdivision in Travis County, Texas according to the map or plat of record in Document No. 200400122, Official Public Records of Travis County, Texas;

Barton Creek North Rim, a subdivision in Travis County, Texas, according to the map or plat of record in volume 98, page 261 of the Plat Records of Travis County, Texas; and

Barton Creek Section E, Phase I (the Marquis at Barton Creek Apartments), a subdivision in Travis County, Texas according to the map or plat of record in volume 98, page 194, Plat Records of Travis County, Texas; and

Barton Creek Section G Phase I (The Woods at Barton Creek), a subdivision in Travis County, Texas, according to the map or plat of recording in volume 96, page 227, of the Plat Records of Travis County, Texas; and

Barton Creek Section G Phase II (The Woods II at Barton Creek), a subdivision in Travis County, Texas, according to the map or plat of recording in volume 96, page 260, of the Plat Records of Travis County, Texas; and

Barton Creek Section K, Block C, Lot 1, a subdivision in Travis County, Texas according to the map or plat of recording in Volume 96, Page 260, of the Plat Records of Travis County, Texas; and

Fairways on the Fazio at Barton Creek Condominium (the Falls at Barton Creek), a condominium project in Travis County, Texas, according to the map or plat of record in Volume 96, Page 264, of the Plat Records of Travis County, Texas; and

The Foothills at Barton Creek, a subdivision in Travis County, Texas, according to a map or plat of record in Volume 85, Page 74D, of the Plat Records of Travis County, Texas; and

Governor's Hill Condominiums, a condominium project in Travis County, Texas according to the map or plat of record in Volume 100, Page 28 of the Plat Records of Travis County, Texas and Volume 13161, Page 150 of the Real Property Records of Travis County, Texas; and

Lot 1, Block A, St. Gabriel's Catholic School (Barton Creek School Site), a subdivision in Travis County, Texas according to the map or plat of record in Volume 13134, Page 734, of the Real Property Records of Travis County, Texas; and

The Pointe (Gateway South), a subdivision in Travis County, Texas according to the map or plat of record in Volume 98, Page 156, of the Plat Records of Travis County, Texas; and

The Ridge at Barton Creek, a subdivision in Travis County, Texas according to the map or plat of record in Volume 98, Page 154 of the Plat Records of Travis County, Texas; and

The Terraces of Barton Creek, a subdivision in Travis County, Texas according to the map or plat of record in Volume 89, Page 153, of the Plat Records of Travis County, Texas; and

WatersMark at Barton Creek Condominium, a condominium project in Travis County, Texas according to the map or plat of record in Volume 98, page 156 of the Plat Records of Travis County, Texas

The recording data for the Declaration and all Amendments is:

Master Declaration of Covenants, Conditions and restrictions filed in Volume 11324, Page 0707, Real Property Records, Travis County, Texas and Second Amendment to Master Declaration of Covenants, Conditions and Restrictions filed in Volume 12110, Page 1340, Real Property Records of Travis County, Texas and Right of First Refusal filed in Volume 12110, Page 1345, Real Property Records, Travis County, Texas and Restrictive Covenant filed in Volume 12755, Page 609, Real Property Records, Travis County, Texas and Restrictive Covenant filed in Volume 12755, Page 650, Real Property Records, Travis County, Texas and Amendment to Master Declaration of Covenants, Conditions and Restrictions filed in Volume 12881, Page 1132, Real Property Records of Travis County, Texas and Amendment to Master Declaration of Covenants, Conditions and Restrictions filed in volume 13309, Page 468, Real Property Records of Travis County, Texas and Amendment o Declaration of Covenants, Conditions and Restrictions filed in Document No. 2001081871, Official Public Records of Travis County, Texas and Amendment to Master Declaration of Covenants, Conditions an Restrictions filed in Document No. 2001081872, Official Public Records of Travis County, Texas and Amendment to Master Declaration of Covenants, Conditions and

Restrictions filed in Document No. 2002034517, Official Public Records of Travis County, Texas and Partial Assignment of Declarant's Rights and Amendment to Master Declaration of Covenants, Conditions and Restrictions Barton Creek North filed in Document No. 2002044488 Official Public Records, Travis County, Texas and Amendment to Restrictive Covenant [10(a) Restriction; Gateway South], filed in Document No. 2007132493 Official Public Records, Travis County, Texas and Amendment to Restrictive Covenant [10(a); ABC West Phase II, Wimberly II] filed in Document No. 2007132492 and Corrective Amendment to Restrictive Covenant [10(a); ABC West Phase I, Wimberly I], filed in Document No. 2016071121 Official Public Records, Travis County, Texas.

