



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Mar 28, 2025 11:05 AM Fee: \$73.00

2025033024

Electronically Recorded

MANAGEMENT CERTIFICATE
SWEETWATER MASTER COMMUNITY, INC.

The undersigned, being an officer or managing agent of Sweetwater Master Community, 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: Sweetwater.
2. The name of the Association: Sweetwater Master Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: See Exhibit "A"
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: See Exhibit "A"
5. The name and mailing address of the Association: Sweetwater Master Community, Inc., c/o Goodwin & Company, PO Box 203310, Austin, Texas 78720.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Goodwin & Company
Attn: Community Manager
Mailing Address: PO Box 203310, Austin, Texas 78720
Telephone Number: (845) 289-6007
Email Address: sweetwatermanager@goodwintx.com

7. Website to access the Association's dedicatory instruments:
www.sweetwaterlife.com
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Working Capital Assessment – \$800.00.

Transfer Fee - \$340.00.

Resale Certificate Fee - \$375.00.

Resale Update Fee - \$75.00.

Rush Fees to expedite Resale Certificate delivery in advance of the 10 business day requirement:

- 1 business day - \$300.00.
- 3 business days - \$200.00.
- 5 business days - \$100.00.

Compliance Inspection Fee (optional) - \$120.00.

[SIGNATURE PAGE FOLLOWS]

ACKNOWLEDGEMENT

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

SWEETWATER MASTER COMMUNITY, INC., a
Texas nonprofit corporation

By: Kaci Maglich

Name: Kaci Maglich

Title: VP of Operations

STATE OF TEXAS

§

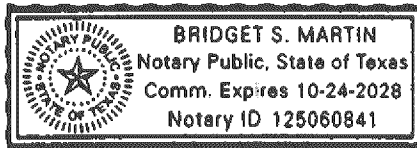
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COUNTY OF TARRANT

§

This instrument was acknowledged before me this 20th day of MARCH, 2025
by Kaci Maglich, managing agent of Sweetwater Master Community, Inc., a Texas nonprofit
corporation, on behalf of said nonprofit corporation.

[SEAL]



Bridget Martin
Notary Public Signature

AFTER RECORDING RETURN TO:

WINSTEAD PC

600 W. 5th Street, Suite 900

Austin, Texas 78701

avaldes@winstead.com

EXHIBIT "A"**RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS**

1. Sweetwater – Second Amended and Restated Master Covenant, recorded on March 4, 2016 as Document 2016032674, Official Public Records of Travis County, Texas.
2. Sweetwater – Slope Easement – Section 1, Village G2, recorded on January 17, 2012 as Document 2012006446, Official Public Records of Travis County, Texas.
3. Sweetwater – Notice of Applicability of Master Covenant – Section 1, Village G1 and G2, recorded on January 26, 2012 as Document 2012012939, Official Public Records of Travis County, Texas.
4. Sweetwater – Development Area Declaration – Section 1, Village G1 and G2, recorded on January 27, 2012 as Document 2012013213, Official Public Records of Travis County, Texas.
5. Sweetwater – Slope Easement – Section 1, Village H, recorded on September 27, 2012 as Document 201262586, Official Public Records of Travis County, Texas.
6. Sweetwater – Notice of Applicability of Master Covenant – Section 1, Village H and H2, recorded on October 1, 2012 as Document 2012164437, Official Public Records of Travis County, Texas.
7. Sweetwater – Notice of Applicability of Master Covenant – Section 2, Village F1, recorded on November 28, 2012 as Document 2012200628, Official Public Records of Travis County, Texas.
8. Sweetwater – Development Area Declaration – Section 2, Village F1, recorded on November 28, 2012 as Document 2012200833, Official Public Records of Travis County, Texas.
9. Sweetwater – First Amendment to Development Area Declaration – Section 1, Village G1 and G2, recorded on March 1, 2013 as Document 2013037097, Official Public Records of Travis County, Texas.
10. Sweetwater Master Community – Variance, recorded on March 5, 2013 as Document 2013039440, Official Public Records of Travis County, Texas.
11. Sweetwater – Development Area Declaration – Section 1, Village H and H2, recorded on June 19, 2013 as Document 2013112655, Official Public Records of Travis County, Texas.
12. Declaration of Restrictions Easements – Sweetwater – Village F2, recorded on October 31, 2013 as Document 2013198015, Official Public Records of Travis County, Texas.

