

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jun 04, 2025 08:51 AM Fee: \$81.00

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**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
MUELLER MIXED-USE COMMUNITY, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

The undersigned, being the Managing Agent of Mueller Mixed-Use Community, Inc., a non-profit corporation (the "**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 Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Mueller Mixed-Use.
2. Name of Association: The name of the Association is Mueller Mixed-Use Community, Inc.
3. Recording Data for the Subdivision:
 - a. Property described by metes and bounds on Exhibit "A" attached to the "Mueller Master Community Covenant" recorded in the Official Public Records of Real Property of Travis County, Texas under Clerk's File No. 2004238007 (which said Exhibit "A" is incorporated herein by reference).
 - b. Property described on Exhibit "A" attached to the "First Amendment to the Mixed-Use Community Covenant" recorded in the Official Public Records of Real Property of Travis County, Texas under Clerk's File No. 2015153451 (which said Exhibit "A" is incorporated herein by reference).
 - c. Mueller Section 4, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 200700092 of the Official Public Records of Travis County, Texas, and all amendments thereto and replats thereof, if any.
 - d. Mueller Section 5, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2001000105 and resubdivided under Clerk's File Nos. 200700185, 201000069, and 201100092 of the Official Public Records of Travis County, Texas, and all amendments thereto and replats thereof, if any.
 - e. Mueller Section 6, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No.

201100179 of the Official Public Records of Travis County, Texas, and all amendments thereto and replats thereof, if any.

- f. Mueller Section 7C, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201400036 of the Official Public Records of Travis County, Texas, and all amendments thereto and replats thereof, if any.
- g. MuellerSection 7C-2, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201400036 of the Official Public Records of Travis County, Texas, and all amendments thereto and replats thereof, if any.
- h. Mueller Section 10A, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's Files No. 201600198 of the Official Public Records of Travis County, Texas, and all amendments thereto and replats thereof, if any.
- i. Mueller Section 11, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201800332 of the Official Public Records of Travis County, Texas, and all amendments thereto and replats thereof, if any.

4. Recording Data for the Declaration:* Please see the attached chart.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Mueller Master Community, Inc. c/o Cohere Life, Inc., 4550 Mueller Central Blvd., Austin, TX 78723
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

Cohere Life, Inc.
4550 Mueller Central Blvd.
Austin, TX 78723
512.641.3975
connect@coherelife.com
7. The Association's Dedicatory Instruments are available to Members online at:
lifeatmueller.com
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Document Fee	\$ 375.00

Transfer Fee	\$ 175.00
Third-Party Disclosure Processing Fee	\$ 50.00
Resale Rush Fee (24 hours)	\$ 300.00 + 3 rd Party Fee
Resale Rush Fee (72 hours)	\$ 150.00 + 3 rd Party Fee
Resale Update Fee	\$ 50.00 + 3 rd Party Fee
Lender Document Fee	\$ 100.00
Capitalization/Working Capital [Master Community Covenant Chapter 12, Section 12.9] and the Adoption of the Working Capital Assessment 2021048266	A working capital contribution will be collected upon each Conveyance of a Unit to an Owner other than the Master Declarant, as follows: (i) each individual residential Unit owned in fee simple or through the condominium form of ownership, \$300.00 per unit; (ii) for each multi-family Unit subject to a long-term ground lease of 30 years or more, \$100.00 per dwelling unit within such multi-family Unit; provided, however, that no working capital contribution will be due and payable by the sublessee who intends to reside in a particular dwelling until within the multi-family Unit; (iii) for all Units that are defined as a "Row House", \$550.00 per Unit; and (iv) for all other Units, an amount equal to 1/4 th of the annual Base Assessment attributable to the Unit for that year.
Community Fee/Private Transfer Fee [Restrictive Covenants – Community Fee]	The Community Fee shall be payable upon the transfer of any Unit located in the Community. The Community Fee shall be calculated by multiplying the Transfer Price by .0025. For additional information on the Community Fee, please review the Restrictive Covenants – Community Fee, as amended and

	the Notice of Private Transfer Fee Obligation. Payment of the Community Fee shall be made upon the closing of the transfer to the Fund Committee. Some exemptions may apply.
Capitalization of Mixed-Use [Community Covenant Article 5, Section 5.12]	The first Owner of each unit other than the Declarant will make a contribution to the working capital in an amount equal to 1/6 th of the annual Base Assessment attributable to the Unit for that year. The working capital assessment will be due and payable to the Mixed-Use Association immediately upon transfer of title to the Unit.

Executed on this 3rd day of June, 2025.

