



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Dec 17, 2025 02:13 PM Fee: \$37.00

2025141072

Electronically Recorded

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
NOVEL ATTACHED SUB-CONDOMINIUM COMMUNITY, INC.**

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN THEIR ENTIRETIES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR NOVEL ATTACHED SUB-CONDOMINIUM COMMUNITY, INC., RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

The undersigned, being an officer of Novel Attached Sub-Condominium Community, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 82.116 of the Texas Uniform Condominium Act, does hereby certify as follows:

1. The name of the condominium project: Novel Attached Sub-Condominiums (the "**Condominium**").
2. The name of the Condominium Association: Novel Attached Sub-Condominium Community, Inc., a Texas nonprofit corporation (the "**Association**").
3. The location of the Condominium: 1322 Dittmar Road, Austin, Texas 78745.
4. The recording data for the declaration and any amendments and/or supplements thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Novel Attached Sub-Condominium Community, Inc. c/o The Management Trust, Attn.: Community Manager, 9111 Jollyville Road, Suite 275, Austin, Texas 78759.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Novel Attached
Sub-Condominium Community, Inc.
c/o The Management Trust
Attn.: Community Manager
Mailing Address: 9111 Jollyville Road, Suite 275
Austin, Texas 78759
Telephone Number: (512) 234-3320
Email Address: Holly.Skeen@managementtrust.com

7. Website to access the Association's dedicatory instruments:

my.managementtrust.com

8. Amount and description of fees related to property transfer in the condominium project: The Association fees are in the following amounts:

Reserve Fund Contribution – An amount equal to two (2) months of
Regular Assessments.

Transfer Fee - \$200.00

Resale Certificate Fee - \$360.00

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

[SIGNATURE PAGE FOLLOWS]

EXECUTED TO BE EFFECTIVE as of the date this instrument is recorded in the Official Public Records of Travis County, Texas.

NOVEL ATTACHED
SUB-CONDOMINIUM COMMUNITY, INC.,
a Texas nonprofit corporation

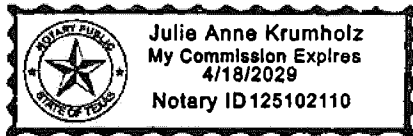
By: *Kevin Forader*
Kevin Forader, President

THE STATE OF TEXAS §
 §
COUNTY OF Travis §

This instrument was acknowledged before me on the 11th day of December 20 25 by Kevin Forader, President of Novel Attached Sub-Condominium Community, Inc., a Texas nonprofit corporation, on behalf of said corporation.

[SEAL]

Julie Anne Krumholz
Notary Public Signature



AFTER RECORDING RETURN TO:
Robert D. Burton, Esq.
Winstead PC
600 West Fifth Street, Suite 900
Austin, Texas 78701

ATTACHMENT 1

1. Amended and Restated Declaration of Condominium Regime for Novel Attached Sub-Condominiums, recorded as Document No. 2025045524, Official Public Records of Travis County, Texas.
 - a. First Amendment to Amended and Restated Declaration of Condominium Regime for Novel Attached Sub-Condominiums, recorded as Document No. 2025140896, Official Public Records of Travis County, Texas.
2. Community Manual for Novel Attached Sub-Condominiums, recorded as Document No. 2025044028, Official Public Records of Travis County, Texas.
3. Declarant Removal and Appointment of Directors and Officers for Novel Attached Sub-Condominium Community, Inc., recorded as Document No. 2025137200, Official Public Records of Travis County, Texas.

ATTACHMENT 1

NOVEL ATTACHED SUB-CONDOMINIUM COMMUNITY, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE