

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



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Rebecca Guerrero, County Clerk
Travis County, Texas

Oct 11, 2022 04:31 PM Fee: \$46.00

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ADDISON MASTER COMMUNITY, INC.

MANAGEMENT CERTIFICATE

STATE OF TEXAS

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COUNTY OF TRAVIS

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This Management Certificate is filed by the Addison Master Community, Inc., a Texas nonprofit corporation, pursuant to Texas Property Code §209.004.

1. Name of Subdivision:

Addison

2. Name of Association:

Addison Master Community, Inc., a Texas nonprofit corporation

3. Recording Data for the Subdivision Plat(s): To obtain copies of a plat, please contact the Travis County Clerk. The following plat(s), as may be amended from time to time, include those tracts of real property currently annexed into the Addison subdivision.

- (a) FINAL PLAT OF ADDISON SECTION 1 SUBDIVISION, a subdivision located in Travis County, Texas, according to the map or plat recorded as Document No. 201400005, Official Public Records of Travis County, Texas.
- (b) FINAL PLAT OF ADDISON SECTION 2 SUBDIVISION, a subdivision located in Travis County, Texas, according to the map or plat recorded as Document No. 201400204, Official Public Records of Travis County, Texas.
- (c) ADDISON SECTION 3 SUBDIVISION, a subdivision located in Travis County, Texas, according to the map or plat recorded as Document No. 201600267, Official Public Records of Travis County, Texas.
- (d) FINAL PLAT OF ADDISON SECTION 4 A SMALL LOT SUBDIVISION, a subdivision located in Travis County, Texas, according to the map or plat recorded as Document No. 201800193, Official Public Records of Travis County, Texas.
- (e) ADDISON SECTION 5 A SMALL LOT SUBDIVISION, a subdivision located in Travis County, Texas, according to the map or plat recorded as Document No. 202000205, Official Public Records of Travis County, Texas.

4. Recording Data for the Master Covenant, any Development Area Declarations, and All Amendments Thereto:

Name of Instrument: Addison Master Covenant

Recorded On: January 8, 2014, in Document No. 2014002679, of the Official Public Records of Travis County, Texas

Name of Instrument: Addison First Amendment to the Master Covenant

Recorded On: October 19, 2015, in Document No. 2015167705, of the Official Public Records of Travis County, Texas

Name of Instrument: Addison Addendum to Master Covenant [Lot 15, Block G, Addison Section 2 and Lot 23, Block G, Addison Section 3]

Recorded On: September 29, 2016, in Document No. 2016163000, of the Official Public Records of Travis County, Texas

Name of Instrument: Addison Development Area Declaration [Residential]

Recorded On: August 28, 2014, in Document No. 2014129038, of the Official Public Records of Travis County, Texas

Name of Instrument: Addison First Amendment to Development Area Declaration [Residential]

Recorded On: October 19, 2015, in Document No. 2015167706, of the Official Public Records of Travis County, Texas

Name of Instrument: Addison Second Amendment to Development Area Declaration [Residential]

Recorded On: January 6, 2016, in Document No. 2016001370, of the Official Public Records of Travis County, Texas

Name of Instrument: Addison Development Area Declaration [Residential] Residential Development Area 2

Recorded On: January 18, 2018, in Document No. 2018007815, of the Official Public Records of Travis County, Texas

Name of Instrument: Addison Partial Assignment of Declarant's Rights Section 3

Recorded On: January 19, 2018, in Document No. 2018008456, of the Official Public Records of Travis County, Texas

Name of Instrument: Addison Adoption of Working Capital Assessment

Recorded On: November 14, 2014, in Document No. 2014170216, of the Official Public Records of Travis County, Texas

Name of Instrument: Addison Notice of Reduction of Levy of Assessments (Residential Development Area 2, Section 3)

Recorded On: January 19, 2018, in Document No. 2018008454, of the Official Public Records of Travis County, Texas

