

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*  
Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Dec 30, 2025 04:39 PM Fee: \$49.00

2025145703

\*Electronically Recorded\*

AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF TOWN LAKE RESIDENCES CONDOMINIUM ASSOCIATION, INC.

The undersigned, being an officer of Town Lake Residences Condominium Association, Inc. (the "Association") and in accordance with Section 82.116 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety: that certain Amended and Restated Management Certificate of Town Lake Residences Condominium Association, Inc., recorded as Document No. 2025012238, Official Public Records of Travis County, Texas

1. The name of the condominium: Town Lake Residences Condominium
2. The name of the Association: Town Lake Residences Condominium Association, Inc., a Texas nonprofit corporation.
3. The location of the condominium: 98 San Jacinto Blvd, Austin, Texas 78701

That certain real property in Travis County, Texas, as described in "Exhibit A" in Condominium Declaration for Town Lake Residences Condominium, recorded on April 28, 2010 as Document No. 2010059058, Official Public Records of Travis County, Texas. ("The Declaration").

4. The recording data for the Declaration and any amendments to the Declaration: The recording data for the Declaration, amendments to the Declaration, and related documents, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.

5. The mailing address of the Association:

Town Lake Residences Condominium Community, Inc.  
98 San Jacinto Blvd, Unit FSR 1  
Austin, Texas 78701-4477

6. The name, mailing address, telephone number, and email address of any management company or the person managing the Association:

Name:	The Four Seasons
Attn.:	Sasha Horner, Director of Residences
Mailing Address:	98 San Jacinto Blvd, Unit FSR 1 Austin, Texas 78701-4477
Telephone Number:	(512) 685-7777
Email Address:	<a href="mailto:Sasha.Horner@fourseasons.com">Sasha.Horner@fourseasons.com</a>

7. The website address of any internet website on which the Association's dedicatory instruments are available: <https://www.fourseasons.com/landing-pages/corporate/mobile-app/>

8. The amount and description of fee(s) charged to a unit seller or buyer relating to a transfer of a property interest in a unit of a condominium:

Resale Certificate - \$150.00

The Association fees cover all costs that the Association incurs related to a property transfer in the condominium.

[SIGNATURE PAGE FOLLOWS]

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

**TOWN LAKE RESIDENCES CONDOMINIUM  
ASSOCIATION, INC., a Texas nonprofit corporation**

By: Patricia Cummings  
Printed Name: Patricia Cummings  
Title: HOA Board Member

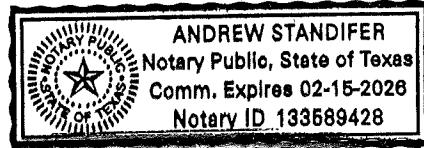
STATE OF TEXAS  
COUNTY OF Tarrant

This instrument was acknowledged before me this 22<sup>nd</sup> day of December, 2028 by  
Patricia Cummings, Hea Beard (name & title) of Town Lake Residences  
Condominium Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Notary Public Signature

**AFTER RECORDING RETURN TO:**

Frank O. Carroll III, Esq.  
WINSTEAD PC  
600 W. 5<sup>th</sup> Street, Suite 900  
Austin, Texas 78701  
focarroll@winstead.com



**ATTACHMENT 1****RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Condominium Declaration for Town Lake Residences Condominium, recorded on April 28, 2010 as Document No. 2010059058, Official Public Records of Travis County, Texas.
  - a) First Amendment to Condominium Declaration for Town Lake Residences Condominium, recorded on October 18, 2011 as Document No. 2011152224, Official Public Records of Travis County, Texas.
  - b) Second Amendment to Condominium Declaration for Town Lake Residences Condominium, recorded on May 16, 2012 as Document No. 2012076956, Official Public Records of Travis County, Texas.
  - c) Correction Second Amendment to Condominium Declaration for Town Lake Residences Condominium, recorded on July 17, 2012 as Document No. 2012114699, Official Public Records of Travis County, Texas.
  - d) Third Amendment to Condominium Declaration for Town Lake Residences Condominium, recorded on November 6, 2012 as Document No. 2012188512, Official Public Records of Travis County, Texas.
  - e) Fourth Amendment to Condominium Declaration for Town Lake Residences Condominium, recorded on January 26, 2015 as Document No. 2015011541, Official Public Records of Travis County, Texas.
  - f) Fifth Amendment to Condominium Declaration for Town Lake Residences Condominium, recorded on September 20, 2018 as Document No. 2018149259, Official Public Records of Travis County, Texas.
  - g) Sixth Amendment to Condominium Declaration for Town Lake Residences Condominium, recorded on December 2, 2022 as Document No. 2022186907, Official Public Records of Travis County, Texas.

