

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Jan 24, 2024 04:30 PM Fee: \$37.00

**2024008036**

\*Electronically Recorded\*

MANAGEMENT CERTIFICATE  
OF  
TRAVIS CLUB MASTER ASSOCIATION, INC.

The undersigned, being an officer of Travis Club Master Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Travis Club.
2. The name of the association: Travis Club Master Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Travis County, Texas, as described on Exhibit "A" to that certain Travis Club Master Covenant [Residential], recorded under Document No. 2023141950, Official Public Records of Travis County, Texas (the "Covenant").
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the association: Travis Club Master Association, Inc., c/o CCMC, Attn: Delores Ferguson, 8360 E. Via de Ventura, Suite L100, Scottsdale, Arizona 85258.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	CCMC
Attn:	Delores Ferguson
Mailing Address:	8360 E. Via de Ventura, Suite L100
	Scottsdale, Arizona 85258
Telephone Number::	(480) 624-7040
Email Address:	dferguson@ccmcnet.com
7. Website to access the association's dedicatory instruments: [www.travisclubaustin.com](http://www.travisclubaustin.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 – The amount equal to the greater of: (i) the annual Regular Assessments for the year in which the Lot or Condominium Unit is conveyed; or (ii) \$6,000.00.

Lender Questionnaire - \$200.00 per questionnaire for standard format.  
\$300.00 per questionnaire for custom format.

Resale Trustee/Lender Sale - \$375.00 per transaction.

Refinance/Lien Estoppel - \$200.00 per transaction.

Resale Disclosure/Lien Estoppel - \$375.00 per package  
(\$50 per lot for Developer to Builder)

Resale Disclosure Update - \$75.00

Community Enhancement Fee - 0.25% of the Transfer Price (as defined in the Travis Club Community Enhancement Covenant [Residential], recorded in the Official Public Records of Travis County, Texas).

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

[SIGNATURE PAGE FOLLOWS]

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

TRAVIS CLUB MASTER ASSOCIATION, INC.,  
a Texas nonprofit corporation

By: 

Name: LEISHA EHLERT

Title: DIRECTOR

THE STATE OF TEXAS

§

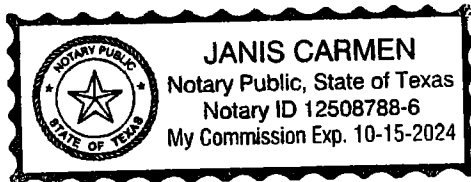
COUNTY OF Travis

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This instrument was acknowledged before me on 11<sup>th</sup> day of January, 2024  
by Leisha Ehler, the Director of Travis Club Master Association,  
Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]





Notary Public Signature

After recording return to:

Robert D. Burton, Esq.  
WINSTEAD PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
rburton@winstead.com

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

1. Travis Club Master Covenant [Residential], recorded under Document No. 2023141950, in the Official Public Records of Travis County, Texas.
2. Travis Club Development Area Declaration [Residential], recorded under Document No. 2024007730, in the Official Public Records of Travis County, Texas.
3. Development Area Declaration of Condominium Regime for Travis Club Condominiums, recorded under Document No. 2024007998, in the Official Public Records of Travis County, Texas.
4. Travis Club Community Enhancement Covenant, recorded as Document No. 2024007739, in the Official Public Records of Travis County, Texas.
5. Travis Club Community Manual, recorded under Document No. 2024007771, in the Official Public Records of Travis County, Texas.
6. Community Manual for Travis Club Condominiums, recorded under Document No. 2024008009, in the Official Public Records of Travis County, Texas.
7. Travis Club Notice of Applicability [Phase 1], recorded under Document No. 2024007888, in the Official Public Records of Travis County, Texas.
8. Travis Club Notice of Applicability [Travis Club Condominiums], recorded under Document No. 2024007894, in the Official Public Records of Travis County, Texas.
9. Travis Club Adoption of Working Capital Assessment, recorded as Document No. 2024007749, in the Official Public Records of Travis County, Texas.

EXHIBIT "A"

MANAGEMENT CERTIFICATE  
TRAVIS CLUB MASTER ASSOCIATION, INC.