



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Oct 31, 2025 02:58 PM Fee: \$33.00

**MANAGEMENT CERTIFICATE
EP RESIDENTIAL CONDOMINIUMS ASSOCIATION, INC.**

2025121539

Electronically Recorded

The undersigned, being an officer of EP Residential Condominiums Association, Inc., a Texas nonprofit corporation, and in accordance with Section 82.116 of the Texas Uniform Condominium Act, does hereby certify as follows:

1. The name of the Condominium project: EP Residential Condominiums (the "**Condominium**").
2. The name of the Condominium Association: EP Residential Condominiums Association, Inc., a Texas nonprofit corporation (the "**Association**").
3. The location of the Condominium: 7708 Colton-Bluff Springs Road, Austin, Texas 78744
4. The recording data for the Declaration: The Association is a Texas nonprofit corporation established to administer common elements and the affairs of the Condominium established pursuant to Chapter 82 of the Texas Uniform Condominium Act and the terms and provisions of that certain Development Area Declaration and Declaration of Condominium Regime for EP Residential Condominiums, recorded as Document No. 2019032680, Official Public Records of Travis County, Texas, as amended by the following:
 - a. Easton Park First Amendment to the Development Area Declaration and Declaration of Condominium Regime for EP Residential Condominiums, recorded as Document No. 2019081452, Official Public Records of Travis County, Texas.
 - b. Easton Park Second Amendment to the Development Area Declaration and Declaration of Condominium Regime for EP Residential Condominiums, recorded as Document No. 2019199900, Official Public Records of Travis County, Texas.
 - c. Easton Park Third Amendment to the Development Area Declaration and Declaration of Condominium Regime for EP Residential Condominiums, recorded as Document No. 2020168244, Official Public Records of Travis County, Texas.
 - d. Easton Park Fourth Amendment to the Development Area Declaration and Declaration of Condominium Regime for EP Residential Condominiums, recorded as Document No. 2020206796, Official Public Records of Travis County, Texas.
 - e. Declaration of Annexation to the Development Area Declaration and Declaration of Condominium Regime for EP Residential Condominiums, recorded as Document No. 2021159881 in the Official Public Records of Travis County, Texas.
 - f. First Amendment to Declaration of Annexation to the Development Area Declaration and Declaration of Condominium Regime for EP Residential Condominiums, recorded as Document No. 2022152359, Official Public Records of Travis County, Texas.

- g. Second Amendment to Declaration of Annexation to the Development Area Declaration and Declaration of Condominium Regime for EP Residential Condominiums, recorded as Document No. 2025031608, Official Public Records of Travis County, Texas.

5. The Name, Mailing Address, Phone Number, and Email Address of the Association's Designated Representative:

EP Residential Condominiums Association, Inc.
c/o Cohere Life
7604 Solari Drive, Austin, Texas 78744
Attn: Community Manager
512-641-3975
eastonpark@coherelife.com

6. Association's Website Address Where the Condominium's Restrictions are Posted:

www.eastonparkresidents.com

7. Amount and Description of Any Fees Charged by the Association Related to Transfers (Transfer Fees):

Transfer Fee:	\$175.00
Resale Certificate Fee:	\$375.00
Working Capital Fee:	An amount equal to 6 months of Regular Assessments Upfront Monthly Assessments
Collected at Closing:	Two months of Regular Assessments
Community Enhancement Fee:	The Transfer Price multiplied by 0.005% (resales only)

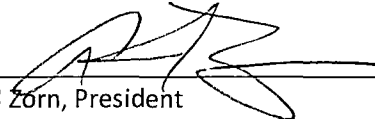
Prospective purchasers are advised to independently examine all dedicatory instruments of the Subdivision, Master Association (Easton Park Master Community, Inc.) and the Condominium Association prior to purchase. Prospective purchasers may obtain copies of documents from the Management Company or from the Association's Website.

[SIGNATURE PAGE FOLLOWS]

[EXECUTION PAGE TO MANAGEMENT CERTIFICATE
FOR EP RESIDENTIAL CONDOMINIUMS ASSOCIATION, INC.]

Executed as of the date set forth to be effective as of the date this instrument is Recorded.

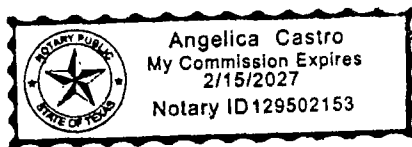
EP RESIDENTIAL CONDOMINIUMS ASSOCIATION, INC.,
a Texas nonprofit corporation

By: 
AJ Zorn, President

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on 21st day of October, 2025, by AJ Zorn, as President of EP Residential Condominiums Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

[SEAL]




Notary Public Signature

AFTER RECORDING RETURN TO:
McLean & Howard, LLP
Attn: Leslie Keyser
4301 Bull Creek Road, Suite 150
Austin, Texas 78731