13. Declaration of Restrictions Easements – Sweetwater – Village F2, recorded on October 31, 2013 as Document 2013198016, Official Public Records of Travis County, Texas.
14. Sweetwater – Notice of Applicability of Master Covenant – Section 2, Village F2, recorded on November 12, 2013 as Document 2013203808, Official Public Records of Travis County, Texas.
15. Sweetwater – Notice of Applicability of Master Covenant – Section 1, Village I, recorded on December 31, 2013 as Document 2013227693, Official Public Records of Travis County, Texas.
16. Sweetwater – Development Area Declaration – Section 1, Village I, recorded on December 31, 2013 as Document 2013227774, Official Public Records of Travis County, Texas.
17. Restrictive Covenant – Sweetwater Village Z1, recorded on March 14, 2014 as Document 2014036001, Official Public Records of Travis County, Texas.
18. Sweetwater – Notice of Applicability of Master Covenant – Section 2, Village Z, Phase 1, recorded on March 21, 2014 as Document 2014039860, Official Public Records of Travis County, Texas.
19. Sweetwater – Development Area Declaration – Section 2, Village Z, Phase 1, recorded on March 21, 2014 as Document 2014039923, Official Public Records of Travis County, Texas.
20. Restrictive Covenant – Sweetwater Village F3, recorded on May 2, 2014 as Document 2014063448, Official Public Records of Travis County, Texas.
21. Sweetwater – Notice of Applicability of Master Covenant – Section 2, Village F3, recorded on July 8, 2014 as Document 2014100442, Official Public Records of Travis County, Texas.
22. Landscape Easement [Lot 1, Block C, Sweetwater – Section 2, Village F1], recorded on July 17, 2014 as Document 2014008592, Official Public Records of Travis County, Texas.
23. Sweetwater – Joint-Use Driveway Easement [Sweetwater Ranch, Section One, Village I, Lots 32 and 33], recorded August 12, 2014 as Document No. 2014120003, Official Public Records of Travis County, Texas.
24. Restrictive Covenant – Sweetwater Village J – LCRA, recorded on August 13, 2014 as Document 2014121079, Official Public Records of Travis County, Texas.
25. Sweetwater – Notice of Applicability of Master Covenant – Section 1, Village J, recorded on August 13, 2014 as Document 2014121098, Official Public Records of Travis County,

Texas.

26. Sweetwater – Development Area Declaration – Section 1, Village J, recorded on August 13, 2014 as Document 2014121130, Official Public Records of Travis County, Texas.
27. Sweetwater – First Amendment to Development Area Declaration – Section 1, Village I, recorded on September 25, 2014 as Document 201414417, Official Public Records of Travis County, Texas.
28. Sweetwater – Notice of Applicability of Master Covenant – Section 1, Village K, recorded on March 22, 2015 as Document 2015080450, Official Public Records of Travis County, Texas.
29. Sweetwater – Development Area Development – Section 1, Village K, recorded on March 22, 2015 as Document 2015080802, Official Public Records of Travis County, Texas.
30. Sweetwater – Notice of Applicability of Master Covenant – Section 1, Village P1, recorded on March 31, 2015 as Document 2015206366, Official Public Records of Travis County, Texas.
31. Assignment and Assumption of Declarant's Rights, recorded on April 3, 2015 as Document 2015050287, Official Public Records of Travis County, Texas.
32. First Amendment to Development Area Declaration for Sweetwater – Section 2, Village F1, Section 1, Village G1 and G2, Section 1, Village H and H2, Section 1, Village I, Section 1, Village J, Section 2, Village Z, Phase 1, Section 1, Village K, recorded on February 23, 2016 as Document 2016025334, Official Public Records of Travis County, Texas.
33. Sweetwater – Notice of Applicability of Master Covenant – Section 1, Village L, Phase 1, recorded on March 22, 2016 as Document 2016042357, Official Public Records of Travis County, Texas.
34. Sweetwater – Development Area Development – Section 1, Village L, Phase 1, recorded on March 23, 2016 as Document 2016042613, Official Public Records of Travis County, Texas.
35. Sweetwater – Designation of Neighborhoods, recorded on March 23, 2016 as Document 2016043068, Official Public Records of Travis County, Texas.
36. Sweetwater – Notice of Applicability of Master Covenant – Section 1, Village L, Phase 2, recorded on September 13, 2016 as Document 2016151855, Official Public Records of Travis County, Texas.
37. Sweetwater – Notice of Applicability of Master Covenant – Section 2, Village F1,

