

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

May 28, 2025 12:28 PM Fee: \$45.00

**2025058879**

\*Electronically Recorded\*

This page is  
intentionally added for  
electronic file stamp.

**PROVENCE MASTER COMMUNITY, INC.****MANAGEMENT CERTIFICATE****STATE OF TEXAS**

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**COUNTY OF TRAVIS**

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This Management Certificate is filed by the Provence Master Community, Inc., a Texas nonprofit corporation, pursuant to Texas Property Code §209.004.

**1. Name of Subdivision:**

Provence

**2. Name of Association:**

Provence Master Community, Inc., a Texas nonprofit corporation

**3. Recording Data for the Subdivision Plat(s):** To obtain copies of a plat, please contact the Travis County Clerk. The following plat(s), as may be amended from time to time, include those tracts of real property currently annexed into the Provence Subdivision.

- (a) PROVENCE PHASE 1, SECTION 1, a subdivision located in Travis County, Texas, according to the map or plat recorded as Document No. 201900014, Official Public Records of Travis County, Texas.
- (b) PROVENCE PHASE 1, SECTION 2, a subdivision located in Travis County, Texas, according to the map or plat recorded as Document No. 202000060, Official Public Records of Travis County, Texas.
- (c) PROVENCE PHASE 1, SECTION 3A, a subdivision located in Travis County, Texas, according to the map or plat recorded as Document No. 202000153, Official Public Records of Travis County, Texas.
- (d) PROVENCE PHASE 1, SECTION 5A, a subdivision located in Travis County, Texas, according to the map or plat recorded as Document No. 202100048, Official Public Records of Travis County, Texas.
- (e) PROVENCE PHASE 1, SECTION 4B, a subdivision located in Travis County, Texas, according to the map or plat recorded as Document No. 202200256, Official Public Records of Travis County, Texas.

- (f) PROVENCE PHASE 1, SECTION 6A, a subdivision located in Travis County, Texas, according to the map or plat recorded as Document No. 202300054, Official Public Records of Travis County, Texas.
- (g) PROVENCE PHASE 1, SECTION 6B, a subdivision located in Travis County, Texas, according to the map or plat recorded as Document No. 202300043, Official Public Records of Travis County, Texas.
- (h) PROVENCE PHASE 1, SECTION 7, a subdivision located in Travis County, Texas, according to the map or plat recorded as Document No. 202400018, Official Public Records of Travis County, Texas.
- (i) PROVENCE PHASE 1, SECTION 8, a subdivision located in Travis County, Texas, according to the map or plat recorded as Document No. 202300214, Official Public Records of Travis County, Texas.

**4. Recording Data for the Master Covenant, Development Area Declarations, Community Enhancement Covenant, Notices of Applicability and All Amendments Thereto:**

Name of Instrument: Provence Master Covenant [Residential]

Recorded On: December 20, 2018, in Document No. 2018195864, Official Public Records, Travis County, Texas

Name of Instrument: First Amendment to Provence Master Covenant [Residential]

Recorded On: May 28, 2025, in Document No. 2025058704, Official Public Records, Travis County, Texas

Name of Instrument: Provence Development Area Declaration [Residential]

Recorded On: December 21, 2018, in Document No. 2018196359, Official Public Records, Travis County, Texas

Name of Instrument: First Amendment to Provence Development Area Declaration [Residential]

Recorded On: May 27, 2025, in Document No. 2025058346, Official Public Records, Travis County, Texas

Name of Instrument: Provence Community Enhancement Covenant [Residential]

Recorded On: December 20, 2018, in Document No. 2018196210, Official Public Records, Travis County, Texas

Name of Instrument: First Amendment to Community Enhancement Covenant

Recorded On: March 25, 2025, in Document No. 2025031631, Official Public Records, Travis County, Texas

Name of Instrument: Provenance Amended and Restated Adoption of Working Capital Assessment [Residential]

