



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Dec 01, 2025 08:11 AM Fee: \$41.00

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Electronically Recorded

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**

for

THE BARTON CREEK ABC WEST COMMUNITY, INC.

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

The undersigned, being the Managing Agent for The Barton Creek ABC West Community, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Barton Creek ABC West.
2. Name of Association: The name of the Association is The Barton Creek ABC West Community, Inc.
3. Recording Data for the Subdivision:
 - a. Property described on Exhibit "A" attached to the "Amended and Restated Restrictive Covenant [Wimberly Lane Maintenance - ABC West, Phase 2]" recorded in the Official Public Records of Travis County, Texas under Clerk's File No. 2002173907 (which said Exhibit "A" is incorporated herein by reference).
 - b. Barton Creek ABC Midsection, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 98, Pages 289-292 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Barton Creek ABC West, Phase One (1), a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 101, Page 164 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Barton Creek ABC West, Phase II, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Document No. 200400122 in the Official Public Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:*

a. Documents:

- (1) Master Declaration of Covenants, Conditions and Restrictions.
- (2) First Amendment to Master Declaration of Covenants, Conditions and Restrictions.
- (3) Second Amendment to Master Declaration of Covenants, Conditions and Restrictions.
- (4) Amendment to Master Declaration of Covenants, Conditions and Restrictions.
- (5) Amendment to Master Declaration of Covenants, Conditions and Restrictions.
- (6) Amendment to Master Declaration of Covenants, Conditions and Restrictions.
- (7) Amendment to Master Declaration of Covenants, Conditions and Restrictions.
- (8) Amendment to Master Declaration of Covenants, Conditions and Restrictions.
- (9) Notice of Applicability of Master Declaration of Covenants, Conditions, and Restrictions for Barton Creek ABC Midsection.
- (10) Notice of Applicability of Master Declaration of Covenants, Conditions and Restrictions for Barton Creek ABC West, Phase 1.
- (11) Barton Creek ABC West Phase II Notice of Applicability.
- (12) Development Area Declaration of Covenants, Conditions and Restrictions for Barton Creek ABC Midsection.
- (13) Development Area Declaration of Covenants, Conditions and Restrictions for Barton Creek ABC West, Phase I.
- (14) First Amendment to Development Area Declaration of Covenants, Conditions and Restrictions for Barton Creek ABC West, Phase 1.
- (15) Second Amendment to Development Area Declaration of Covenants, Conditions and Restrictions for Barton Creek ABC West, Phase 1.
- (16) Third Amendment to Development Area Declaration of Covenants, Conditions and Restrictions for Barton Creek ABC West, Phase 1.
- (17) Fourth Amendment to Development Area Declaration of Covenants, Conditions and Restrictions for Barton Creek ABC West, Phase 1.
- (18) Fifth Amendment to Development Area Declaration of Covenants, Conditions and Restrictions for Barton Creek ABC West, Phase 1.
- (19) Barton Creek North [Barton Creek ABC West Phase II] Development Area Declaration.

- (20) First Amendment to Development Area Declaration of Covenants, Conditions and Restrictions for Barton Creek ABC West, Phase II.
- (21) Amended and Restated Restrictive Covenant [Wimberly Lane Maintenance – ABC West, Phase 2].

b. Recording Information:

- (1) Travis County Clerk's File No. 90101934.
- (2) Volume 11706, Page 726, *et seq.* in the Official Public Records of Travis County, Texas.
- (3) Volume 12110, Page 1340, *et seq.* in the Official Public Records of Travis County, Texas.
- (4) Volume 12881, Page 1132, *et seq.* in the Official Public Records of Travis County, Texas.
- (5) Volume 13309, Page 468, *et seq.* in the Official Public Records of Travis County, Texas.
- (6) Travis County Clerk's File No. 2001081871.
- (7) Travis County Clerk's File No. 2001081872.
- (8) Travis County Clerk's File No. 2002034517.
- (9) Volume 11324, Page 107, *et seq.* in the Official Public Records of Travis County, Texas.
- (10) Volume 13174, Page 636, *et seq.* in the Official Public Records of Travis County, Texas.
- (11) Travis County Clerk's File No. 2004070708.
- (12) Volume 12963, Page 1815, *et seq.* in the Official Public Records of Travis County, Texas.
- (13) Volume 13281, Page 0035, *et seq.* in the Official Public Records of Travis County, Texas.
- (14) Volume 13390, Page 2930, *et seq.* in the Official Public Records of Travis County, Texas.
- (15) Travis County Clerk's File No. 1999125315.
- (16) Travis County Clerk's File No. 2005184130.
- (17) Travis County Clerk's File No. 2006021079.
- (18) Travis County Clerk's File No. 2017111818.
- (19) Travis County Clerk's File No. 2004070709.
- (20) Travis County Clerk's File No. 2006058431.
- (21) Travis County Clerk's File No. 2002173907.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is The Barton Creek ABC West Community, Inc. c/o Community Association Management, Inc. (CAM), 5900 Shepherd Mountain Cove, Bldg. 2, Suite 275, Austin, Texas 78730.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Community Association Management, Inc. (CAM). Address: 5900 Shepherd Mountain Cove, Bldg. 2,

Suite 275, Austin, Texas 78730. Phone No.: 512.288.2376. Email Address: info@camanagers.com.

7. The Association's Dedicatory Instruments are Available to Members Online at:
www.wimberlylaneowners.com
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update Fee	\$ 75.00
Transfer Fee	\$ 325.00
Other Questionnaires	Up to \$500.00
Rush Fee	Up to \$300.00

EXECUTED on this 3rd day of October, 2025.

**THE BARTON CREEK ABC WEST
COMMUNITY, INC.**

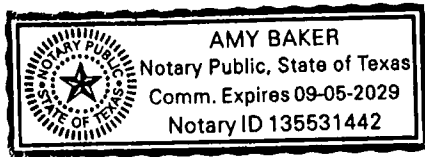
By: Community Association Management, Inc.,
Managing Agent

By: Jack Baker
Jack Baker, Principal

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
 COUNTY OF TRAVIS §

BEFORE ME, the undersigned notary public, on this 3 day of October, 2025 personally appeared Jack Baker, Principal of Community Association Management, Inc., Managing Agent for The Barton Creek ABC West Community, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Amy Baker
 Notary Public in and for the State of Texas