



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Nov 21, 2023 04:47 PM Fee: \$34.00

2023131781

Electronically Recorded

**AMENDED AND RESTATED
MANAGEMENT CERTIFICATE
OF
CASCADES AT ONION CREEK MASTER COMMUNITY, INC.**

THIS INSTRUMENT AMENDS, RESTATES, AND REPLACES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE RECORDED AS DOCUMENT NO. 2022168407 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

The undersigned, being an officer of Cascades at Onion Creek Master Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Cascades at Onion Creek.
2. The name of the Association: Cascades at Onion Creek Master Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Travis County, Texas, as more particularly described on Exhibit "A" to the Cascades at Onion Creek Master Covenant [Residential], recorded under Document No. 2020019416, Official Public Records of Travis County, Texas, as the same may be amended from time to time (the "**Covenant**").
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Cascades at Onion Creek Master Community, Inc., c/o Goodwin & Company, P.O. Box 203310, Austin, Texas 78720.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Goodwin & Company
Mailing Address: P.O. Box 203310, Austin, Texas 78720
Attn.: Community Manager
Telephone Number: 855-289-6007
Email Address: info@goodwintx.com

Website to access the Association's dedicatory instruments:
<http://goodwintx.com>

7. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Working Capital Assessment - \$500.00

Transfer Fee - \$275.00

Resale Certificate Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

**CASCADES AT UNION CREEK MASTER
COMMUNITY, INC.,**
a Texas nonprofit corporation

By: 

Name: KYLE KRIEHEL

Title: DIRECTOR

STATE OF TEXAS

§

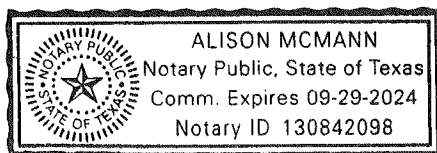
§

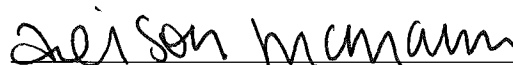
COUNTY OF TRAVIS

§

This instrument was acknowledged before me on the 14 day of NOVEMBER, 2023, by KYLE KRIEHEL DIRECTOR of CASCADES AT UNION CREEK MASTER COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)




Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

CASCADES AT UNION CREEK MASTER COMMUNITY, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE – Page 2

ATTACHMENT 1

1. Cascades at Onion Creek Master Covenant [Residential], recorded under Document No. 2020019416, Official Public Records of Travis County, Texas.
 - a. Cascades at Onion Creek First Amendment to Master Covenant [Residential], recorded under Document No. 2021082901, Official Public Records of Travis County, Texas.
2. Cascades at Onion Creek Development Area Declaration [Residential], recorded under Document No. 2021163406, Official Public Records of Travis County, Texas.
 - a. First Amendment to Cascades at Onion Creek Development Area Declaration [Residential], recorded as Document No. 2022146316, Official Public Records of Travis County, Texas.
3. Cascades at Onion Creek Notice of Applicability [Residential], recorded under Document No. 2021083026, Official Public Records of Travis County, Texas.
4. Cascades at Onion Creek Notice of Applicability [Residential] Phases 1 & 2 recorded under Document No. 2021163495, Official Public Records of Travis County, Texas.
5. Cascades at Onion Creek [Residential] Community Manual, recorded as Document No. 2020019772, Official Public Records of Travis County, Texas.
 - a. Supplement to Cascades at Onion Creek [Residential] Community Manual, recorded as Document No. 2023131737, Official Public Records of Travis County, Texas.
6. Cascades at Onion Creek Adoption of Working Capital Assessment, recorded as Document No. 2021203616 Official Public Records of Travis County, Texas.
7. Cascades at Onion Creek Adoption of Working Capital Assessment, recorded as Document No. 2021203616 Official Public Records of Travis County, Texas.
 - a. Amended and Restated Cascades at Onion Creek Adoption of Working Capital Assessment, recorded as Document No. 2023131736 Official Public Records of Travis County, Texas.
8. Cascades at Onion Creek Notice of Applicability [Residential] [Phase 3], recorded as Document No. 2022146332, Official Public Records of Travis County, Texas.
9. Declaration of Condominium Regime for Cascades at Onion Creek, recorded as Document No. 2021087094, Official Public Records of Travis County, Texas.
 - a. First Amendment to Declaration of Condominium Regime for Cascades at Onion Creek Condominiums, recorded as Document No. 2021105606, Official Public Records of Travis County, Texas.