**Declaration Amendments Related to Parking Spaces and Storage Units:**

- a) Assignment and Exchange of Parking Space (P94;P372), recorded on March 6, 2014 as Document No. 2014032119, Official Public Records of Travis County, Texas.
- b) Assignment of Parking Space (P1), recorded on April 1, 2014 as Document No. 2014045541, Official Public Records of Travis County, Texas.
- c) Storage Unit License Agreement (S129), recorded on May 8, 2014 as Document No. 2014066400, Official Public Records of Travis County, Texas.
- d) Assignment of Parking Space (P146), recorded on May 27, 2014 as Document No. 2014075823, Official Public Records of Travis County, Texas.
- e) Assignment of Parking Space (P372), recorded on July 15, 2014 as Document No. 2014103831, Official Public Records of Travis County, Texas.

- f) Storage Unit License Agreement (S127), recorded on October 1, 2014 as Document No. 2014147626, Official Public Records of Travis County, Texas.
- g) Assignment of Parking Spaces and Storage Units (P216, P217, P218, S53, S66, P361, P395), recorded on February 4, 2015 as Document No. 2015016791, Official Public Records of Travis County, Texas.
- h) Storage Unit License Agreement (S100), recorded on March 4, 2015 as Document No. 2015031431, Official Public Records of Travis County, Texas.
- i) Assignment of Parking Space (P166), recorded on April 23, 2015 as Document No. 2015061379, Official Public Records of Travis County, Texas.
- j) Assignment of Parking Space (P123), recorded on August 12, 2015 as Document No. 2015128952, Official Public Records of Travis County, Texas.
- k) Assignment of Parking Spaces and Storage Unit (P146, S21), recorded on September 17, 2015 as Document No. 2015149478, Official Public Records of Travis County, Texas.
- l) Assignment of Storage Unit (S16), recorded on December 7, 2015 as Document No. 2015193032, Official Public Records of Travis County, Texas
- m) Declaration of Appurtenant Rights (S16, S45), recorded on December 9, 2015 as Document No. 2015194483, Official Public Records of Travis County, Texas.
- n) Assignment of Parking Spaces and Storage Unit (P255, P256, P361, P395, S29), recorded on February 9, 2016 as Document No. 2016018388, Official Public Records of Travis County, Texas.
- o) Assignment of Storage Unit Space (S81), recorded on April 11, 2016 as Document No. 2016053946, Official Public Records of Travis County, Texas.
- p) Assignment of Parking Space (P142), recorded on December 27, 2016 as Document No. 2016213559, Official Public Records of Travis County, Texas.
- q) Assignment of Storage Unit (S114), recorded on January 20, 2017 as Document No. 2017012056, Official Public Records of Travis County, Texas.
- r) Assignment of Parking Spaces and Storage Unit (P219, S120), recorded on May 15, 2017 as Document No. 2017077088, Official Public Records of Travis County, Texas.
- s) Assignment of Parking Spaces and Storage Unit (P240, P268, S69, P159, P165), recorded on September 13, 2017 as Document No. 2017147430, Official Public Records of Travis County, Texas.
- t) Assignment of Parking Space and Storage Units (P58, S10, S20), recorded on July 12, 2018 as Document No. 2018109824, Official Public Records of Travis County, Texas.
- u) Assignment of Storage Unit (S52), recorded on November 16, 2018 as Document No. 2018179266, Official Public Records of Travis County, Texas.
- v) Assignment of Storage Unit (S73), recorded on December 17, 2018 as Document No. 2018193923, Official Public Records of Travis County, Texas.
- w) Assignment of Storage Unit (S77), recorded on December 19, 2018 as Document No. 2018195525, Official Public Records of Travis County, Texas.
- x) Assignment of Parking Space (P3), recorded on September 9, 2019 as Document No. 2019137151, Official Public Records of Travis County, Texas.

