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OFFICIAL PUBLIC RECORDS



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Rebecca Guerrero, County Clerk
Travis County, Texas

Mar 04, 2022 04:36 PM Fee: \$42.00

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The Hills of Lakeway Property Owners' Association, Inc.

Amended Management Certificate

This Amended Management Certificate is filed pursuant to Chapter 209.004 Texas Property Code, and is as follows:

WHEREAS The Hills of Lakeway Property Owners' Association, Inc. Amended Management Certificate was filed on December 9, 2013, and recorded as Document No. 2013216536 of the Official Public Records of Travis County, Texas;

WHEREAS The Hills of Lakeway Property Owners' Association, Inc. Amended Management Certificate was filed on September 15, 2021, and recorded as Document No. 2021206207 of the Official Public Records of Travis County, Texas;

WHEREAS the Association now wishes to amend The Hills of Lakeway Property Owners' Association, Inc. Management Certificate and The Hills of Lakeway Property Owners' Association, Inc. Amended Management Certificate;

NOW, THEREFORE, the Association hereby repeals The Hills of Lakeway Property Owners' Association, Inc. Management Certificate and The Hills of Lakeway Property Owners' Association, Inc. Amended Management Certificate in their entirety and replaces those documents with this document.

The name of the subdivision is: The Hills of Lakeway, which is within the municipality, The Village of the Hills, Texas.

The name of the Association is: The Hills of Lakeway Property Owners' Association, Inc.

The recording data for the subdivision is:

The Centerpiece at Academy Place: Recorded in Volume 96, Pages 209-210, Plat Records, Travis County, Texas and amended and re-recorded in Volume 12398, Page 1549, and Phase I – recorded in book 79, Pages 324-328, Plat Records, Travis County, Texas, and Phase II – recorded in Book 79, Page 388-390, Plat Records, Travis County, Texas, and Phase III – recorded in Plat Book 80, Pages 230-232, Plat Records, Travis County, Texas, Phase IV – recorded in Plat Book 81, Page 123-125, Plat Records, Travis County, Texas, and Phase V – recorded in Plat Book 81, Pages 399-400, Plat Records, Travis County, Texas, and Phase VI – recorded in Plat Book 81, Pages 373-374, Plat Records, Travis County, Texas, and Phase VIII – recorded in Plat Book 82, Pages 1-4, Plat Records, Travis County, Texas, and Phase VIIIA – recorded in Plat Book 83, Pages 80D & 81A, Plat Records, Travis County, Texas, and Phase IX – recorded in Volume 85, Page 19D-20A, 20B-20C, Plat Records, Travis County, Texas, and Phase X – recorded in Volume 99, Pages 372-373, Plat Records, Travis County, Texas, and Academy Place Section One – recorded in Volume 81, Page 206, Plat Records, Travis County, Texas, and Crystal Springs Condominiums, a Condominium Project in Travis County, Texas as defined in the Condominium Declaration thereof in Volume 11278, Page 7, Real Property Records, Travis County, Texas, and The Golf Cottages of Academy Place – recorded in Volume 83, Page 209D, Plat Records, Travis County, Texas, and Condominium Declaration, Volume 9287, Page 873, Real Property Records, Travis County, Texas, and The Guest Quarters of Academy Place, being Academy Place Section One-B, recorded in Volume 83, Page 8, Plat Records, Travis County, Texas and Condominium Declaration, Volume 7990, Page 680, and Volume 8645, Page 573, Real Property Records, Travis County, Texas, and The Guest Quarters of Academy Place Condominiums, Amended, being Lot 46 of Academy

Place Section One – recorded in Volume 81, Page 206, Plat Records, Travis County, Texas and Condominium Declaration, Volume 7898, Page 538, Real Property Records, Travis County, Texas, and Lakeside and The Greens Condominium development in Travis County, Texas as defined in the Declaration of Covenants, Conditions and Restrictions for Lakeside and The Greens Condominiums, Recorded in Volume 13078, Page 28, Real Property Records, Travis County, Texas, and “The Masters” at the Hills of Lakeway Residential Community, a Condominium Project in Travis County, as Defined in the Condominium Declaration thereof in Volume 12085, Page 140, Real Property Records, Travis County Texas.