The following documents have been recorded to incorporate the Association:

Articles of Incorporation for Barton Creek North Property Owners Association, Inc., filed in the Office of the Secretary of State on June 2, 1993, and Articles of Amendment to the Articles of Incorporation of Barton Creek Property Owners Association, Inc., filed in the Office of the Secretary of State on February 22, 2002.

The following are additional documents that have been filed and recorded with Travis County, Texas for the Association:

Assignment of Declarant Rights filed in Volume 11706, Page 726, Real Property Records, Travis County, Texas;

Right of First Refusal filed in Volume 12110, Page 1345, Real Property Records, Travis County, Texas;

Restrictive Covenant [10(a) Restriction; Replat of the Falls at Barton Creek], recorded in Volume 12670, page 2003 of the Real Property Records of Travis County, Texas, and Termination of Restrictive Covenant [10(a) Restriction; Replat of The Falls at Barton Creek – The Fairways], recorded in Document No. 2007132491 of the Official Public Records of Travis County, Texas;

Restrictive Covenant [10(a) Restriction; Barton Creek Section G, Phase 2], recorded in Volume 12670, Page 0204 of the Real Property Records of Travis County, Texas as corrected by that certain Correction Restrictive Covenant [10(a) Restriction; Barton Creek Section G, Phase 2], recorded in Volume 12670, Page 0204 of the Real Property Records of Travis County, Texas and Amendment to Restrictive Covenant [10(a) Restriction; Barton Creek Section G, Phase 2 – Woods II], recorded as Document No. 2007132494 of the Official Public Records of Travis County, Texas;

Restrictive Covenant [10(a) Restriction; North Rim -15 Lots], recorded in Volume 12717, Page 2055 of the Real Property Records of Travis County, Texas and Amendment to Restrictive Covenant [10(a) Restriction; North Rim – 15 Lots], recorded as Document No. 2007132486 of the Official Public Records of Travis County, Texas;

Restrictive Covenant [10(a) Restriction; The Terraces at Barton Creek], recorded in Volume 12781, Page 0058 of the Real Property Records of Travis County, Texas and Amendment to Restrictive Covenant [10(a) Restriction; The Terraces at Barton Creek], recorded as Document No. 2007132495 of the Official Public Records of Travis County, Texas;

Restrictive Covenant [10(a) Restriction; Gateway South], recorded in Volume 12863, Page 2422 of the Real Property Records of Travis County, Texas and Amendment to Restrictive Covenant [10(a)

Restriction; Gateway South], recorded as Document No. 2007132493 of the Official Public Records of Travis County, Texas;

Restrictive Covenant [Lots 245, Block A, The Pointe at Barton Creek], recorded in Volume 12883, Page 2511 of the Real Property Records of Travis County, Texas and Amendment to Restrictive Covenant [10(a) Restriction; Lots 245, Block A, the Pointe at Barton Creek/Watersmark], recorded as Document No. 2007132488 of the Official Public Records of Travis County, Texas;

Restrictive Covenant [10(a) Restriction; Barton Creek Governor's Hill], recorded in Volume 12942, Page 0696 of the Real Property Records of Travis County, Texas and Amendment to Restrictive Covenant [10(a) Restriction; Barton Creek Governor's Hill], recorded as Document No. 2007132487 of the Official Public Records of Travis County, Texas;

Restrictive Covenant [10(a) Restriction; Water Quality Protection Zone, and Clearing Plan], recorded in Volume 12963, Page 1809 of the Real Property Records of Travis County, Texas and Amendment to Restrictive Covenant [10(a) Restriction; Water Quality Protection Zone, and Clearing Plan], recorded as Document No. 2007132496 of the Official Public Records of Travis County, Texas;

