

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jan 31, 2024 02:20 PM Fee: \$33.00

2024010577

Electronically Recorded

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR
ROCKY CREEK MASTER COMMUNITY ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Travis §

1. Name of Subdivision: Rocky Creek Master

2. Subdivision Location: Travis

3. Name of Homeowners Association: Rocky Creek Master Community Association, Inc.

4. Recording Data for Association:

Plat Section 1 recorded under Instrument No. 201000031

5. Recording Data for Declaration and any amendments:

Master Covenant recorded under instrument No. 2010010637

First Amendment to Master Covenant recorded under instrument No. 2010142408, 2010149138

Notice of additional land to Master Covenant recorded under instrument No. 2010128940

Amended and Restated Master Covenants recorded under instrument No. 2011036711

First Amendment to Amended and Restated Master Covenant recorded under instrument No. 2011181650

Amended and Restated Rules and Regulations recorded under instrument No. 2011181652

First Amendment to Amended and Restated Rules and Regulations recorded under instrument No. 2012211262

Second Amendment to Amended and Restated Master Covenant recorded under instrument No. 2013020504

Third Amendment to the Amended and Restated Master Covenant recorded under instrument No. 2013210219

Second Amendment to Amended and Restated Rules and Regulations recorded under instrument No. 2016019605

Third Amendment to the Amended and Restated Master Covenant recorded under instrument No. 2019009456

Fourth Amendment to Amended and Restated Master Covenant recorded under instrument No. 2017080982

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Community Development Guidelines Recorded under Instrument No. 2016019604

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account (for Builder sells only) = \$120.00
 - Rush for Statement of Account (for Builder sells only):
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account (for Builder sells only):
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Initiation Fee = \$600.00
- Capitalization Fee = \$500.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 29th day of January, 2024.

Rocky Creek Master Community Association, Inc.

By: Shelby Welch
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on this 29th day of

January, 2024 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Rocky Creek Master Community Association, Inc., on behalf of said association.

Denise J. Mahan
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

