



**THIRD AMENDED MANAGEMENT CERTIFICATE
LAKEWAY VIEW HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being the Managing Agent of Lakeway View Homeowners Association, Inc., (the "Association"), and in accordance with Section 209.004 of the Texas Property code, does hereby certify as follows:

1. The name of the subdivision is the Preserve at Lakeway, (the "Subdivision Development").
2. The name of the Association is Lakeway View Homeowners Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows: The Preserve at Lakeway aka Cardinal Hills Unit 6 recorded in Volume 51, Page 94 in the Official Plat Records of Travis County, Texas.
4. The recording data for the declaration application applicable to the Subdivision Development, an all amendments thereto, is as follows:

Declaration of Covenants, Conditions and Restrictions for the Preserve at Lakeway recorded under Document No. 2003198578 of the Official Public Records of Travis County, Texas.

First Correction to the Declaration of Covenants, Conditions and restrictions for the Preserve at Lakeway, recorded under Document No. 2003239954 of the Official Public Records of Travis County, Texas.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for the Preserve at Lakeway, recorded under Document No. 2003264145 of the Official Public Records of Travis County, Texas.

Second Amendment to the Declaration of Covenants, Conditions and Restrictions for the Preserve at Lakeway, recorded under Document No. 2004005248 of the Official Public Records of Travis County, Texas.

Third Amendment to the Declaration of Covenants, Conditions and Restrictions for the Preserve at Lakeway, recorded under Document No. 2004022260 of the Official Public Records of Travis County, Texas.

Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for the Preserve at Lakeway, recorded under Document No. 2004121862 of the Official Public Records of Travis County, Texas.

Fifth Amendment to the Declaration of Covenants, Conditions and Restrictions for the Preserve at Lakeway, recorded under Document No. 2005147680 of the Official Public Records of Travis County, Texas.

Sixth Amendment to the Declaration of Covenants, Conditions and Restrictions for the Preserve at Lakeway, recorded under Document No. 2005194838 of the Official Public Records of Travis County, Texas.

Seventh Amendment to the Declaration of Covenants, Conditions and Restrictions for the Preserve at Lakeway, recorded under Document No. 2005226490 of the Official Public Records of Travis County, Texas.

Eighth Amendment to the Declaration of Covenants, Conditions and Restrictions for the Preserve at Lakeway, recorded under Document No. 2007058116 of the Official Public Records of Travis County, Texas.

Ninth Amendment to the Declaration of Covenants, Conditions and Restrictions for the Preserve at Lakeway, recorded under Document No. 2014067836 of the Official Public Records of Travis County, Texas.

5. Other information the Association deems important:

Notice of Dedicatory Instruments for Lakeway View Homeowners Association, Inc., recorded under Document No. 3016142371 of the Official Public Records of Travis County, Texas.

Amendment of the Rules and Regulations of Lakeway View Homeowners Association, Inc., recorded under Document No. 2016142371 of the Official Public Records of Travis County, Texas.

Resolution Adopting a Payment Plan Guidelines Policy for Lakeway View Homeowners Association, Inc., recorded under Document No. 201432050 of the Official Public Records of Travis County, Texas.

Lakeway View Homeowners Association, Inc. Supplemental Policies, recorded under Document No. 2022134381 of the Official Public Records of Travis County, Texas.

6. The name and mailing address of the Association is Lakeway View Homeowners Association, Inc., c/o Oberg Properties, 1107 RR 620 South, Austin, TX 78734.
7. The name, mailing address, telephone number, and email address of the person or entity managing the Association is Oberg Properties 1107 RR 620 South, Austin, TX 78734; 512-263-5200; info@obergproperties.com.
8. The website at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://caliber.obergproperties.com>.
9. The following described fees are charged by the Association in relation to a property transfer in the subdivision development:

Resale Disclosure (TREC Form) Package and Statement of Account	\$475.00
Resale Disclosure (TREC Form) Package	\$415.00
Premium Lender Questionnaire Bundle	\$225.00
Standard Lender Questionnaire Bundle	\$195.00
Leasing Restrictions Disclosure and CC&Rs	\$55.00
Statement of Account	\$175.00
Refinance Statement of Account	\$175.00
Resale Disclosure	\$175.00
Lender Questionnaire	\$175.00
Custom Lender Questionnaire Fee	\$300.00
Appraiser Questionnaire	\$30.00
Leasing Restrictions Disclosure	\$30.00
Annual Board Meeting Minutes	\$30.00
Annual Financials	\$40.00
Articles of Incorporation	\$25.00
Budget	\$40.00
Bylaws	\$35.00
CC&Rs	\$40.00
Current Unaudited Financial Documents	\$30.00
Engineer's Report/Inspection Report	\$65.00
Insurance Declaration Page	\$30.00
Regular Meeting Minutes	\$55.00
Reserve Report	\$45.00
Resolutions and Policies	\$30.00

Rules and Regulations	\$30.00
Unit Ledger	\$35.00
Demand Update Fee (1-14 Days)	\$0.00
Demand Update Fee (15-45 Days)	\$30.00
Demand Update Fee (46-90 Days)	\$50.00
Refinance Demand Update Fee (1-14 Days)	\$0.00
Refinance Demand Update Fee (15-45 Days)	\$30.00
Refinance Demand Update Fee (46-90 Days)	\$50.00
Resale Disclosure Update Fee (1-180 Days)	\$75.00
Questionnaire Update Fee (1-30 Days)	\$25.00
Transfer Fee	\$250.00
Demand Rush Fee (3 Business Days)	\$100.00
Demand Rush Fee (5 Business Days)	\$75.00
Resale Disclosure Rush Fee (3 Business Days)	\$100.00
Resale Disclosure Rush Fee (5 Business Days)	\$75.00
Multi-Product Rush Fee (3 Business Days)	\$100.00
Multi-Product Rush Fee (5 Business Days)	\$75.00
Additional Product 1/Leasing Restrictions Rush Fee (2 Business Days)	\$25.00
Lender Questionnaire Rush Fee (2 Business Days)	\$50.00
Added Rush Fee	\$25.00

This Management Certificate is effective as of 16th September 2024.

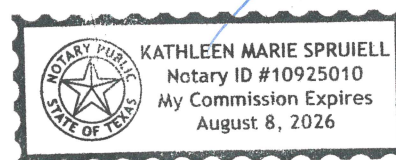
By:

Mary Lynn Oberg
Mary Lynn Oberg, Managing Agent

STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 16th September 2024, by Mary Lynn Oberg, managing agent of the Lakeway View Homeowners Association, Inc., a Texas nonprofit corporation on behalf of said corporation.

Kathleen Marie Spruiell
Notary Public



AFTER RECORDING RETURN TO:
Lakeway View Homeowners Association, Inc.
c/o Oberg Properties
1107 RR 620 South
Austin, TX 78734

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FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

2024118283

Oct 24, 2024 10:09 AM

Fee: \$37.00

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