Restrictive Covenant [10(a) Restriction; Ogle Lot], recorded in Volume 13280, Page 3373 of the Real Property Records of Travis County, Texas and Amendment to Restrictive Covenant [10(a) Restriction; Ogle Lot], recorded as Document No. 2007132489 of the Official Public Records of Travis County, Texas;

Restrictive Covenant [10(a) Restriction; ABC West Phase I], recorded in Volume 13281, Page 0063 of the Real Property Records of Travis County, Texas and Amendment to Restrictive Covenant [10(a) Restriction; ABC West Phase I – Wimberly I], Recorded as Document No. 2007132490 of the Official Public Records of Travis County, Texas;

Restrictive Covenant [10(a) Restriction; ABC West Phase II], recorded as Document No. 20042332437 of the Official Public Records of Travis County, Texas and Amendment to Restrictive Covenant [10(a) Restriction; ABC West Phase II], recorded as Document No. 2007132492 of the Official Public Records of Travis County, Texas;

Bylaws of the Corporation filed in Document No. 199915883, Official Public Records of Travis County, Texas and Affidavit and Notice of Amended and Restated Bylaws of Barton Creek North Property Owners Association, Inc., filed in Document No. 2005183947, Official Public Records of Travis County, Texas and Affidavit and Notice of Amendments to Bylaws of Barton Creek North Property Owners Association, Inc., filed in Document No. 2010162841, Official Public Records of Travis County, Texas;

Appointment of Successor Trustee filed in Document No. 200322388 of the Official Public Records, Travis County, Texas;

Restrictive Covenant and Agreement [Barton Creek Blvd. Landscaping] filed in Document No. 2008194453 of the Official Public Records of Travis County, Texas

Secretary's Certificate filed in Document No. 199158827, Official Public Records, Travis County, Texas;

Secretary's Certificate filed in Document No. 1999158829 of the Official Public Records of Travis County, Texas;

Secretary's Certificate filed in Document No. 1999158832 of the Official Public Records of Travis County, Texas;

Secretary's Certificate filed in Document No. 2011181560 of the Official Public Records of Travis County, Texas

Management Certificate filed in Document No. 2009168483, Official Public Records, Travis County, Texas.

The following documents have been recorded to annex or add land to the Declaration:

None other than the amendments to the Declaration listed above.

The mailing address of the Association and the name, mailing address, phone number, and email address of the person/entity managing the Association is:

Barton Creek North Property Owners Association, Inc.
c/o RealManage
P.O. Box 803555
Dallas, Texas 75380
Rebecca Jones
866-473-2573
BARCREEK@CIRAMAIL.COM

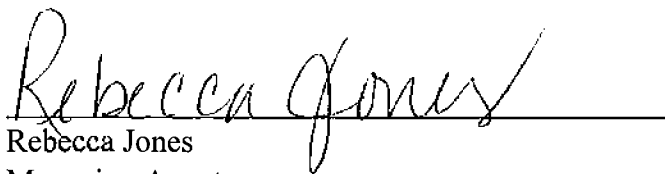
The website address for the Association is:

www.bartoncreeknorth.com

WWW.REALMANAGE.COM

The amount and description of any fees charged by the Association relating to the transfer of property in the subdivision:

The Management Company for the Association charges a \$310.00 fee for each document for the transfer of property in the subdivision.

A handwritten signature in black ink, reading "Rebecca Jones", is written over a horizontal line.

Rebecca Jones
Managing Agent
Barton Creek North Property Owners Association, Inc.
RealManage

ACKNOWLEDGMENT

STATE OF TEXAS

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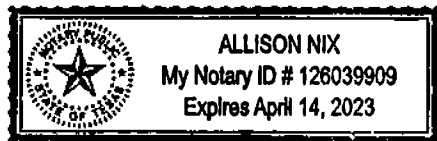
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COUNTY OF TRAVIS

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This instrument was acknowledged before me on September 8, 2021
by Rebecca Jones, Managing Agent of Barton Creek North Property Owners Association, Inc., a
Texas nonprofit corporation, on behalf of said corporation.

[SEAL]



Allison Nix
Notary Public, State of Texas

Allison Nix
Printed or Typed Name

My Commission Expires: 4.14.23

AFTER RECORDING, RETURN TO:

Willatt & Flickinger, PLLC
12912 Hill Country Blvd., Ste. F-232
Austin, Texas 78738