



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Sep 25, 2026 12:49 PM Fee: \$41.00

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Electronically Recorded

MANAGEMENT CERTIFICATE

TRAVIS COUNTRY COMMUNITY SERVICE ASSOCIATION, INC.

The undersigned, being an Officer of Travis Country Community Service 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 Travis Country (the "Subdivision").
2. The name of the Association is Travis Country Community Service Association, Inc. (the "Association").
3. The recording data for the Subdivision is as follows:

Travis Country - recorded on July 12, 1972, at Volume Number 60, Page Number 58, recorded in the Official Plat Records of Travis County, Texas.

Trailwood Village One Travis Country - recorded on December 16, 1974, at Volume Number 71, Page Number 17, recorded in the Official Plat Records of Travis County, Texas.

Trailwood Village of Travis Country - recorded on July 5, 1978, at Volume Number 76, Page Number 393, recorded in the Official Plat Records of Travis County, Texas.

Village Park 5 at Travis Country - recorded on September 10, 1991, at Volume Number 90, Page Number 1, recorded in the Official Plat Records of Travis County, Texas.

Resubdivision of Lot 14, Block 12 Trailwood Village Two at Travis Country - recorded on September 11, 1991, at Volume Number 90, Page Number 3, recorded in the Official Plat Records of Travis County, Texas.

Village Park 3 at Travis Country - recorded on November 6, 1994, at Volume Number 94, Page Number 75, recorded in the Official Plat Records of Travis County, Texas.

Village Park 4 at Travis Country - recorded on November 7, 1994, at Volume Number 94, Page Number 28, recorded in the Official Plat Records of Travis County, Texas.

Village Park 6 at Travis Country - recorded on November 7, 1994, at Volume Number 94, Page Number 31, recorded in the Official Plat Records of Travis County, Texas.

Village Park 7 at Travis Country - recorded on November 7, 1994, at Volume Number 94, Page Number 34, recorded in the Official Plat Records of Travis County, Texas.

Lost Creek at Gaines Ranch Subdivision - recorded on June 2, 1995, at Volume Number 95, Page Number 75, recorded in the Official Plat Records of Travis County, Texas.

Travis Country Green Subdivision - recorded on February 14, 1997, at Volume Number 98, Page Number 223, recorded in the Official Plat Records of Travis County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Declaration of Covenants, Conditions and Restrictions for Travis Country, Inc. – recorded on November 15, 1972, at Volume Number 4487, Page Number 736 in the Real Property Records, Travis County, Texas.

Section Declaration, Travis Country Section One - – recorded on November 21, 1972, at Volume Number 4489, Page Number 2243 in the Real Property Records, Travis County, Texas.

Declaration of Covenants, Conditions and Restrictions, Travis Country Subdivision - recorded on January 18, 1973, at Volume Number 4540, Page Number 1319 in the Real Property Records, Travis County, Texas.

Partial Release of Covenants, Conditions and Restrictions – recorded on August 2, 1973, at Volume Number 4711, Page Number 0280 in the Real Property Records, Travis County, Texas.

Bylaws of Travis Country Community Service Association, Inc. – recorded on August 17, 1973, at Volume Number 4719, Page Number 0229 in the Real Property Records, Travis County, Texas.

Section Declaration of Covenants, Conditions and Restrictions, Trailwood Village One at Travis Country - recorded on April 28, 1975, at Volume Number 5160, Page Number 972 in the Real Property Records, Travis County, Texas.

Section Declaration of Covenants, Conditions and Restrictions, Trailwood Village Two at Travis Country - recorded on March 29, 1979, at Volume Number 6578, Page Number 1059 in the Real Property Records, Travis County, Texas.

Amendment to the Bylaws Travis Country Community Services Association, Inc. – recorded on September 16, 1991, at Document Number 91081504, Volume Number 11522, Page Number 0250 in the Real Property Records, Travis County, Texas.

Corporate Resolution - recorded on June 5, 1992, at Document Number 92052783, Volume Number 11701, Page Number 0347 in the Real Property Records, Travis County, Texas.

Section Declaration to Declaration of Covenants, Conditions and Restrictions of Travis County, Inc., For: Resubdivision of Lot 14, Block 12, Trailwood Village Two; Village Park 3 at Travis Country; Village Park 4 at Travis country; Village Park 5 at Travis Country; Village Park 6 at Travis Country; and Village Park 7 at Travis Country - recorded on May 15, 1995, at Volume Number 12437, Page Number 0073 in the Real Property Records, Travis County, Texas.

Section Declaration of Covenants, Conditions and Restrictions of Travis County, Inc., For: Resubdivision of Lot 14, Block 12, Trailwood Village Two; Village Park 3 at Travis Country; Village Park 4 at Travis country; Village Park 5 at Travis Country; Village Park 6 at Travis Country; and Village Park 7 at Travis Country - recorded on May 30, 1995, at Volume Number 12447, Page Number 0999 in the Real Property Records, Travis County, Texas.

