

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Feb 24, 2023 12:44 PM Fee: \$38.00

**2023018807**

\*Electronically Recorded\*

This page is  
intentionally added for  
electronic file stamp.

**Mueller Master Community, Inc. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **Mueller Master Community, Inc.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

**Name of the Subdivision:** **Mueller Master**

**Name of the Association:** **Mueller Master Community, Inc.**

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records in Travis County, Texas, as follows;

(a) File No. 2004238007

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Real Property Records of Travis County, Texas, as follows:

- (a) Mueller Master Community Covenant. Doc 2004238007 along with any amendments or supplements thereto. Filed 12/27/2004.
- (b) First Amendment to Declaration of Restrictive Covenants. Doc 2006117412.
- (c) Second Amendment to Declaration of Restrictive Covenants. Doc 2006193525.
- (d) Third Amendment to Declaration of Restrictive Covenants. Doc 2010139965..
- (e) Fourth Amendment to Declaration of Restrictive Covenants. Doc 2012011106.
- (f) Mueller Supplemental Covenant Mixed-Use Community. Doc 2015030246.
- (g) Mueller Supplemental Covenant Mixed-Use Community. Doc 2014139165.
- (h) Mueller Supplemental Covenant Mixed-Use Community. Doc 2015030248.
- (i) Mueller Supplemental Covenant Mixed-Use Community. Doc 2015030250.
- (j) Mueller Supplemental Covenant Mixed-Use Community. Doc 2015030252.
- (k) Mueller Supplemental Covenant Mixed-Use Community. Doc 2015030254.
- (l) Supplemental Covenant Mixed-Use Community. 2009001459.
- (m) Supplemental Covenant Mixed-Use Community. 2013222619.
- (n) Supplemental Covenant Mixed-Use Community. 2013222620.
- (o) Supplemental Covenant Mixed-Use Community. 2016068598.
- (p) Supplemental Covenant Mixed-Use Community. 2016068621.
- (q) Supplemental Covenant Mixed-Use Community. 2016068623.
- (r) Supplemental Covenant Mixed-Use Community. 2017009664.
- (s) Supplemental Covenant Mixed-Use Community. 2017009665.
- (t) Supplemental Covenant Mixed-Use Community. 2017009665.
- (u) Supplemental Covenant Mixed-Use Community. 2017009666.
- (v) Supplemental Covenant Mixed-Use Community. 2017009667.
- (w) Supplemental Covenant Mixed-Use Community. 2017009794.
- (x) Supplemental Covenant Mixed-Use Community. 2017009795.
- (y) Supplemental Covenant Mixed-Use Community. 2017009796.
- (z) Supplemental Covenant Mixed-Use Community. 2017009797.
- (aa) Supplemental Covenant Mixed-Use Community. 2007182862.
- (bb) Supplemental Covenant Mixed-Use Community. 2007182863.
- (cc) Declaration of Drainage Easement. Doc 2013063734.
- (dd) Declaration of Wastewater Lines Easement. Doc 2013063735.
- (ee) Joint Use Access Easement and Construction and Maintenance Cost-Sharing Agreement. Doc 2013063739.
- (ff) Declaration of Easements and Restrictive Covenants. Doc 2013063741.
- (gg) Declaration of Easements and Restrictive Covenants. Doc 2013063742.

- (hh) Declaration of Utility Easement. Doc 2013063743.
- (ii) Fiber Optic Easement. Doc 2013063749.
- (jj) Water Line Easement. Doc 2013063751.
- (kk) Natural Gas Line Easement. Doc 2013063754.

**Name and Mailing Address of the Association**

Mueller Master Community, Inc.  
c/o Alliance Association Management  
4009 Bannister Lane #300  
Austin, Texas 78704

**Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative**

Alliance Association Management  
4009 Bannister Lane #300  
Austin, Texas 78704  
512-328-6100  
[AHInfo@associa.us](mailto:AHInfo@associa.us)

**Website Address of the Association**

[www.townsq.io/login](http://www.townsq.io/login)

**Property Transfer Fee(s) Charged by the Association:**

New account setup fee establishing new owner's account in the association's records: \$75.00.  
Entry Fee: \$75.00.

**Working Capital:**

Single Family Residential/Condo excl. Row - \$550.00  
ROW - \$550.00  
Multifamily Subject to Ground Lease - \$100.00  
Commercial – 3 months of Assessments

**Association Transfer Fee:**

Single Family Residential/Condo excl. Row - \$150  
ROW - \$150  
Multifamily Subject to Ground Lease - \$30  
Commercial – \$925 per transaction"

Resale Certificate: \$375

Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite  
\$125 for 3 day expedite

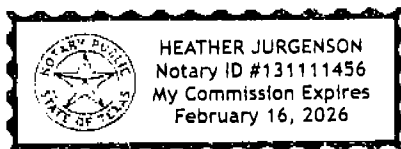
Executed on this 20 day of December, 2022

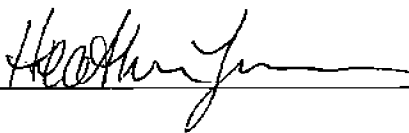
Mueller Master Community, Inc., acting by and through its  
managing agent, Alliance Association Management

  
\_\_\_\_\_  
Alex Rix – Branch President

STATE OF TEXAS                    §  
   § COUNTY OF  
Travis                    §

This instrument was acknowledged before me on 20<sup>th</sup> December 2022 by Alex Rix – Branch President with Alliance Association Management, the managing agent for Mueller Master Community, Inc., a Texas nonprofit corporation, on behalf of such corporation.



  
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Notary Name  
Notary Public, State of Texas

When recorded return to:  
Alliance Association Management  
4009 Bannister Lane #300  
Austin, Texas 78704