

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Jun 24, 2025 03:07 PM Fee: \$37.00

**2025069900**

\*Electronically Recorded\*

THE STATE OF TEXAS  
COUNTY OF TRAVIS

**Highland Park Residential Community, Inc.**  
Management Certificate

This Property Owners' Association Management Certificate is being recorded by Highland Park Residential Community, Inc. (the Association) in compliance with the terms of the Texas Property Code Section 209.004 and supersedes any prior management certificate filed by the Association. The Association submits the following information:

**Name of the Subdivision:** Highland Park Residential Community, Inc.

**Name of the Association:** Highland Park

**Subdivision Location:** Pflugerville, Texas, 78660

**Recording Data for the Subdivision:**

See **Exhibit 'A'** attached.

**Recording Data for the Declaration is:**

See **Exhibit 'A'** attached.

**Mailing Address of the Association, or Name, Mailing Address of Person or Entity Managing the Association:**

Highland Park Residential Community, Inc.  
c/o RowCal Management – Attn: Community Manager  
PO Box 421150  
Minneapolis, MN 55442  
[CareTeam@RowCal.com](mailto:CareTeam@RowCal.com)  
512-580-4212

**Website Address of the Association:**

<https://www.rowcal.com>

**Property Transfer Fee(s) Charged by the Association:**

Resale Certificate: \$375  
Upgraded Resale Certificate: \$450  
Working Capital Fee: \$125  
Resale Certificate UPDATE (1-180 days): \$75  
Transfer Fees: \$275  
HomeWise Convenience Fee: \$9.95  
HomeWise Process Fees: \$20-50  
Resale Certificate RUSH: \$75-125

**Other Information**

Prospective purchases are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

**ACKNOWLEDGEMENT**

State of Texas

County of Travis

Signed this the 19 day of June, 2025.

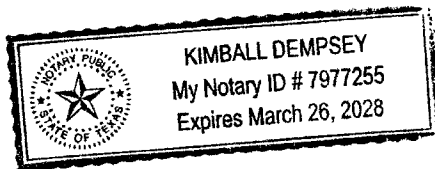
Highland Park Residential Community, Inc.  
(A TEXAS NON-PROFIT CORPORATION)

RowCal Management, LLC  
Name of Association or Person Managing Association

By: Sawyer Stubbs

Sawyer Stubbs - Managing Agent  
Printed Name and Title of the Above Person

**BEFORE ME**, the undersigned notary public, on this the 19th day of June, 2025  
acknowledged that this instrument was signed for the purposes and intent herein expressed.



[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Printed Name of Notary Kimball Dempsey

My Commission Expires 3/26/28

**After recording, return to the managing agent, RowCal Management:**

Highland Park Residential Community, Inc.  
c/o RowCal Management – Attn: Community Manager  
PO Box 421150  
Minneapolis, MN 55442

**EXHIBIT A**

All documents are recorded in the Official Public Records of Travis County, Texas.

Document	Document No.
Master Declaration of Covenants, Conditions, and Restrictions – Highland Park Residential	2004144082
Highland Park Residential [Phase B, Section 1] Notice of Applicability	2004144647
Highland Park Residential [Phase A, Section 1] Notice of Applicability	2004144648
Highland Park Residential [Phase A, Section 1] Development Area Declaration	2004145479
Highland Park Residential [Phase B, Section 1] Development Area Declaration	2004145480
Amendment to Master Declaration of Covenants, Conditions, and Restrictions – Highland Park Residential	2005204282
Highland Park Residential [Phase A, Section 1] Amended Notice of Applicability	2005219477
Highland Park Residential Notice of Applicability of Master Declaration of Covenants, Conditions and Development Area Declaration [Adding Phase A, Section 2A]	2006117837
Highland Park Residential Second Amendment to Master Declaration of Covenants, Conditions, and Restrictions	2006248151
Highland Park Residential Adoption of Working Capital Fee	2006248632
Highland Park Residential Notice of Applicability of Master Declaration of Covenants, Conditions and Development Area Declaration – Adding [Phase A, Section 2B]	2007220093
Highland Park Residential [Phase A, Section 1] Second Amended Notice of Applicability of Master Declaration of Covenants, Conditions, and Restrictions	2008005708
Notice of Addition of Land to Development Area Declaration Highland Park Residential [Phase B, Section 1] [Adding Phase D, Section 1]	2008165359
Highland Park Residential Notice of Applicability of Master Declaration of Covenants, Conditions and Development Area Declaration [Adding Phase B, Section 5 and Phase B, Section 10 & 13]	20144010204
Highland Park Residential Notice of Applicability of Master Declaration of Covenants, Conditions and Development Area Declaration [Adding Phase B, Section 7]	2014032979
Highland Park Residential Notice of Applicability of Master Declaration of Covenants, Conditions and Development Area Declaration [Adding Phase B, Section 9, 11, & 12]	2014047755
Highland Park Residential Notice of Applicability of Master Declaration of Covenants, Conditions and Development Area Declaration [Adding Phase D, Section 4]	2014163261
Highland Park Residential Notice of Applicability of Master Declaration of Covenants, Conditions and Development Area Declaration [Adding Phase D, Section 5]	2014165667

Highland Park Residential Notice of Applicability of Master Declaration of Covenants, Conditions and Development Area Declaration [Adding Phase B, Section 8]	2014190682
Highland Park Residential Notice of Applicability of Master Declaration of Covenants, Conditions and Development Area Declaration [Adding Phase B, Section 6]	2014190683
Highland Park Residential Notice of Applicability of Master Declaration of Covenants, Conditions and Development Area Declaration [Adding Phase A, Section 2C]	2015155519
Highland Park Residential Notice of Applicability of Master Declaration of Covenants, Conditions and Development Area Declaration [Adding Phase D, Section 6]	2015175203
Highland Park Residential Notice of Applicability of Master Declaration of Covenants, Conditions and Development Area Declaration [Adding Phase D, Section 7]	2015202182
Highland Park Residential Notice of Applicability of Master Declaration of Covenants, Conditions and Development Area Declaration [Adding Phase C, Section 1 and Phase C, Section 2]	2017004133
Highland Park Residential Amended and Restated Community Manual	2017038370
Highland Park Residential Third Amendment to Master Declaration of Covenants, Conditions, and Restrictions	2017155569
Highland Park Residential Supplement to Community Manual	2018144488
Second Supplement to Community Manual – Highland Park Residential	2020009527
Highland Park Residential Third Supplement to Amended and Restated Community Manual	2020037052