MUELLER MIXED-USED COMMUNITY, INC.

By: Cohere Life, Inc., Managing Agent

By: Todd Hornback

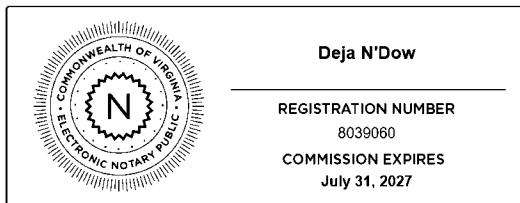
Printed: Todd Hornback

Its: Chief Executive Officer

*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.

Virginia *JN*
 THE STATE OF ~~TEXAS~~ §
 §
 COUNTY OF Newport News §

BEFORE ME, the undersigned notary public, on this 3rd day of June, 2025 personally appeared Todd Hornback, of Cohere Life, Inc., Managing Agent for Mueller Mixed-Use Community, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Deja N'Dow
 Notary Public in and for the State of ~~Texas~~
 Virginia *JN*

Notarized remotely online using communication technology via Proof.

RECORDING DATA FOR THE DECLARATION

Document	Travis County Clerk's File No.
Supplemental Declaration of Covenants, Conditions and Restrictions for The Hospital Site	2004055402
Mueller Master Community Covenant	2004238007
Scrivenor's Affidavit Mueller Master Community Covenant	2005039311
First Amendment to Mueller Master Community Covenant	2006050356
Second Amendment to Mueller Master Community Covenant	2006193523
Third Amendment to Mueller Master Community Covenant	2009190773
Fourth Amendment to Mueller Master Community Covenant	2010193075
Fifth Amendment to Mueller Master Community Covenant	2015153449
Sixth Amendment to Mueller Master Community Covenant	2018182655
Seventh Amendment to Mueller Master Community Covenant	2021048265
Eighth Amendment to Mueller Master Community Covenant	2022017984
Ninth Amendment to Mueller Master Community Covenant	2023073475
Tenth Amendment to Mueller Master Community Covenant	2024114871
Declaration of Restrictive Covenants - Mueller Community Fee	2006050355
First Amendment to Declaration of Restrictive Covenants - Mueller Community Fee	2006117412

Second Amendment to Declaration of Restrictive Covenants Mueller Community Fee	2006193525
Third Amendment to Declaration of Restrictive Covenants Mueller Community Fee	2010139965
Fourth Amendment to Declaration of Restrictive Covenants Mueller Community Fee	2012011106
Amended and Restated Fifth Amendment to Declaration of Restrictive Covenants Mueller Community Fee	2022190394
Mixed-Use Community Covenant	2004238009
Scrivenor's Affidavit Mueller Mixed-Use Community Covenant	2005039313
First Amendment to Mixed-Use Community Covenant Mueller	2015153451
Second Amendment to Mueller Mixed-use Community Covenant	2018159880
Third Amendment to Mueller Mixed-Use Community Covenant	2024114873
Mueller Supplemental Covenant Mixed-Use Community [30' x 90' Courtyard Row House, Lots 1-12, Block 8, Mueller, Section I-C Phase 1]	2013222618
Mueller Supplemental Covenant Mixed-Use Community [16' x 70' Town Row House, Lots 9-11, 15-17, 18-20, and 24-26, Block 9 and 22.5' x 55' Town Green Row House, Lots 12-14 and 21-23, Block 9, Section 1-C Phase 1 Subdivision]	2013222619
Mueller Supplemental Covenant Mixed-Use Community [22.5' x 90' Row House, Lots 13-26, Block 8 and Lots 1-8, and 28-35, Block 9, Section 1-C Phase 1 Subdivision]	2013222620
MCC Annexation Notice Mueller Section IV Annexation into Mueller Master Community, Mueller Mixed-Use Community, and Community Fee Covenant	2007143882
Corrected Mueller Supplemental Covenant [Lots 27-34, Block 32; Lots 8-25, Block 33; and	2007182862