Recorded On: January 28, 2025, in Document No. 2025009188, Official Public Records, Travis County, Texas

Name of Instrument: Provenance Notice of Applicability [Phase 1, Section 1]

Recorded On: February 7, 2019, in Document No. 2019017697, Official Public Records, Travis County, Texas

Name of Instrument: Provenance Notice of Applicability [Phase 1, Section 2]

Recorded On: July 16, 2020, in Document No. 2020079966, Official Public Records, Travis County, Texas

Name of Instrument: Provenance Notice of Applicability [Phase 1, Section 3A]

Recorded On: September 10, 2020, in Document No. 2020166211, Official Public Records, Travis County, Texas

Name of Instrument: Provenance Notice of Applicability [Phase 1, Section 5A]

Recorded On: April 9, 2021, in Document No. 2021079133, Official Public Records, Travis County, Texas

Name of Instrument: Provenance Notice of Applicability [Phase 1, Section 4B]

Recorded On: November 8, 2022, in Document No. 2022177862, Official Public Records, Travis County, Texas

Name of Instrument: Provenance Notice of Applicability [Phase 1, Section 6A]

Recorded On: April 24, 2023, in Document No. 2023043371, Official Public Records, Travis County, Texas

Name of Instrument: Provenance Notice of Applicability [Phase 1, Section 6B]

Recorded On: March 9, 2023, in Document No. 2023024488, Official Public Records, Travis County, Texas

Name of Instrument: Provence Notice of Applicability [Phase 1, Section 7]

Recorded On: February 20, 2024, in Document No. 2024017588, Official Public Records, Travis County, Texas

Name of Instrument: Provence Notice of Applicability [Phase 1, Section 8]

Recorded On: November 16, 2023, in Document No. 2023129920, Official Public Records, Travis County, Texas

**5. Mailing Address of the Association and Name, Mailing Address, Phone Number, and Email Address of the Association's Designated Representative:**

Goodwin & Company  
P.O. Box 203310  
Austin, Texas 78759  
Phone: 855-289-6007  
Email: [info@goodwintx.com](mailto:info@goodwintx.com)

**6. Association's Website Address Where the Subdivision's Restrictions are Posted:**

[www.goodwintx.com](http://www.goodwintx.com), use the "find community" search bar to locate the community webpage

**7. Amount and Description of Any Fees Charged by the Association Related to Transfers (Transfer Fees):**

Transfer Fee:	\$275.00
Resale Certificate Fee:	\$375.00
Working Capital Fee:	\$500.00 per Residential Lot
Community Enhancement Fee:	The Transfer Price multiplied by one-quarter of one percent (0.0025%)

Prospective purchasers are advised to independently examine the Master Covenant, Bylaws, Rules and Policies, Design Guidelines and all other dedicatory instruments (some of which are not referenced above) of the Subdivision and Association prior to purchase. Prospective purchasers may obtain copies of documents from the Management Company or from the Association's Website.

*[SIGNATURE PAGE TO FOLLOW]*

[SIGNATURE PAGE TO MANAGEMENT CERTIFICATE]

SIGNED this 27 day of May, 2025.

PROVENCE MASTER COMMUNITY, INC.,  
a Texas nonprofit corporation

By:

Jack Meredith  
Jack Meredith, President

STATE OF TEXAS

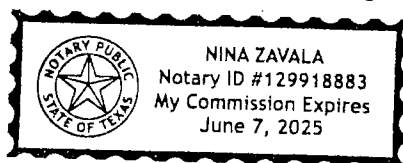
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COUNTY OF TRAVIS

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BEFORE ME, the undersigned authority, on this 27 day of May, 2025, personally appeared Jack Meredith, President of Provence Master Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



Nina Zavala

Notary Public in and for the State of Texas

**AFTER RECORDING RETURN TO:**

McLean & Howard, LLP  
Attn: Leslie Keyser  
4301 Bull Creek Road, Suite 150  
Austin, Texas 78731