



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Sep 10, 2021 02:49 PM Fee: \$42.00

2021202937

Electronically Recorded

MANAGEMENT CERTIFICATE FOR
ROUGH HOLLOW SOUTH SHORE II MASTER COMMUNITY, INC.
TRAVIS COUNTY

STATE OF TEXAS §
COUNTY OF TRAVIS §

1. **Name of Subdivision:** Highlands at Rough Hollow
2. **Name of Association:** Rough Hollow South Shore II Master Community, Inc.
3. **Recording Data for Subdivision:** See Exhibit "A"
4. **Recording Data for Declaration:** See Exhibit "A"
5. **Name and mailing address of Association:** Rough Hollow South Shore II Master Community, Inc., 5316 W Hwy 290 Service Road, Suite 100, Austin, TX 78735.
6. **The Association's designated representative is:** FirstService Residential Austin, LLC, 5316 W Hwy 290 Service Road, Suite 100, Austin, TX 78735; 512-266-6771 Office; Email: Austin@fsresidential.com Community Website: <https://RoughHollowII.connectresident.com>
7. **Transfer Fee:** There is a transfer fee in the amount of **\$350.00** and a working cap fee of \$200 and a resale disclosure package fee in the amount of **\$375.00** collected at closing from the buyer.
8. **Other information the Association considers appropriate for the governing, administration or operation of the subdivision and Association:** See Exhibit "A"

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Rough Hollow South Shore II Master Community, Inc., as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

ROUGH HOLLOW SOUTH SHORE II MASTER COMMUNITY, INC.

By: _____

Print Name: Gerry Poe

Print Title: Managing Agent

STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged and signed before me on this the 1 day of September 2021 by Gerry Poe, the Managing Agent of the Rough Hollow South Shore II Master Community, Inc. on behalf of the Association.

Notary Public – State of Texas

After Recording Return To:
FirstService Residential Austin, LLC
5316 W US HWY 290 Service Road, Ste 100
Austin, TX 78735

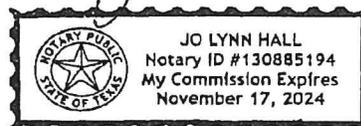


EXHIBIT "A"

Rough Hollow South Shore II Master Community, Inc., a subdivision located in Travis County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Rough Hollow South Shore II Master Community, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Travis County, Texas as follows:

| Recording Date | Filed Document | Recording Information |
|----------------|---|-----------------------|
| 02/09/2021 | Special Warranty Deed | 2021029192 |
| 04/23/2021 | Ash Creek DAD | 2021090476 |
| 04/30/2010 | Bylaws | 2010060800 |
| 06/01/2009 | Certificate of Formation | 2009056508 |
| 12/30/2011 | Community Manual | 2011191928 |
| 07/23/2009 | Fourth Amendment to Master DCCR | 2005181058 |
| 07/09/2021 | Special Warranty Deed | 2021129358 |
| 06/23/2020 | Reuse Water Agreement | 2020104623 |
| 03/25/2010 | First Amendment to Master Covenant | 2010041140 |
| 12/13/2011 | Second Amendment to Master Covenant | 2011181824 |
| 04/09/2009 | Master Covenant | 2009056508 |
| 12/03/2020 | Omnibus Amendment to Design Guidelines | 2020234600 |
| 07/08/2009 | Development Area Declaration Phase 1, Sections 1 and 2 | 2009114256 |
| 07/23/2009 | Section 1 Variance | 2009114255 |
| 07/08/2009 | Notice of Applicability | 2009114255 |
| 10/18/2010 | Amended and Restated Design Guidelines | 2009056508 |
| 06/06/2012 | Amended and Restated Variance | 2012090074 |
| 06/29/2009 | Section 2 Variance | 2007171905 |
| 06/06/2012 | Amended and Restated Variance Phase 1, Section 2 | 2012090074 |
| 04/01/2010 | Design Guideline Variance Phase 1, Section 2 | 2010044996 |
| 08/08/2011 | Development Area Declaration Phase 1, Section 3 | 2011114532 |
| 07/08/2009 | Notice of Applicability of Master Covenant | 2009114255 |
| 05/01/2012 | Design Guideline Variance Phase 1, Section 3 | 2012068263 |
| 08/08/2011 | Design Guidelines Phase 1, Section 3 | 2011114534 |
| 08/08/2011 | Development Area Declaration Phase 1, Section 3 | 2011114532 |
| 08/25/2017 | Phase 3 Landscape Agreement | 2017137552 |
| 08/08/2011 | Notice of Applicability of Master Covenant Phase 1, Section 3 | 2011114429 |
| 08/02/2011 | Design Guidelines Phase 1, Section 4 | 2011112123 |
| 08/02/2011 | Development Area Declaration Phase 1, Section 4 | 2011111346 |
| 08/01/2011 | Notice of Applicability of Master Covenant Phase 1, Section 4 | 2011110903 |
| 02/20/2013 | Design Guidelines Phase 1, Section 5 | 2013030900 |
| 12/20/2012 | Development Area Declaration Phase 1, Section 5 | 2012215304 |
| 02/21/2013 | Design Guidelines Lender Consent Phase 1, Section 5 | 2013031601 |
| 12/20/2012 | Notice of Applicability of Master Covenant Phase 1, Section 5 | 2012215102 |
| 07/17/2020 | Special Warranty Deed Phase 1, Section 5 | 2020100530 |
| 02/21/2013 | Design Guideline Lender Consent Phase 1, Section 6 | 2013031602 |
| 02/20/2013 | Design Guidelines Phase 1, Section 6 | 2013030902 |

