



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Apr 19, 2024 02:00 PM Fee: \$37.00

**2024042375**

\*Electronically Recorded\*

AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
THE VISTAS OF AUSTIN HOMEOWNERS ASSOCIATION, INC.

The undersigned, being an officer of The Vistas Of Austin Homeowners Association, Inc. (the "Association") and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

**THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF THE VISTAS OF AUSTIN HOMEOWNERS ASSOCIATION, INC., RECORDED AS DOCUMENT NO. 2018075378 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND SHALL CONTROL OVER ALL PREVIOUS MANAGEMENT CERTIFICATES RECORDED FOR THE VISTAS OF AUSTIN HOMEOWNERS ASSOCIATION, INC. IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.**

1. The name of the subdivision: Vistas of Austin.
2. The name of the Association: The Vistas Of Austin Homeowners Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property in Travis County, Texas, as described on Exhibit "A" to that certain Amended and Restated Master Covenant for Vistas of Austin, recorded as Document No. 2018074807 in the 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 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 The Vistas Of Austin Homeowners Association, Inc., c/o Goodwin Management, Inc., 11149 Research Blvd., Suite 100, Austin, Texas 78759 Attn: Matt Gibson.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Matt Gibson
Mailing Address:	11149 Research Blvd., Suite 100, Austin, Texas 78759
Telephone Number::	512-554-7989
Email Address:	matt.gibson@goodwintx.com.
7. Website to access the association's dedicatory instruments: [www.goodwintx.com](http://www.goodwintx.com).

THE VISTAS OF AUSTIN HOMEOWNERS ASSOCIATION, INC.  
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8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Working Capital Assessment - \$300.00.

Transfer Fee - \$275.00.

Advance Assessments – None

Resale Certificate Fee - \$375.00.

Community Enhancement Fee – None.

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.

THE VISTAS OF AUSTIN HOMEOWNERS  
ASSOCIATION, INC., a Texas non-profit corporation

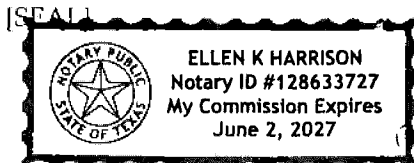
By:   
Steve Walkup, President


STATE OF TEXAS §

§

COUNTY OF TRAVIS §

This instrument was acknowledged before me this 9<sup>th</sup> day of April, 2024 by Steve Walkup President of The Vistas of Austin Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



  
Notary Public Signature

THE VISTAS OF AUSTIN HOMEOWNERS ASSOCIATION, INC.  
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EXHIBIT "A"

## RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Amended and Restated Master Covenant for Vistas of Austin, recorded as Document No. 2018074807 in the Official Public Records of Travis County, Texas.
2. Vistas of Austin Development Area Declaration [Residential], recorded as Document No. 2018074974 in the Official Public Records of Travis County, Texas
3. Vistas of Austin Policy Manual, recorded as Document No. 2018074975 in the Official Public Records of Travis County, Texas.
  - a. Vistas of Austin First Supplement to Policy Manual, recorded as Document No. 2022032677 in the Official Public Records of Travis County, Texas.
  - b. Vistas of Austin Second Supplement to Policy Manual, recorded as Document No. 2024042284 in the Official Public Records of Travis County, Texas.
4. Vistas of Austin Notice of Annexation [Residential] [Section 1], recorded as Document No. 2018075054 in the Official Public Records of Travis County, Texas.
5. Amended and Restated Design Guidelines [Residential] for Vistas of Austin, recorded as Document No. 2018161785 in the Official Public Records of Travis County, Texas.
  - a. First Amendment to Amended and Restated Design Guidelines [Residential] for Vistas of Austin, recorded as Document No. 2019021629 in the Official Public Records of Travis County, Texas.
  - b. Second Amendment to Amended and Restated Design Guidelines [Residential] for Vistas of Austin, recorded as Document No. 2019174049 in the Official Public Records of Travis County, Texas.
6. Vistas of Austin Notice of Annexation [Residential] [Section 3], recorded as Document No. 2019021888 in the Official Public Records of Travis County, Texas.
7. Assignment of Declarant's Rights for Vistas of Austin, recorded as Document No. 2020120376 in the Official Public Records of Travis County, Texas.
8. Vistas of Austin Notice of Annexation [Residential] [Section 4], recorded as Document No. 2020202150 in the Official Public Records of Travis County, Texas.
9. Closing Declaration – Declaration of Restrictive Covenants, recorded as Document No. 2021070286 in the Official Public Records of Travis County, Texas.
10. Vistas of Austin Notice of Annexation [Residential] [Section 5], recorded as Document No. 2021093132 in the Official Public Records of Travis County, Texas.

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11. Correction Instrument and Ratification Agreement for Vistas of Austin, recorded as Document No. 2021181423 in the Official Public Records of Travis County, Texas.

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