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Rebecca Guerrero, County Clerk  
Travis County, Texas

Oct 19, 2022 04:31 PM Fee: \$38.00

**2022169497**

\*Electronically Recorded\*

**MANAGEMENT CERTIFICATE  
OF  
SCENIC PASS RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Scenic Pass Residential Community, 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: Scenic Pass.
2. The name of the Association: Scenic Pass Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: Lots 2 through 6, Block A; Lots 1 through 8, Block B; and Lots 1 through 8, Block C, Simon-Caskey Final Plat, according to the plat recorded in Document No. 202000222 of the Official Public Records of Travis County, Texas.
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Scenic Pass Residential Community, Inc., c/o Colby Property Management, Attn.: Glen Colby, 205 Paloma Drive, Temple, Texas 76502.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Scenic Pass Residential Community, Inc.  
c/o Colby Property Management  
Attn.: Glen Colby  
Mailing Address: 205 Paloma Drive, Temple, Texas 76502  
Telephone Number: (512) 826-0500  
Email Address: Manager@ColbyHOA.com

7. Website to access the Association's dedicatory instruments:  
www.ScenicPassHOA.com
8. Amount and description of fees related to property transfer in the subdivision:  
The Association fees are in the following amounts:

Working Capital Assessment - Amount equal to two (2) months of  
Regular Assessments (as such term is  
defined in the Declaration).

Transfer Fee - \$165

Initial Ownership Conveyance (Resale Certificate Fee) - \$285

Subsequent Resale Certificate/Ownership Conveyance - \$375

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

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

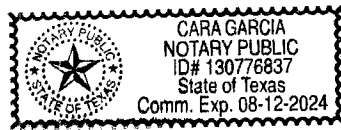
**SCENIC PASS RESIDENTIAL COMMUNITY, INC.,**  
a Texas nonprofit corporation

By: Shawn A. Kirkpatrick  
Name: Shawn A Kirkpatrick  
Title: President

STATE OF TEXAS                   §  
   §  
COUNTY OF Williamson       §

This instrument was acknowledged before me on the 18<sup>th</sup> day of October, 2022, by Shawn A Kirkpatrick, the President of Scenic Pass Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

ATTACHMENT 1

1. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Scenic Pass, recorded as Document No. 2022169081 in the Official Public Records of Travis County, Texas, as the same may be amended from time to time.
2. Scenic Pass Community Manual, recorded as Document No. 2022169275 in the Official Public Records of Travis County, Texas, as the same may be amended and supplemented from time to time.
3. Scenic Pass Adoption of Working Capital Assessment, recorded as Document No. 2022169429 in the Official Public Records of Travis County, Texas, as the same may be amended from time to time.