- recorded on November 15, 2016 as Document 2016190329, Official Public Records of Travis County, Texas.
38. Sweetwater – Slope Easement [Sweetwater Ranch Section 2, Village P2], recorded February 8, 2017 as Document No. 2017022301, Official Public Records of Travis County, Texas.
 39. Amendment to Notice of Applicability of Master Covenant – Section 2, Village F1, recorded on February 10, 2017 as Document 2017023887, Official Public Records of Travis County, Texas.
 40. Amendment and Restatement of Development Area Declarations for Sweetwater, recorded March 7, 2017 as Document No. 2017037644, Official Public Records of Travis County, Texas.
 41. Amended and Restated Residential Design Guidelines, recorded on March 7, 2017 as Document 2017037660, Official Public Records of Travis County, Texas.
 42. Sweetwater – Notice of Applicability – Section Two, Village P2, recorded on March 8, 2017 as Document 2017037701, Official Public Records of Travis County, Texas.
 43. Sweetwater – Slope Easement [Sweetwater Ranch Section 2, Villages Z], recorded March 30, 2017 as Document No. 2017050542, Official Public Records of Travis County, Texas.
 44. Sweetwater – Notice of Applicability of Master Covenant – Section 2, Village Z, Phase 2, recorded on April 12, 2017 as Document 2017058301, Official Public Records of Travis County, Texas.
 45. Community Manual – Sweetwater, recorded April 17, 2017 as Document No. 2017060327, Official Public Records of Travis County, Texas.
 46. Sweetwater – Neighborhood Designation – Section Two, Village P2, recorded on May 4, 2017 as Document 2017071629, Official Public Records of Travis County, Texas.
 47. Sweetwater – Neighborhood Designation – Section 2, Village Z, Phase 2, recorded on May 4, 2017 as Document 2017071630, Official Public Records of Travis County, Texas.
 48. First Amendment to Amended and Restated Residential Design Guidelines, recorded on November 30, 2017 as Document No. 2017189342, Official Public Records of Travis County, Texas.
 49. Sweetwater – Slope Easement [Sweetwater Ranch Section 2, Village P3A], recorded December 11, 2017 as Document No. 2021146390, Official Public Records of Travis County, Texas.
 50. Sweetwater – Notice of Applicability – Section Two, Village P3A, recorded on December

