

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

May 13, 2024 04:44 PM Fee: \$33.00

2024052078

Electronically Recorded

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
HILLS OF BEAR CREEK MASTER COMMUNITY, INC.

The undersigned, being an officer of Hills of Bear Creek Master Community, Inc. 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 PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE FOR HILLS OF BEAR CREEK MASTER COMMUNITY, INC., RECORDED AS DOCUMENT NO. 201405898 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND SHALL CONTROL OVER ALL PREVIOUS MANAGEMENT CERTIFICATES RECORDED FOR PORTER COUNTRY RESIDENTIAL COMMUNITY, INC. IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

1. The name of the subdivision: Hills of Bear Creek.
2. The name of the association: Hills of Bear Creek Master Community, 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 Hills of Bear Creek Master Covenant, recorded as Document No. 2013208468 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: Hills of Bear Creek Master Community, 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.
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

HILLS OF BEAR CREEK MASTER COMMUNITY, INC.
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Working Capital Assessment - \$250.00.

Transfer Fee - \$75.00.

Advance Assessments – N/A.

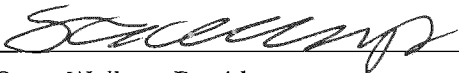
Resale Certificate Fee - \$375.00.

Community Enhancement Fee – N/A

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

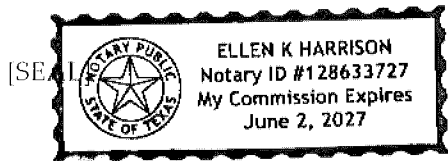
EXECUTED to be effective on the date this instrument is Recorded.

HILLS OF BEAR CREEK MASTER COMMUNITY, INC., a
Texas non-profit corporation

By: 
Steve Walkup, President

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me this 16th day of MAY, 2024 by Steve Walkup, President of Hills of Bear Creek Master Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.




Notary Public Signature

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

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

1. Hills of Bear Creek Master Covenant, recorded as Document No. 2013208468 in the Official Public Records of Travis County.
 - a. Hills of Bear Creek Amendment to Master Covenant, recorded as Document No. 2015061892 in the Official Public Records of Travis County.
 - b. Hills of Bear Creek Second Amendment to Master Covenant, recorded as Document No. 2019011745 in the Official Public Records of Travis County.
2. Hills of Bear Creek Notice of Applicability of Master Covenant [Section 1], recorded as Document No. 2014014835 in the Official Public Records of Travis County.
3. Hills of Bear Creek Development Area Declaration Section One, recorded as Document No. 2014014915 in the Official Public Records of Travis County.
4. Hills of Bear Creek Master Community, Inc. Notice of Dedicatory Instruments and Policy Manual, recorded as Document No. 2014014934 in the Official Public Records of Travis County.
 - a. Hills of Bear Creek First Supplement to Policy Manual, recorded as Document No. 2022032657 in the Official Public Records of Travis County.
 - b. Hills of Bear Creek First Supplement to Policy Manual, recorded as Document No. 2024051931 in the Official Public Records of Travis County.
5. Hills of Bear Creek Declaration of Easements and Restrictive Covenant Regarding Unified Development, recorded as Document No. 2015037366 in the Official Public Records of Travis County.
6. Hills of Bear Creek Notice of Applicability of Master Covenant [Section 3], recorded as Document No. 2015190875 in the Official Public Records of Travis County.
7. Hills of Bear Creek Notice of Applicability of Master Covenant [Ring Tract Phase One], recorded as Document No. 2017075015 in the Official Public Records of Travis County.
8. Hills of Bear Creek Notice of Applicability of Master Covenant [Ring Tract Phase Two], recorded as Document No. 2018166276 in the Official Public Records of Travis County.
9. Hills of Bear Creek Notice of Applicability and Addition of Land to Master Covenant and Development Area Declaration [Lots 2, 3 and 4, The Porter Subdivision Number Two], recorded as Document No. 2020066773 in the Official Public Records of Travis County.