

**FOURTH AMENDED MANAGEMENT CERTIFICATE  
THREE VIEWS HOMEOWNERS ASSOCIATION, INC.  
D/B/A TRES VISTAS HOMEOWNERS ASSOCIATION**

The undersigned, being the Managing Agent of Three Views Homeowners Association, Inc. D/B/A Tres Vistas Homeowners Association, (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 Lakeway, Section 26-B, (the "Subdivision Development").
2. The name of the Association is Three Views Homeowners Association, Inc., D/B/A Tres Vistas Homeowners Association (the "Association").
3. The recording data for the Subdivision Development is as follows:

Plat for Lakeway, Section 26-B recorded in Volume 76 Page 9 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:

Lakeway Section 26-B Deed Restrictions recorded under Volume 6362 Page 1226 off the Official Public Records of Travis County, Texas.

Lakeway Section 26-B First Amended Deed Restrictions recorded under Volume 6559 Page 1258 of the Official Public Records of Travis County, Texas.

Second Amendment to Lakeway Section 26-B Deed Restrictions for Three Views Homeowners Association, Inc., D/B/A Tres Vistas Homeowners association, recorded under Document No. 2014176322 of the Official Public Records of Travis County, Texas.

Amended and Restated Deed Restrictions for Lakeway Section 26-B, recorded under Document No.2019068460 of the Official Public Records of Travis County, Texas.

5. Other information the Association deems important:

Amended and Restated Bylaws of Tres Vistas Homeowners Association, Inc., recorded under Document No.2019068459 of the Official Public Records of Travis County, Texas.

Lakeway Section 26-B Architectural Control Board Assignment and Designation, Recorded under Document No.201105729 of the Official Public Records of Travis County, Texas.

Rules and Regulations Tres Vistas Homeowners Association, Inc., recorded under Document No.2019068461 of the Official Public Records of Travis County, Texas.

Amendment to the Rules and Regulations of Tres Vistas Homeowners Association, Inc., recorded under Document No. 2023040920 of the Official Public Records of Travis County, Texas.

Second Amendment to the Rules and Regulations of Tres Vistas Homeowners Association, Inc., recorded under Document No. 2023040921 of the Official Public Records of Travis County, Texas.

6. The name and mailing address of the Association is Three Views Homeowners Association, Inc. D/B/A Tres Vistas Homeowners Association, c/o Oberg Properties, 1107 RR 620 South, Austin, TX 78734.

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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](mailto: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:

Working Capital (Paid at Closing to the Association)	Two Quarter's Worth of Dues
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

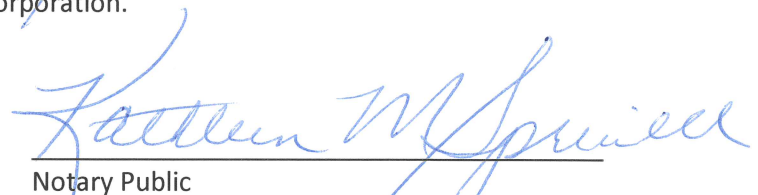
Resale Disclosure Rush Fee (5 Business Days)	\$75.00
Multi-Product Rush Fee (3 Business Days)	\$100.00
Multi-Product Rush Fee (5 Business Days)	\$75.00
Additional Product 1/Leasing Restrictions Rush Fee (2 Business Days)	\$25.00
Lender Questionnaire Rush Fee (2 Business Days)	\$50.00
Added Rush Fee	\$25.00

This Management Certificate is effective as of the 16<sup>th</sup>, day of September, 2024.

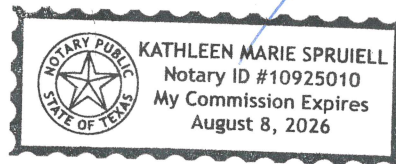
By:   
Mary Lynn Oberg, Managing Agent

STATE OF TEXAS §  
COUNTY OF TRAVIS §

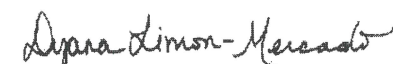
This instrument was acknowledged before me on the 14<sup>th</sup> day of September, 2024, by Mary Lynn Oberg, managing agent of the Three Views Homeowners Association, Inc., D/B/A Tres Vistas Homeowners Association, a Texas nonprofit corporation on behalf of said corporation.

  
Notary Public

AFTER RECORDING RETURN TO:  
Tres Vistas HOA, Inc.  
c/o Oberg Properties  
1107 RR 620 South  
Austin, TX 78734



**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**

  
Dyana Limon-Mercado, County Clerk  
Travis County, Texas

**2024115898**

Oct 18, 2024 02:24 PM

Fee: \$33.00

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