



MANAGEMENT CERTIFICATE PURSUANT TO
SECTION 209.004, TEXAS PROPERTY CODE

VINEYARD BAY HOMEOWNERS ASSOCIATION, INC., A Texas non-profit Corporation and Property Owners' Association as defined by Chapter 209, Texas Property Code, hereby files this management certificate as required by section 209.004, Texas property Code:

1. The name of the subdivision: Vineyard Bay
2. The name of the association: Vineyard Bay Homeowners Association, Inc.
3. The recording data for the subdivision is:
 - a) The recording data for the subdivision Development is as follows: Vineyard Bay consists of the property and roads described in the following: a. Vineyard Bay Phase One P.U.D. according the map or plat of record in Book 86, Pages 158B-160D of the Plat Records of Travis County, Texas. b. Vineyard Bay Phase Two P.U.D. according to the map or plat of record in book 89, Pages 68 and 69 of the Plat Records of Travis County, Texas; c. That one certain 2.436 acres of land, more or less, out of 45.946 acres of the Henry Parker Survey Number 470 as described in the Deed of Record in Volume 12928, Page 1996 of the Real Property Records of Travis County, Texas. Said 2.436 acres of land being more particularly described in that one certain Warranty Deed with Vendors Lien dated June 5, 1998 of record in Volume 13202, Page 678 of the Real Property Records of Travis County, Texas and being also described as "Lot One, Canard Subdivision, Travis County, Texas" in that one certain Final Declaratory Judgement in Cause Number 9707934 in the 53rd Judicial District Court of Travis County, Texas in a case styled Falcon of Lake Travis, Inc vs. Vineyard Bay Development Company, Inc.; Vineyard Bay Homeowner's Association; and Paul I. Brown and Joy Brown, Individually signed on December 22, 1997; and d. any Amendments to the forgoing.
4. The recording data for the declaration is as follows: The recording data for the Vineyard Bay Declaration of Covenants, Conditions and Restrictions is document number 200121440 of the official public records of Travis County, Texas. As said document is amended, modified and/pr subordinated by amendment to the Declaration of Covenants, Conditions and Restrictions recorded under document No. 2011027019 of the official public records of Travis County.

5. Other information the association considers appropriate is:

- a. Bylaws of the Vineyard Bay Homeowners Association, Inc. found under "Exhibit D" of the Vineyard Bay Declaration of Covenants, Conditions, and Restrictions recorded under Document No.2001021440 of the Official Public Records of Travis County, Texas.**
- b. Secretary's Certificate of Vineyard Bay Homeowners Association, Inc. Certificate of Change to Vineyard Bay Homeowners Association, Inc. Bylaws recorded under Document 2009025814 of the Official Public Records of Travis County, Texas.**
- c. Secretary's Certificate of Amendment to Vineyard Bay Homeowners Association, Inc. Bylaws, recorded under Document No. 200127020 of the Official Public Records of Travis County, Texas.**
- d. Secretary of Vineyard Bay Homeowners Association, Inc. Certification of Vineyard Bay Homeowners Association, Inc. Rules Committee General rules, recorded under Document 2012024156 of the Official Public Records of Travis County, Texas.**
- e. Secretary of Vineyard Bay Homeowners Association Inc. Certification of Vineyard Bay Homeowners Association Inc. Architectural Committee Rules, recorded under Document 2012024157 of the Official Public Records of Travis County, Texas.**
- f. President of Vineyard Bay Homeowners Association, Inc. Certification of Vineyard Bay Homeowners Association, Inc. Document Retention Policy Records Production Policy, recorded under Document No. 2014039396 of the Official Public Records of Travis County, Texas.**
- g. Certified Resolutions of the Board of Directors of Vineyard Bay Homeowners Association, Inc. Adopting Payment Plan Guidelines and Applications of Payments Schedule, recorded under Document No. 2014146718 of the Official Public Records of Travis County, Texas.**

6. The name and address of the association:

**Vineyard Bay Homeowners Association, Inc.
15801 Fontaine Ave.
Austin, Texas 78734**

6. The name and address of the management company:

**Gated Texas
2121 Lohman's Crossing Road
Suite 504-207
Austin, Texas 78734**

This certificate is filed of record in the county in which the above property is located. It shall be valid until another management certificate of record is filed or until termination of this management certificate is filed, whichever is sooner.

This Certificate is effective as of the 2 day of August, 2021

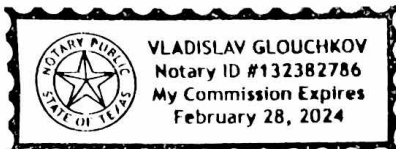
Signed this 2 day of August, 2021

VINEYARD BAY HOMEOWNERS ASSOCIATION, INC.

BY 
Dale Erker, President

THE STATE OF TEXAS
COUNTY OF TRAVIS

The above instrument was acknowledged before me by Dale Erker, President of Vineyard Bay Homeowners Association, Inc. on this day 2 of August, 2021.




Notary Public in and for the State of Texas

RETURN

JACKIE PRICE
2422 JARRATT AVE
AUSTIN, TX 78703



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**



Dana DeBeauvoir, County Clerk
Travis County, Texas

2021174537

Aug 05, 2021 10:38 AM

Fee: \$34.00

ANDERSOND