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| 02/20/2013 | Development Area Declaration Phase 1, Section 6 | 2013031190 |
| 05/16/2014 | Variance Phase 1, Section 6 | 2014071108 |
| 02/20/2013 | Notice of Applicability of Master Covenant Phase 1, Section 6 | 2013030901 |
| 02/21/2013 | Design Guidelines Lender Consent Phase 1, Section 7 | 2013031603 |
| 02/20/2013 | Design Guidelines Phase 1, Section 7 | 2013030904 |
| 02/20/2013 | Development Area Declaration Phase 1, Sections 7A & 7B | 2013031191 |
| 02/20/2013 | Notice of Applicability of Master Covenant Phase 1, Sections 7A & 7B | 2013030903 |
| 04/20/2021 | Variance Phase 1, Section 7A | 2021087422 |
| 09/25/2017 | Amendment to Design Guidelines Phase 1, Section 8A, 8B, 8C, 8D | 2017153514 |
| 05/11/2015 | Development Area Declaration Phase 1, Section 8 | 2015072641 |
| 05/11/2015 | Notice of Applicable Development of Master Covenant Phase 1, Section 8A | 2015072640 |
| 01/04/2018 | Notice to Owners Phase 1, Section 8 | 2018002078 |
| 01/04/2018 | Variance for Landscaping Phase 1, Section 8A | 2018001944 |
| 05/11/2015 | Design Guidelines Phase 1, Section 8A | 2015072642 |
| 02/09/2021 | Amended and Restated Access Landscape Agreement Phase 1, Section 8A | 2021029193 |
| 11/03/2017 | Declaration of Driveway and Maintenance Easement | 2017176675 |
| 08/01/2018 | Access Easement Phase 1, Section 8C | 2018122237 |
| 08/01/2018 | Landscape and Maintenance Easement | 2018122239 |
| 08/01/2018 | Landscape and Maintenance Easement Phase 1, Section 8C | 2018122238 |
| 06/16/2014 | Design Guidelines Phase 2, Sections 1A and 1B | 2014086918 |
| 06/13/2014 | Notice of Applicability Phase 2, Sections 1A & 1B | 2014086844 |
| 06/16/2014 | Development Area Declaration Phase 2, Sections 1A & 1B | 2014087242 |
| 06/14/2014 | Design Guidelines Phase 2, Section 2A | 2014087218 |
| 06/14/2014 | Development Area Declaration Phase 2, Section 2A | 2014086935 |
| 06/13/2014 | Notice of Applicability of Master Covenant Phase 2, Section 2A | 2014086541 |
| 03/23/2016 | First Amendment to Design Guidelines Phase 2, Section 2B | 2016042677 |
| 06/11/2014 | Design Guidelines Phase 2, Section 2B | 2014085491 |
| 06/12/2014 | Development Area Declaration Phase 2, Section 2B | 2014085708 |
| 06/11/2014 | Notice of Applicability of Master Covenant Phase 2, Section 2B | 2014085485 |
| 06/13/2014 | Design Guidelines Phase 2, Section 3 | 2014086902 |
| 06/13/2014 | Notice of Applicability of Master Covenant Phase 2, Section 3 | 2014086811 |
| 12/11/2015 | Design Guidelines Phase 2, Section 4 | 2015195740 |
| 12/11/2015 | Development Area Declaration Phase 2, Section 4 | 2015195628 |
| 08/25/2017 | Declaration of French Drain Easement | 2017137548 |
| 12/11/2015 | Notice of Applicability of Master Covenant Phase 2, Section 4 | 2015195410 |
| 08/25/2017 | Declaration of Wall Easement | 2017137546 |
| 01/25/2019 | Development Area Declaration Phase 2, | 2019011083 |