- 12, 2017 as Document 2017195699, Official Public Records of Travis County, Texas.
51. First Supplement to the Community Manual – Sweetwater, recorded December 14, 2017 as Document No. 2017197232, Official Public Records of Travis County, Texas
 52. Joint-Use Roadway Easement [Sweetwater Centre Phase One-Lots 1-6, Block A], recorded June 7, 2018 as Document No. 2018088510, Official Public Records of Travis County, Texas.
 53. Sweetwater – Slope Easement [Sweetwater Ranch Section 2, Village AA], recorded June 13, 2018 as Document No. 2018092131, Official Public Records of Travis County, Texas.
 54. Second Supplement to the Community Manual – Sweetwater, recorded May 31, 2018 as Document No. 2018083836, Official Public Records of Travis County, Texas.
 55. Sweetwater – Notice of Applicability – Section Two, Village P3B, recorded on August 6, 2018 as Document 2018124616, Official Public Records of Travis County, Texas.
 56. Sweetwater – Slope Easement [Sweetwater Ranch Section 2, Villages P3B], recorded August 6, 2018 as Document No. 2018124614, Official Public Records of Travis County, Texas.
 57. Sweetwater – Notice of Applicability – Section 2, Village AA, recorded on August 21, 2018 as Document 2018133627, Official Public Records of Travis County, Texas.
 58. Sweetwater – Slope Easement [Sweetwater Ranch Section 2, Village N], recorded September 20, 2018 as Document No. 2018149256, Official Public Records of Travis County, Texas.
 59. Designation of Neighborhoods [Section Two, Village AA, P3A & P3B], recorded October 4, 2018 as Document No. 2018157253, Official Public Records of Travis County, Texas.
 60. Sweetwater – Fence Easement, recorded October 25, 2018 as Document No. 2018167647, Official Public Records of Travis County, Texas.
 61. Sweetwater – Wall and Fence Easement, recorded November 13, 2018 as Document No. 2018177264, Official Public Records of Travis County, Texas.
 62. Sweetwater – Notice of Applicability of Master Covenant – Section 2, Village N, recorded on February 7, 2019 as Document No. 2019017786, Official Public Records of Travis County, Texas.
 63. Sweetwater – Supplement to Notice of Applicability – Section Two, Village P2, recorded on March 1, 2019 as Document 2019028355, Official Public Records of Travis County, Texas.

64. Sweetwater – Slope Easement [Sweetwater Ranch Section 2, Village B], recorded April 17, 2021 as Document No. 2019053847, Official Public Records of Travis County, Texas.
65. Sweetwater – Amendment to Notice of Applicability of Master Covenant – Section 2, Village N, recorded on April 23, 2019 as Document No. 2019057405, Official Public Records of Travis County, Texas.
66. Sweetwater – Public Utility Easement [Section 2, Village N], recorded May 3, 2019 as Document No. 2019063505, Official Public Records of Travis County, Texas.
67. Sweetwater – Slope Easement [Sweetwater Ranch Section 2, Village B], recorded May 13, 2021 as Document No. 2019068067, Official Public Records of Travis County, Texas.
68. Third Supplement to the Community Manual – Sweetwater, recorded June 3, 2019 as Document No. 2019080065, Official Public Records of Travis County, Texas.
69. Sweetwater – Public Utility Easement [Sweetwater Ranch Section 2, Village B], recorded July 30, 2023 as Document No. 2019113020, Official Public Records of Travis County, Texas.
70. Sweetwater – Amended and Restated Adoption of Working Capital Assessment [Residential], recorded on September 18, 2019 as Document No. 2019144355, Official Public Records of Travis County, Texas.
71. Sweetwater – Amended and Restated Slope Easement, Sweetwater Ranch, Section Two, Village B, recorded on October 31, 2019 as Document 2019171062, Official Public Records of Travis County, Texas.
72. Sweetwater – Slope Easement [Sweetwater Ranch Section 2, Village O], recorded July 31, 2021 as Document No. 2019114207, Official Public Records of Travis County, Texas.
73. Amended and Restated Slope Easement Sweetwater Ranch, Section Two, Village N, recorded October 31, 2019 as Document No. 2019171063, Office Public Records of Travis County, Texas.
74. Amended and Restated Slope Easement Sweetwater Ranch, Section Two, Village O, recorded on October 31, 2019 as Document No. 2019171064, Office Public Records of Travis County, Texas.
75. First Amendment to the Community Manual [Age Restrictions], recorded November 12, 2019 as Document No. 2019177712, Official Public Records of Travis County, Texas.
76. Second Amendment to Amended and Restated Residential Design Guidelines, recorded on November 12, 2019 as Document No. 2019177713, Official Public Records of Travis County, Texas.