Lots 17-30, Block 40 Section IV Subdivision] [22.5' x 70' Affordable Row House]	
Mueller Supplemental Covenant [Lots 5-28, Block 37, Lots 1-5, Block 38; Lots 1-9, Block 39; Lots 5-27, Block 45; Lots 5-13, Block 46, Lots 7-27, Block 55; and Lots 5-13, Block 56 Mueller Section IV Subdivision] [37' Yard House]	2007171399 and re-recorded 2007182861
Mueller Supplemental Covenant [Lots 18-26, Block 39; Lots 1-9, Block 40; Lots 14-26, Block 46; and Lots 5-25, Block 51 Mueller Section IV Subdivision] [37' Yard House]	2007159010
Mueller Supplemental Covenant [Lots 9-15, Block 34; Lot 1-4, Block 37; Lots 1-4, Block 45; Lots 1-4, Block 46; Lots 1-22, Block 47; Lots 1-4, Block 51; Lots 1-22, Block 52; Lots 14-26, Block 54; and Lots 3-4 and 14-15, Block 56, Mueller Section IV] [45' Yard House]	2007168848
Mueller Supplemental Covenant [Lots 16-26, Block 32; Lots 1-7, Block 33; Lots 1-13, Block 54; and Lots 1-6, Block 55 Mueller Section IV Subdivision] [55' Yard House]	2007159013
Mueller Supplemental Covenant [Lots 1-15, Block 32 Mueller Section IV Subdivision] [55' Custom Yard Houses]	2008108163
Corrected Mueller Supplemental Covenant [Lots 19-26, Block 38; Lots 10-17, Block 39; and Lots 10-16, Block 40 Section IV Subdivision] [22.5' x 90' Market Row House]	2007182863
Mueller Supplemental Covenant [Lots 6-11 and Lots 13-18, Block 38 Mueller Section IV Subdivision] [Garden Court]	2007165038
Mueller Supplemental Covenant [Lots 1-8, Block 34; Lots 1-8, Block 35; and Lots 1-14, Block 41 Section V Subdivision] [22.5' x 70' Affordable Row House]	2008108147
Mueller Supplemental Covenant [Lots 12-27, Block 36; Lots 15-21, Block 41; Lots 13-20, Block 42; and Lots 12-26, Block 43 Section V Subdivision] [22.5' x 90' Row House]	2008108148

MCC Annexation Notice Mueller Section V Annexation into Mueller Master Community, Muller Mixed-Use Community and Community Fee Covenant	2008097540
Mueller Supplemental Covenant [Lots 1-3, and 8, Block 59A, Section V]	2016156182
First Amendment to Mueller Supplemental Covenant Mixed-Use Community [Lots 1-3, and 8, Block 59A, Section V, as Replatted]	2024012341
MCC Annexation Notice Mueller Section V, Block 59B Annexation into Mueller Master Community, Mueller Mixed-Use Community, and Community Fee Covenant	2010174963
Mueller Supplemental Covenant [Lots 22-30, Block 41; Lots 1-12 and 21-56, Block 42; Lots 1-11, Block 43; Lots 5-11, Block 49; Lots 18-26, Block 56; and Lots 5-13, Block 57, Mueller Section V] [37' Yard House]	2008108149
First Amendment to Mueller Supplemental Covenant Mixed-Use Community [Section V 37' and 55' Yard House]	2010163689
Mueller Supplemental Covenant [Lots 1-4, Block 53, Mueller Section V Subdivision] [45' Yard House]	2008108166
Mueller Supplemental Covenant [Lots 16-22, Block 34, Lots 1-2 and 16-17, Block 56; Lots 1-4 and 14-17, Block 57; and Lots 1-4, Block 58 Mueller Section V Subdivision] [45' Yard House]	2008108171
Mueller Supplemental Covenant [Lots 10-21, Block 31, Lots 22-26, Block 35, Lots 1-11, Block 36, Lots 12-19, Block 49, Lots 1-11, Block 50, Lots 5-24, Block 53, Lots 18-25, Block 57, Lots 5-25, Block 58, Mueller Section V Subdivision] [37' Yard House]	2008108174
Mueller Supplemental Covenant [Lots 12-27, Block 50 Section V Subdivision] [22.5' x 90' Flex Home]	2009001459