The recording data for the Declaration is:

Master Declaration of Covenants, Conditions and Restrictions covering the use and development of the Hills of Lakeway filed of record in Volume 7008, Page 300, Deed Records, Travis County, Texas.

The recording data for Amendments to the Declaration is:

The Hills of Lakeway Amended Master Declaration of Covenants, Conditions, Restrictions, and Property Owners’ Association, filed of record in Volume 7456, Page 499, Deed Records of Travis County, Texas, and The Hills of Lakeway First Amendment to the Amended Master Declaration of Covenants, Conditions, Restrictions, and Property Owners’ Association, filed of record in Volume 09605, Page 0500, Deed Records of Travis County, Texas and The Hills of Lakeway Second Amendment to the Amended Master Declaration of Covenants, Conditions, Restrictions, and Property Owners’ Association filed of record in Volume 10139, Page 120, Deed Records of Travis County, Texas and The Hills of Lakeway Third Amendment to the Amended Master Declaration of Covenants, Conditions, and Restrictions, and Property Owners’ Association filed of record in Volume 10763, Page 441, Deed Records of Travis County, Texas and The Hills of Lakeway Fourth Amendment to the Amended Master Declaration of Covenants, Conditions, Restrictions, and Property Owners’ Association, filed of record in Volume 11027, Page 0710, Real Property Records of Travis County, Texas and The Hills of Lakeway Fifth Amendment to the Amended Master Declaration of Covenants, Conditions, Restrictions, and Property Owners’ Association, filed of record in Volume 12172, Page 783, Real Property Records of Travis County, Texas, and The Hills of Lakeway Sixth Amendment to the Amended Master Declaration of Covenants, Conditions, Restrictions, and Property Owners’ Association, recorded in Document No. 2000086818, Official Public Records, Travis County, Texas and The Hills of Lakeway Amendment to the Amended Master Declaration of Covenants, Conditions, Restrictions, and Property Owners’ Association, recorded as Document No. 2004207963, Official Public Records, Travis County, Texas.

The mailing address of the Association is:

The Hills of Lakeways Property Owners’ Association, Inc.
102 Trophy Drive,
Austin, Texas 78738

The name, mailing address, email address, and phone number of the person/entity managing the Association is:

PS Property Management
info@psprop.net
(512) 251-6122
P.O. Box 7079

Round Rock, Texas 78683

The website address for the Association is:

<https://thehillspoa.nabrnetwork.com/>

The amount and description of any fees the Association charges relating to the transfer of property in the subdivision:

The Management Company for the Association charges a \$375.00 fee per resale certificate.

The Management Company for the Association charges a \$75.00 fee per update to a resale certificate.

The Management Company for the Association charges an additional \$50.00 fee for a 5-day rush order on a resale certificate.

The Management Company for the Association charges an additional \$75.00 fee for a 3-day rush order on a resale certificate.

The Management Company for the Association charges an additional \$125.00 fee for a 1-day rush order on a resale certificate.

The Management Company for the Association charges a \$170.00 fee to set-up a new account.

Managing Agent
Hills of Lakeway Property Owners Association, Inc.
PS Property Management

ACKNOWLEDGMENT

STATE OF TEXAS

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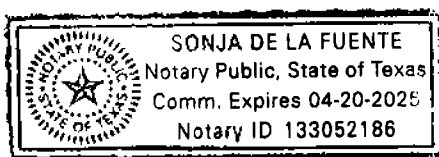
COUNTY OF Travis

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This instrument was acknowledged before me on March 2, 202², by Vicki MacHale, Managing Agent of Hills of Lakeway Property Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

[SEAL]



Notary Public, State of Texas

Sonja DeLaFuente

Printed or Typed Name

My Commission Expires: 04-20-2025

AFTER RECORDING, RETURN TO:

Willatt & Flickinger, PLLC
12912 Hill Country Blvd., Ste. F-232
Austin, Texas 78738

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3/1/22