77. Neighborhood Designation (Sweetwater Section 2, Village N), recorded December 17, 2019 as Document No. 2019198210, Official Public Records of Travis County, Texas.
78. Third Amendment to Amended and Restated Residential Design Guidelines, recorded on December 17, 2019 as Document No. 2019198211, Official Public Records of Travis County, Texas.
79. Amended and Restated Designation of Neighborhoods [Section Two, Village AA], [Section Two, Village P3A], [Section Two, Village P3B], recorded May 22, 2020 as Document No. 2020083040, Official Public Records of Travis County, Texas.
80. Neighborhood Designation [Section 2, Village B], recorded May 22, 2020 as Document No. 2020083041, Official Public Records of Travis County, Texas.
81. Neighborhood Designation [Section One, Village L, Phase 1], recorded May 22, 2020 as Document No. 2020083043, Official Public Records of Travis County, Texas.
82. Amended and Restated Neighborhood Designation [Section Two, Village N], recorded May 22, 2020 as Document No. 2020083039, Official Public Records of Travis County, Texas.
83. Notice of Applicability, Section Two, Village O, recorded on April 9, 2020 as Document No. 2020057631, Office Public Records of Travis County, Texas.
84. Neighborhood Designation [Section 2, Village O], recorded May 22, 2020 as Document No. 2020083042, Official Public Records of Travis County, Texas
85. Sweetwater – Notice of Applicability – Section 2, Village Z3, recorded on September 23, 2020 as Document 2020176266, Official Public Records of Travis County, Texas.
86. Sweetwater – Neighborhood Designation – Section 2, Village Z3, recorded on September 28, 2020 as Document 2020179449, Official Public Records of Travis County, Texas.
87. Sweetwater – Public Utility Easement [Sweetwater Centre, Lots 3, 4 and 5], recorded October 01, 2020 as Document No. 2020184023, Official Public Records of Travis County, Texas.
88. Fifth Supplement to the Community Manual – Sweetwater, recorded October 13, 2020 as Document No. 2020191305, Official Public Records of Travis County, Texas.
89. Sweetwater – Public Utility Easement [Sweetwater Centre, Lot 6], recorded December 7, 2020 as Document No. 2020236054, Official Public Records of Travis County, Texas.
90. Sweetwater – Drainage and Water Quality Easement, recorded December 8, 2020 as Document No. 2020237761, Official Public Records of Travis County, Texas.

91. Sweetwater – Partial Abandonment of Drainage Easement, recorded December 8, 2020 as Document No. 2020237762, Official Public Records of Travis County, Texas.
92. Sweetwater – Public Utility Easement [Section 2, Villages M and Q], recorded July 3, 2023 as Document No. 2023074161, Official Public Records of Travis County, Texas.
93. First Supplement to the Amendment and Restatement of Development Area Declarations for Sweetwater, recorded June 7, 2021 as Document No. 2021126172, Official Public Records of Travis County, Texas.
94. Non-Material Correction Instrument - Joint-Use Roadway Easement [Sweetwater Centre Phase One-Lots 1-6, Block A], recorded June 8, 2021 as Document No. 2021128409, Official Public Records of Travis County, Texas.
95. Sweetwater – Public Utility Easement [Sweetwater Ranch Section 2, Villages M and Q], recorded June 30, 2021 as Document No. 2021146388, Official Public Records of Travis County, Texas.
96. Sweetwater – Sight Easement [Sweetwater Ranch Section 2, Villages M and Q], recorded June 30, 2021 as Document No. 2021146389, Official Public Records of Travis County, Texas.
97. Sweetwater – Slope Easement [Sweetwater Ranch Section 2, Villages M and Q], recorded June 30, 2021 as Document No. 2021146390, Official Public Records of Travis County, Texas.
98. Sweetwater – Sixth Supplement to Community Manual, recorded September 02, 2021 as Document No. 2021197496, Official Public Records of Travis County, Texas.
99. Sweetwater – Declaration of Restrictions and Easements [Sweetwater Ranch Section 2, Village Z3, Lot 15, Block S], recorded September 15, 2021 as Document No. 2021206521, Official Public Records of Travis County, Texas.
100. Sweetwater – Declaration of Restrictions and Easements [Sweetwater Ranch Section 2, Village Z3, Lot 16, Block S], recorded September 15, 2021 as Document No. 2021206522, Official Public Records of Travis County, Texas.
101. Sweetwater – Notice of Applicability [Section 2, Villages C & D], recorded April 21, 2021 as Document No. 2021084464, Official Public Records of Travis County, Texas.
102. Sweetwater – Slope Easement [Sweetwater Ranch Section 2, Villages C and D], recorded April 16, 2021 as Document No. 2021084465, Official Public Records of Travis County, Texas.
103. Sweetwater – Declaration of Restrictions and Easements [Sweetwater Ranch, Section 2,