Mueller Supplemental Covenant [Lots 9-14 and Lots 16-21, Block 35 Mueller Section V Subdivision] [Garden Court]	2008108158
Supplemental Covenant [Lots 23-27, Block 29 and Lots 3-9, Block 31 Mueller Section V Subdivision] [Mueller House]	2010057033
Mueller Supplemental Covenant Mixed-Use Community [22.5' x 90' Row House, Lots 1-14, Block 24, Section VI]	2012130157
Mueller Supplemental Covenant Mixed-Use Community [22.5' x 90' Row House, Lots 9-18, Block 18, Section VI]	2012213541
Mueller Supplemental Covenants Mixed-Use Community [24.5' x 55' Row House, Lots 1-8, Block 18; Lots 8-9 and 11-12, Block 19; and Lots 1-8, Block 20, Section VI]	2012213542
Mueller Supplemental Covenant Mixed-Use Community [22.5' x 70' Row House, Lots 19-26, Block 18 and Lots 17-24, Block 20, Section VI]	2012213544
Mueller Supplemental Covenant Mixed-Use Community [27' x 90' Courtyard Row House, Lots 27-34, Block 18 and Lots 9-16 and 25-32, Block 20, Mueller, Section VI]	2012213543
Mueller Supplemental Covenant Mixed-Use Community [27' x 90' Courtyard Row House, Lots 18-28, Block 26, Section VI]	2012130155
Mueller Supplemental Covenant Mixed-Use Community [24.5' x 55' Row House, Lots 15-22, Block 24 and Lots 10-17, Block 26, Section VI]	2012130156
Mueller Supplemental Covenant Mixed-Use Community [37' Yard House, Lots 23-31, Block 24, Lots 1-9, Block 26 and Lots 3-14, Block 29, Section VI]	2012130160
Mueller Supplemental Covenant Mixed-Use Community [Mueller House, Lots 1, 2, 15 and 16, Block 29, Section VI]	2012130159
MCC Annexation Notice Mueller Master	2014139170

Community, Mueller Mixed-Use Community and Mueller Community Fee Covenant [Lots 9-22 and 24-37, Block 106, Mueller Section VII-C Phase 1]	
MCC Annexation Notice Mueller Master Community, Mueller Mixed-Use Community and Mueller Community Fee Covenant [Lots 20-26 and 28-34, Block 95; and Lots 11-17 and 19-25, Block 97, Mueller Section VII-C Phase 1 Subdivision]	2014139171
MCC Annexation Notice Mueller Master Community, Mueller Mixed-Use Community and Mueller Community Fee Covenant [Lots 1-8, Block 106, Mueller Section VII-C Phase 1 Subdivision]	2014139172
MCC Annexation Notice Mueller Master Community, Mueller Mixed-Use Community and Mueller Community Fee Covenant [Lots 13-30, Block 96, Mueller Section VII-C Phase 1 Subdivision]	2014139173
MCC Annexation Notice Mueller Master Community, Mueller Mixed-Use Community and Mueller Community Fee Covenant [Lots 13-19 and 35-39, Block 95, Lots 1-6, Block 96, and Lots 26-30, Block 97, Mueller Section VII-C Phase 1 Subdivision]	2014139174
MCC Annexation Notice Mueller Master Community, Mueller Mixed-Use Community and Mueller Community Fee Covenant [Lots 7-12, Block 96, and Lots 1-10, Block 97 Mueller Section VII-C Phase 1 Subdivision]	2014139175
MCC Annexation Notice Mueller Master Community, Mueller Mixed-Use Community and Mueller Community Fee Covenant [Lots 32-39, Block 96, Mueller Section VII-C Phase 1 Subdivision]	2014139176
MCC Annexation Notice Mueller Master Community, Mueller Mixed-Use Community and Mueller Community Fee Covenant [Lots 1-12, Block 95, Mueller Section VII-C Phase 1 Subdivision]	2014139177

Mueller Supplemental Covenant Mixed-Use Community [22.5' x 70' Row House, Lots 32-39, Block 96, Section VII-C, Phase 1]	2014139168
Mueller Supplemental Covenant Mixed-Use Community [22.5' x 90' Row House, Lots 1-12, Block 95, Section VII-C, Phase 1]	2014139169
Mueller Supplemental Covenant Mixed-Use Community [37' Yard House, Lots 13-19 and 35-39, Block 95, Lots 1-6, Block 96, and Lots 26-30, Block 97, Section VII-C, Phase 1]	2014139166
Mueller Supplemental Covenant Mixed-Use Community [45' Yard Houses, Lots 9-22 and 24-37, Block 106, Section VII-C, Phase 1]	2014139162
Mueller Supplemental Covenant Mixed-Use Community [28' x 90' Courtyard Row House, Lots 7-12, Block 96 and Lots 1-10, Block 97, Mueller Section VII-C Phase 1 Subdivision]	2014139167
Mueller Supplemental Covenant Mixed-Use Community [16' x 70' Town Row House, Lots 13-15, 19-24, and 28-30, Block 96 and 22.5' x 55' Town Green Row House, Lots 16-18 and 25-27, Block 96, Section VII-C Phase 1 Subdivision]	2014139165
Mueller Supplemental Covenant Mixed-Use [26.5' x 60' Garden Homes, Lots 20-26 and 28-34, Block 95; and Lots 11-17 and 19-25, Block 97, Section VII-C, Phase 1]	2014139163
Mueller Supplemental Covenant Mixed-Use Community [22.5' x 80' Row House, Lots 1-8, Block 106, Section VII-C, Phase 1]	2014139164
Mueller Supplemental Covenant Mixed-Use Community [22.5' x 90' Row House, Lots 1-20, Block 84; Lots 13-23, Block 90; and Lots 5-10 and 53-58, Block 86, Section VII-C2]	2015030246
Mueller Supplemental Covenant Mixed-Use Community [32' x 80' Garden Court Houses, Lots 6-11 and 13-18, Block 85, Mueller Section VII-C2 Subdivision]	2015030248
MCC Annexation Notice Mueller Master	2018011875