Supplemental Declaration For Resubdivision of Lot 14, Block 12, Trailwood Village Two at Travis Country; Village Park 3 at Travis Country; Village Park 4 at Travis Country - recorded on June 9, 1995, at Volume Number 12455, Page Number 0571 in the Real Property Records, Travis County, Texas.

Supplemental Declaration for Village Park 5 at Travis Country - recorded on July 26, 1995, at Volume Number 12487, Page Number 0789 in the Real Property Records, Travis County, Texas.

Supplemental Declaration for Village Park 6 at Travis Country - recorded on July 26, 1995, at Volume Number 12487, Page Number 0792 in the Real Property Records, Travis County, Texas.

Supplemental Declaration for Village Park 6 at Travis Country - recorded on July 26, 1995, at Volume Number 12487, Page Number 0795 in the Real Property Records, Travis County, Texas.

Notice of Prospective Purchasers of Lots in Travis Country Community Service Association, Inc. Regarding Rules, By-Laws, Declaration, Resale Certificates and Management - recorded on February 22, 1996, at Volume Number 12628, Page Number 1910 in the Real Property Records, Travis County, Texas.

Declaration of Covenants, Conditions and Restrictions for Lot Creek at Gaines Ranch – recorded on April 4, 1996, at Volume Number 12658, Page Number 0654 in the Real Property Records, Travis County, Texas.

Restrictive Covenants - recorded on February 14, 1997, at Volume Number 12872, Page Number 0271 in the Real Property Records, Travis County, Texas.

Declaration of Covenants, Conditions and Restrictions for Travis Country Green Subdivision – recorded on February 27, 1997, at Volume Number 12880, Page Number 0459 in the Real Property Records, Travis County, Texas.

Resolution of the Board of Directors of Travis Country Community Services Association Certifying to the Annexation and Ratification of the Jurisdictional Limits of Travis Community Services Association – recorded on January 16, 1998, at Volume Number 13101, Page Number 0507 in the Real Property Records, Travis County, Texas.

Amendment to Bylaws of Travis Country Community Service Association, Inc. – recorded on July 9, 2008, at Document Number 2008115876 in the Real Property Records, Travis County, Texas.

Secretary Certificate - Amended and Restated Bylaws of Travis Country Community Service Association, Inc. – recorded on February 7, 2012, at Document Number 2012018521 in the Real Property Records, Travis County, Texas.

First Amendment to Amended and Restated Bylaws of Travis Country Community Service Association, Inc. – recorded on May 30, 2013, at Document Number 2013098243 in the Real Property Records, Travis County, Texas.

Second Amendment to Amended and Restated Bylaws of Travis Country Community Service Association, Inc. – recorded on June 9, 2022, at Document Number 2022103032 in the Real Property Records, Travis County, Texas.

Corrected Second Amendment to Amended and Restated Bylaws of Travis Country Community Service Association, Inc. – recorded on September 25, 2023, at Document Number 2023109745 in the Real Property Records, Travis County, Texas.

Declaration of Restrictive Covenants – Lots 14, Block B, Village park 6 at Travis Country – recorded on January 21, 2026, at Document Number 2026006931 in the Real Property Records, Travis County, Texas.

5. The name and mailing address of the Association is:
Travis Country Community Service Association, Inc.
c/o Capital Consultants Management, LLC
7800 N. Dallas Parkway, Suite 450
Plano, TX 75024
6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

Capital Consultants Management, LLC
7800 N. Dallas Parkway, Suite 450
Plano, TX 75024
Telephone (469) 246-3500
ccmctx@ccmcnet.com

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is

www.traviscountry.com

8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the Subdivision:

Resale Disclosure/Lien Estopped	\$375.00 per package (\$50.00 per lot for Developer to Builder)
Account Setup Fee	\$100.00 collected at escrow from buyer
Resale Trustee/Lender Sale	\$375.00 per transaction
Refiance/Lien Estoppel	\$200.00 per transaction
Resale Disclosure Update	\$75.00
Lender Questionnaire (Standard Format)	\$200.00 per questionnaire
Lender Quesionnaire (Custom Format)	\$300.00 per questionnaire

Lease Administration	\$300.00 fee per lease, per year
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9. Other information the association considers appropriate. NA

This Management Certificate is effective as of the 24 day of September, 2026.

**TRAVIS COUNTRY COMMUNITY SERVICE
ASSOCIATION, INC.**

a Texas nonprofit corporation

By: [Signature]
Name: ROBERT HENNEKE
Title: President

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on 24th day of September, 2026, by Robert Henneke for Travis Country Community Service Association, Inc., a Texas nonprofit incorporation, on behalf of said association.

[Signature: Carolina Rodriguez]
Notary Public Signature

AFTER RECORDING RETURN TO:

Gregory S. Cagle
CAGLE PUGH, LTD., LLP
4301 Westbank Dr. A-150
Austin, Texas 78746