- Village z3, Lot 12, Block S], recorded September 15, 2021 as Document No. 2021206520, Official Public Records of Travis County, Texas.
104. Sweetwater – Second Supplement to the Restatement of Development Area Declarations, recorded April 15, 2022 as Document No. 2022069041, Official Public Records of Travis County, Texas.
 105. Sweetwater – Amended and Restated Notice of Applicability [Section 2, Villages C & D] recorded May 18, 2022 as Document No. 2022090075, Official Public Records of Travis County, Texas.
 106. Sweetwater – Notice of Service Area Designation and Adoption of Service Area Working Capital Assessment, recorded November 8, 2022 as Document No. 2022178081, Official Public Records of Travis County, Texas.
 107. Sweetwater – Neighborhood Designation [Section 2, Villages C & D], recorded July 3, 2023 as Document No. 2023074152, Official Public Records of Travis County, Texas.
 108. Sweetwater – Notice of Applicability [Section 2, Villages M and Q], recorded July 3, 2023 as Document No. 2023074155, Official Public Records of Travis County, Texas.
 109. Sweetwater – Neighborhood Designation [Section 2, Villages M and Q], recorded July 3, 2023 as Document No. 2023074161, Official Public Records of Travis County, Texas.
 110. Sweetwater – Declaration of Restrictions and Easements [Sweetwater Ranch, Section 2, Villages M and Q], recorded November 29, 2023 as Document No. 2023133745, Official Public Records of Travis County, Texas.
 111. Sweetwater – Amendment to Amended and Restated Residential Design Guidelines [Duration of Construction], recorded February 22, 2024 as Document No. 2024018922, Official Public Records of Travis County, Texas.
 112. Sweetwater – Joint Use Access Easement [Sweetwater Ranch, Section Two, Villages M and Q], recorded March 7, 2024 as Document No. 2024024596, Official Public Records of Travis County, Texas.
 113. Sweetwater – Joint Use Access Easement [Sweetwater Ranch, Section Two, Villages M and Q, Lots 10, 11, 12, 13, 14, 15 and 15, Block Q], recorded March 7, 2024 as Document No. 2024024601, Official Public Records of Travis County, Texas.
 114. Sweetwater – Seventh Supplement to the Community Manual, recorded November 7, 2024 as Document No. 2024124208, Official Public Records of Travis County, Texas.
 115. Sweetwater – First Amendment to Second Amended and Restated Master Covenant, recorded November 7, 2024 as Document No. 2024124212, Official Public Records of

Travis County, Texas.

116. Sweetwater – Amendment to the Restatement of Development Area Declarations, recorded January 29, 2025 as Document No. 2025009972, Official Public Records of Travis County, Texas.