Name of Instrument: Addison Notice of Delay of Working Capital Assessment (Section 3)

Recorded On: January 19, 2018, in Document No. 2018008455, of the Official Public Records of Travis County, Texas

Name of Instrument: Addison Notice of Applicability [Residential] (Section 1)

Recorded On: August 28, 2014, in Document No. 2014129224, of the Official Public Records of Travis County, Texas

Name of Instrument: Addison Notice of Applicability [Residential] (Section 2)

Recorded On: January 30, 2015, in Document No. 2015014571, of the Official Public Records of Travis County, Texas

Name of Instrument: Addison Notice of Applicability [Residential] (Section 3)

Recorded On: February 2, 2017, in Document No. 2017019331, of the Official Public Records of Travis County, Texas

Name of Instrument: Addison Notice of Applicability [Residential] [(Residential Development Area 2)

Recorded On: January 19, 2018, in Document No. 2018008259, of the Official Public Records of Travis County, Texas

Name of Instrument: Addison Notice of Applicability [Residential] (Section 4)

Recorded On: February 5, 2019, in Document No. 2019016525, of the Official Public Records of Travis County, Texas

Name of Instrument: Addison South Notice of Applicability [Residential] (Section 5)

Recorded On: September 9, 2021, in Document No. 2021201826, of the Official Public Records of Travis County, Texas

5. Mailing Address of the Association and Name, Mailing Address, Phone Number, and Email Address of the Association's Designated Representative:

Addison Master Community, Inc.
c/o Cohere Life
4646 E Greenway Rd, Ste. 112
Phoenix, AZ 85032
Phone No.: 480.367.2626
Email: Addison@dmbcommunitylife.com

6. Association's Website Address Where the Subdivision's Restrictions are Posted:

www.addisonmaster.org

7. Amount and Description of Any Fees Charged by the Association Related to Transfers (Transfer Fees):

Transfer Fee:	\$ 175.00
Resale Certificate Fee:	\$ 375.00
Working Capital Fee:	\$ 200.00**
Update Fee:	\$ 50.00 (after 30 days)

*** Addison Section 3 Lots transferred to or owned by AMH Addison Development, LLC, a Delaware limited liability company, or its parents, affiliates, and commonly controlled entities (collectively, "AMH") are subject to a delay in commencement of Working Capital Assessments until such time as AMH owns less than twenty-five (25) Lots in Addison Section 3.*

Prospective purchasers are advised to independently examine the Master Covenant, the Declarations, Bylaws, Community Manual, and all other dedicatory instruments (some of which are not referenced above) of the Subdivision and Association prior to purchase. Prospective purchasers may obtain copies of documents from the Management Company or from the Association's Website.

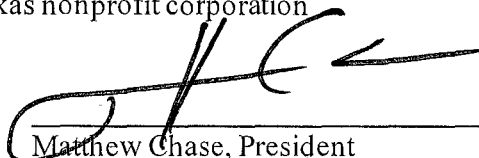
[SIGNATURE PAGE TO FOLLOW]

[SIGNATURE PAGE TO MANAGEMENT CERTIFICATE]

SIGNED this 11th day of October, 2022.

ADDISON MASTER COMMUNITY, INC.,
a Texas nonprofit corporation

By:


Matthew Chase, President

STATE OF TEXAS

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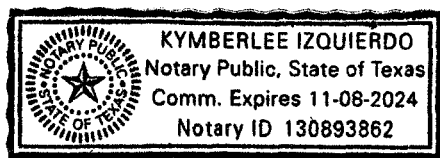
COUNTY OF

TRAVIS

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BEFORE ME, the undersigned authority, on this 11th day of October, 2022, personally appeared Matthew Chase, as President of Addison Master Community, Inc., a Texas nonprofit corporation, on behalf of the said nonprofit corporation.




Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

McLean & Howard, LLP
Attn: Leslie Keyser
4301 Bull Creek Road, Suite 150
Austin, Texas 78731