Community, Mueller Mixed-Use Community and Mueller Community Fee Covenant [Lots 9-17, Block 61, Mueller Section VII E Subdivision]	
Mueller Supplemental Covenant Mixed-Use Community [23.5' x 55' Row House, Lots 9-17, Block 61, Section VII E]	2018011876
Mueller Supplemental Covenant Mixed-Use Community [16' x 70' Town Row House, Lots 6-8, 12-14, 16-18, and 22-24, Block 68 and Lots -8, 12-14, 16-18, and 22-24, Block 69 and 22.5' x 55' Town Green Row House, Lots 9-11, and 19-21, Block 68 and Lots 9-11, and 19-21, Block 69, Section IX Subdivision]	2017009796
Mueller Supplemental Covenant Mixed-Use Community [23.5' x 55' Row House, Lots 1-8, Block 61, Section VII E and Lots 1-7, Block 62, Lots 1-7, Block 63, and Lots 1-7, Block 64, Section IX]	2017009665
Mueller Supplemental Covenant Mixed-Use Community [22.5' x 90' Row House, Lots 14-30, Block 62, Lots 8-15, Block 64, and Lots 1-8, Block 67, Section IX]	2017009667
Mueller Supplemental Covenant Mixed-Use Community [37' Yard House; Lots 8-13, Block 62, Lots 8-12 and Lots 18-22, Block 63, Lots 21-25, Block 64, Lots 9-16, Block 67, Lots 26-28, Block 68, Lots 26-28, Block 69 and Lots 3-14, Block 73, Section IX]	2017009795
Mueller Supplemental Covenant Mixed-Use Community [45' Yard House, Lots 14-15, Block 63, Lots 18-19, Block 64, Lots 3-4 and Lots 25 and 29, Block 68, and Lots 3-4 and Lots 25 and 29, Block 69, Section IX]	2017009794
Mueller Supplemental Covenant Mixed-Use Community [55' Yard House, Lots 13 and 16, Block 63, Lots 17 and 20, Block 64, Lots 2 and 5, Block 68, and Lots 2 and 5, Block 69, Section IX]	2017009666
Mueller Supplemental Covenant Mixed-Use Community [28' x 90' Courtyard Row House, Lots 17-26, Block 67, Mueller Section IX Subdivision]	2017009797

Mueller Supplemental Covenant Mixed-Use Community [Paseo Row House, Lots 5-8, 10-17, 19-22, 30-33, 35-42 and 44-47, Block 79, Section IX Subdivision]	2016068598
Mueller Supplemental Covenant Mixed-Use Community [Mueller House, Lots 1-2 and 8-9, Block 75, Section IX]	2016068621
Mueller Supplemental Covenant Mixed-Use Community [Mueller House, Lots 17-21, Block 73, and Lots 3-7, Block 75, Section IX]	2016068623
Mueller Supplemental Covenant Mixed-Use Community [Mueller House, Lots 1, 2, 15 and 16, Block 73 Section IX]	2017009664
MCC Annexation Notice Mueller Master Community, Mueller Mixed-Use Community and Mueller Community Fee Covenant [Lots 1-12, 21-22 and 29-30, Block 98, Lots 22-23 and 30-32, Block 100, Lots 9-10, 17-18, 26-27, and 34-35, Block 102, Lots 9-11, 18-19, 24-25 and 32-34, Block 104 and Lots 9 and 13-17, Block 107, Mueller Section 11 Subdivision]	2021048888
Omnibus Amendment to Mueller Supplemental Covenants [Garden Home]	2023073474
Omnibus Amendment to Mueller Supplemental Covenants [Row House]	2018182656
Mueller Supplemental Covenant (Shop House)	2012130154
Mueller Supplemental Covenant (Shop House)	2012213540
Omnibus Amendment to Mueller Supplemental Covenants [Shop House]	2018183906
Omnibus Amendment to Mueller Supplemental Covenants [Row House, Shop House and Flex House]	2023073476