



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jun 28, 2024 05:57 PM Fee: \$33.00

2024072160

Electronically Recorded

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
BLOCK 21 CONDOMINIUM COMMUNITY, INC.**

The undersigned, being an officer of Block 21 Condominium Community, Inc. and in accordance with Section 82.116 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety: that certain Management Certificate of Block 21 Condominium Community, Inc., recorded as Document No. 2011011873, Official Public Records of Travis County, Texas.

1. The name of the condominium: Block 21 Condominiums
2. The name of the association: Block 21 Condominium Community, Inc.,
a Texas nonprofit corporation.
3. The location of the condominium: 210 Lavaca Street, Austin, Texas 78701

Lots 1 through 12, Block 21 of the Original City of Austin, Travis County, Texas, according to the map or plat of record in the General Land Office of the State of Texas, together with the area within the alley traversing said Block, which was vacated by Ordinance recorded under Document No. 1999086902 and described in memorandum Designating the Vacation of a 20 foot wide alley on Block 21 and Block 22, in the City of Austin as recorded under Document No. 2004040650 of the Official Public Records of Travis County, Texas.

4. The recording data for the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name, mailing address, telephone number, and email address of the person managing the association:

Name: Block 21 Condominium Community, Inc.
Attn.: Deirdre Ligarde, Director of Residences
Mailing Address: 210 Lavaca Street
Austin, Texas 78701
Telephone Number: (512) 542-3631
Email Address: Deirdre.Ligarde@whotels.com

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

BLOCK 21 CONDOMINIUM COMMUNITY, INC., a
Texas nonprofit corporation

By: [Signature]
Printed Name: PATRICK CHAFFIN
Title: PRESIDENT OF HOA

Tennessee
STATE OF ~~TEXAS~~ sm §
§
COUNTY OF Davidson §

This instrument was acknowledged before me this 27th day of June, 2024 by
Patrick Chaffin of Block 21 Condominium Community, Inc., a
Texas nonprofit corporation, on behalf of said nonprofit corporation.



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Frank O. Carroll III, Esq.
WINSTEAD PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
focarroll@winstead.com

ATTACHMENT 1

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Condominium Regime for Block 21 Condominiums, recorded on December 8, 2010 as Document No. 2010182736, Official Public Records of Travis County, Texas.
2. First Amendment to Declaration of Condominium Regime for Block 21 Condominiums, recorded on February 10, 2011 as Document No. 2011020755, Official Public Records of Travis County, Texas.
3. Second Amendment to Declaration of Condominium Regime for Block 21 Condominiums, recorded on March 9, 2022 as Document No. 2022043976, Official Public Records of Travis County, Texas.
4. Block 21 Dedicatory Instruments, recorded on January 26, 2011 as Document No. 2011013049, Official Public Records of Travis County, Texas.
5. Community Manual – Block 21 Condominiums, recorded on January 24, 2011 as Document No. 2011011897, Official Public Records of Travis County, Texas.
6. Block 21 Condominiums – Amended and Restated Rules & Regulations and Amendment to Community Manual, recorded on October 4, 2012 as Document No. 2012168021, Official Public Records of Travis County, Texas.
7. Block 21 Condominiums – Second Amendment to Community Manual, recorded on March 10, 2020 as Document No. 2020039850, Official Public Records of Travis County, Texas.
8. Block 21 Condominiums – Third Amendment to Community Manual, recorded on July 14, 2022 as Document No. 2022121797, Official Public Records of Travis County, Texas.
9. Assignment of Declarant Rights, recorded on June 2, 2022 as Document No. 2022098994, Official Public Records of Travis County, Texas.

ATTACHMENT 1

BLOCK 21 CONDOMINIUM COMMUNITY, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE