



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Mar 19, 2025 11:45 AM Fee: \$45.00

**2025029205**

\*Electronically Recorded\*

**MANAGEMENT CERTIFICATE**

**LAKE AUSTIN LAKE POINTE HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an officer or managing agent of Lake Austin Lake Pointe Homeowners 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: Lake Pointe on Lake Austin.
2. The name of the Association: Lake Austin Lake Pointe Homeowners Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: See Exhibit "A"
4. The recording data for the declaration with any amendments and/or supplements to the declaration: See Exhibit "A"
5. The name and mailing address of the Association: Lake Austin Lake Pointe Homeowners Association, Inc., c/o Cohere Life, Inc., 11700 Sonoma Drive, Austin, TX 78738.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Cohere Life, Inc.  
Attn: Community Manager  
Mailing Address: 11700 Sonoma Drive, Austin, TX 78738  
Telephone Number: (480) 367-2626  
Email Address: [connect@coherelife.com](mailto:connect@coherelife.com)

7. Website to access the Association's dedicatory instruments:  
[www.lakepointehoa.org](http://www.lakepointehoa.org)
8. Amount and description of fees related to property transfer in the subdivision:  
The Association fees are in the following amounts:

Resale Certificate - \$375.00.

Ownership Transfer - \$175.00.

[SIGNATURE PAGE FOLLOWS]

**ACKNOWLEDGEMENT**

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

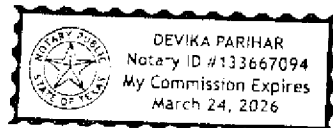
**LAKE AUSTIN LAKE POINTE HOMEOWNERS  
ASSOCIATION, INC.,** a Texas non-profit  
corporation

By: Jessica Ordonez  
Name: Jessica Ordonez  
Title: Executive Director

STATE OF TEXAS                   §  
   §  
COUNTY OF Travis           §

This instrument was acknowledged before me this 17 day of March, 2025  
by Jessica Ordonez, <sup>executive</sup> director of Lake Austin Lake Pointe Homeowners  
Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Devika Parihar  
Notary Public Signature

**AFTER RECORDING RETURN TO:**  
**WINSTEAD PC**  
**600 W. 5<sup>th</sup> Street, Suite 900**  
**Austin, Texas 78701**  
**avalde@winstead.com**

LAKE AUSTIN LAKE POINTE HOMEOWNERS ASSOCIATION, INC.  
MANAGEMENT CERTIFICATE

EXHIBIT "A"

## RECORDING DATA FOR THE SUBDIVISION

1. LAKE POINTE PHASE 1A: Recorded in Volume 95, Pages 15 et seq., Plat Records of Travis County, Texas.
2. LAKE POINTE PHASE 1B: Recorded in Volume 95, Pages 18 et seq., Plat Records of Travis County, Texas.
3. LAKE POINTE PHASE 1C: Recorded in Volume 102, Pages 365 et seq., Plat Records of Travis County, Texas.
4. LAKE POINTE PHASE 1E: Recorded in Volume 101, Pages 98 et seq., Plat Records of Travis County, Texas.
5. LAKE POINTE PHASE II: Recorded in Volume 97, Pages 84 et seq., Plat Records of Travis County, Texas.
6. LAKE POINTE PHASE IV: Recorded in Volume 100, Pages 180 et seq., Plat Records of Travis County, Texas.
7. LAKE POINTE PHASE IV-A: Recorded in Volume 100, Pages 180 et seq., Plat Records of Travis County, Texas.
8. LAKE POINTE PHASE IV-B: Recorded in Volume 100, Pages 180 et seq., Plat Records of Travis County, Texas.
9. LAKE POINTE PHASE IV-C: Recorded in Volume 101, Pages 48 et seq., Plat Records of Travis County, Texas.
10. LAKE POINTE SECTION THREE, PHASE 1: Recorded in Volume 97, Pages 390 et seq., Plat Records of Travis County, Texas.
11. LAKE POINTE SECTION THREE, PHASE 2: Recorded in Volume 100, Pages 335 et seq., Plat Records of Travis County, Texas.
12. LAKE POINTE SECTION THREE, PHASE 3: Recorded in Volume 102, Pages 287 et seq., Plat Records of Travis County, Texas.
13. LAKE POINTE SECTION THREE, PHASE 4: Recorded in Volume 100, Pages 338 et seq., Plat Records of Travis County, Texas.
14. LAKE POINTE SECTION FOUR: Recorded as Document No. 199900133, Plat Records of Travis County, Texas.
15. LAKE POINTE SECTION FIVE: Recorded in Volume 100, Pages 177 et seq., Plat Records of Travis County, Texas.
16. LAKE POINTE SECTION SIX: Recorded as Document No. 200100081, Plat Records of Travis County, Texas.
17. LAKE POINTE SECTION SEVEN: Recorded as Document No. 199900395, Plat Records of

LAKE AUSTIN LAKE POINTE HOMEOWNERS ASSOCIATION, INC.  
MANAGEMENT CERTIFICATE

Travis County, Texas.

18. LAKE POINTE SECTION EIGHT: Recorded as Document No. 200000136, Plat Records of Travis County, Texas.
19. LAKE POINTE SECTION NINE: Recorded in Volume 102, Page 94 et seq., Plat Records of Travis County, Texas; as amended in Volume 103, Page 76 et seq., Plat Records of Travis County, Texas.

#### RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Lake Pointe Declaration of Covenants Conditions and Restrictions, recorded under Volume 12474, Page 1631 et seq., Official Public Records of Travis County, Texas.
  - A. First Amendment to Declaration of Covenants, Conditions and Restrictions for Lake Pointe, recorded in Volume 12926, Pages 833 et seq., Official Public Records of Travis County, Texas.
  - B. Second Amendment and Supplement to Declaration of Covenants, Conditions and Restrictions for Lake Pointe, recorded in Volume 13124, Pages 103 et seq., Official Public Records of Travis County, Texas.
  - C. Third Amendment to Declaration of Covenants, Conditions and Restrictions for Lake Pointe, recorded in Volume 13346, Pages 2240 et seq., Official Public Records of Travis County, Texas.
  - D. Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Lake Pointe, recorded as Document No. 1999120219, Official Public Records of Travis County, Texas.
  - E. Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Lake Pointe, recorded as Document No. 2000102767, Official Public Records of Travis County, Texas.
  - F. Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for Lake Pointe, recorded as Document No. 2002047223, Official Public Records of Travis County, Texas.
  - G. Seventh Amendment to Declaration of Covenants, Conditions and Restrictions for Lake Pointe, recorded as Document No. 2002048129, Official Public Records of Travis County, Texas.
  - H. Eighth Amendment to Declaration of Covenants, Conditions and Restrictions for Lake Pointe, recorded as Document No. 200217351, Official Public Records of Travis County, Texas.
2. Ninth Amended and Restated Lake Pointe Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 2004120217, Official Public Records of Travis County, Texas.

- A. First Amendment to Ninth Amended and Restated Lake Pointe Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 2009020406, Official Public Records of Travis County, Texas.
  - B. Second Amendment to the Ninth Amended and Restated Lake Pointe Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 2019005280, Official Public Records of Travis County, Texas.
- 3. Supplemental Declaration of Covenants, Conditions and Restrictions for Lake Pointe, Section Three, Phase I, recorded in Volume 12823, Pages 1080 et seq., Official Public Records of Travis County, Texas.
- 4. Supplemental Declaration of Covenants, Conditions and Restrictions for Lake Pointe, Section Three, Phase 2, recorded in Volume 13226, Pages 2449 et seq., Official Public Records of Travis County, Texas.
  - A. Correction of Supplemental Declaration of Covenants, Conditions and Restrictions for Lake Pointe, Section 2 Three, Phase 2, recorded in Volume 13346, Pages 2244 et seq., Official Public Records of Travis County, Texas.
- 5. Supplemental Declaration of Covenants, Conditions and Restrictions for Lake Pointe, Section Three, Phase 3, recorded in Volume 13350, Pages 1139 et seq., Official Public Records of Travis County, Texas.
- 6. Supplemental Declaration of Covenants, Conditions, Restrictions for Lake Pointe, Section Three, Phase 4, recorded in Volume 13085, Pages 0906 et seq., Official Public Records of Travis County, Texas.
- 7. Supplemental Declaration of Covenants, Conditions and Restrictions for Lake Pointe, Section Four, recorded as Document 1999120220, Official Public Records of Travis County, Texas.
- 8. Lake Pointe IV Declaration of Covenants, recorded in Volume 13215, Pages 0848 et seq., Official Public Records of Travis County, Texas.
- 9. Supplemental Declaration of Covenants, Conditions and Restrictions for Lake Pointe Section Five, recorded in Volume 13208, Page 1177, Official Public Records of Travis County, Texas.
- 10. Supplemental Declaration of Covenants, Conditions and Restrictions for Lake Pointe Section Seven, recorded as Document No. 2000087044, Official Public Records of Travis County, Texas.
  - A. First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Lake Pointe Section Seven, recorded as Document No. 2002215432, Official Public Records of Travis County, Texas.
  - B. Second Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Lake Pointe Section Seven, recorded as Document No. 2003233980, Official Public Records of Travis County, Texas.

- C. Third Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Lake Pointe Section Seven, recorded as Document No. 2004066725, Official Public Records of Travis County, Texas.
11. First Supplemental Declaration of Covenants, Conditions and Restrictions for Lake Pointe, Section Eight, recorded as Document 1999086669, Official Public Records of Travis County, Texas.
  12. First Supplemental Declaration of Covenants, Conditions and Restrictions for Lake Pointe, Section Nine, recorded in Volume 13268, Pages 0466 et. seq., Official Public Records of Travis County, Texas.
    - A. First Amendment to First Supplemental Declaration of Covenants, Conditions and Restrictions for Lake Pointe, Section Nine, recorded in Volume 13328, Pages 2196 et. seq., Official Public Records of Travis County, Texas.
    - B. Second Amendment to First Supplemental Declaration of Covenants, Conditions and Restrictions for Lake Pointe, Section Nine, recorded as Document No. 1999074824, Official Public Records of Travis County, Texas.
  13. Lake Austin Lake Pointe Community Manual, recorded as Document No. 2012030868, Official Public Records of Travis County, Texas.
  14. Lake Austin Lake Pointe Homeowners Association [Adoption of Sport Court Rules], recorded as Document No. 2014060040, Official Public Records of Travis County, Texas.
  15. Lake Austin Lake Pointe Homeowners Association [Adoption of Roofing Material & Painted Brick Rule], recorded as Document No. 2016057429, Official Public Records of Travis County, Texas.
  16. Lake Austin Lake Pointe Architectural Guidelines, recorded as Document No. 2021097913, Official Public Records of Travis County, Texas.