- y) Assignment of Storage Unit (S08), recorded on November 19, 2019 as Document No. 2019182547, Official Public Records of Travis County, Texas.
- z) Assignment of Storage Unit (S44), recorded on January 23, 2020 as Document No. 2020011302, Official Public Records of Travis County, Texas.
  - aa) Assignment of Parking Spaces and Storage Unit (P68, P92, S97), recorded on March 19, 2020 as Document No. 2020045319, Official Public Records of Travis County, Texas.
  - bb) Assignment of Parking Space (P133), recorded on March 19, 2020 as Document No. 2020045320, Official Public Records of Travis County, Texas.
  - cc) Assignment of Rights to Use Storage Units (S60), recorded on July 27, 2020 as Document No. 2020129050, Official Public Records of Travis County, Texas.
  - dd) Assignment of Parking Space (P257), recorded on July 31, 2020 as Document No. 2020134436, Official Public Records of Travis County, Texas.
  - ee) Assignment of Storage Unit (S65), recorded on April 21, 2021 as Document No. 2021088757, Official Public Records of Travis County, Texas.
  - ff) Assignment of Storage Unit (S110), recorded on August 4, 2021 as Document No. 2021173921, Official Public Records of Travis County, Texas.
  - gg) Assignment of Storage Unit (S12), recorded on October 19, 2021 as Document No. 2021231988, Official Public Records of Travis County, Texas.
  - hh) Assignment of Storage Unit and Parking Spaces (S87, P26, P29), recorded on November 17, 2023 as Document No. 2023130677, Official Public Records of Travis County, Texas.
  - ii) Assignment of Parking Spaces (P122, P150), recorded on November 17, 2023 as Document No. 2023130678, Official Public Records of Travis County, Texas.
  - jj) Assignment of Storage Unit (S126), recorded on November 17, 2023 as Document No. 2023130679, Official Public Records of Travis County, Texas.
  - kk) Assignment of Parking Space (P85), recorded on November 17, 2023 as Document No. 2023130680, Official Public Records of Travis County, Texas.
  - ll) Assignment of Parking Spaces and Storage Units (P8, P9, P31, P215, S78, S110), recorded on March 26, 2024 as Document No. 2024032146, Official Public Records of Travis County, Texas.
  - mm) Assignment of Storage Unit (S46), recorded on June 13, 2024 as Document No. 2024064956, Official Public Records of Travis County, Texas.
  - nn) Assignment of Parking Spaces and Storage Unit (P172, P174, S86, P154, P155), recorded on October 3, 2024 as Document No. 2024110316, Official Public Records of Travis County, Texas.
- 2. First Amended and Restated Bylaws of Town Lake Residences Condominium Association, Inc., recorded August 20, 2012 as Document No. 2012137857, Official Public Records of Travis County, Texas.
  - a) First Amendment to the First Amended and Restated Bylaws of Town Lake Residences Condominium Association, Inc., recorded November 6, 2012 as Document No. 2012188513, Official Public Records of Travis County, Texas.

- b) Second Amendment to the First Amended and Restated Bylaws of Town Lake Residences Condominium Association, Inc., recorded March 19, 2013 as Document No. 2013048598, Official Public Records of Travis County, Texas.
- c) Third Amendment to the First Amended and Restated Bylaws of Town Lake Residences Condominium Association, Inc., recorded January 26, 2017 as Document No. 2017015603, Official Public Records of Travis County, Texas.

3. Second Amended and Restated Rules and Regulations of Town Lake Residences Condominium, recorded June 18, 2019 as Document No. 2019089129, Official Public Records of Travis County, Texas.
4. COVID-19 Facilities Use Rules – Town Lake Residences Condominium Association, Inc., recorded on June 18, 2020 as Document No. 2020101233, Official Public Records of Travis County, Texas.
5. Town Lake Residences Condominium Association, Inc. – Adoption of Assessment [CAPITAL RESERVE], recorded on April 25, 2022 as Document No. 2022075027, Official Public Records of Travis County, Texas.
6. Assessment Collection Policy - Town Lake Residences Condominium Association, Inc., recorded on September 25, 2023 as Document No. 2023109426, Official Public Records of Travis County, Texas.
7. Town Lake Residences Condominium Association, Inc. - Pool Rules, recorded on September 25, 2023 as Document No. 2023109428, Official Public Records of Travis County, Texas.
8. Town Lake Residences Condominium Association, Inc. - Supplemental Policies (Records Inspection, Copying, and Retention & Religious Display Policies), recorded on September 25, 2023 as Document No. 2023109437, Official Public Records of Travis County, Texas.
9. Fine Policy - Town Lake Residences Condominium Association, Inc., recorded on September 25, 2023 as Document No. 2023118621, Official Public Records of Travis County, Texas.