



Krista Bartsch
KRISTA BARTSCH, County Clerk
Bastrop Texas
May 29, 2025 01:08:39 PM
FEE: \$37.00

202509162

**Lake Thunderbird Owners Association
Management Certificate**

This Property Owners' Association Management Certificate is being recorded Lake Thunderbird Owners Association (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: Lake Thunderbird

Name of the Association: Lake Thunderbird Owners Association

Subdivision Location: Thunderbird Dr, Smithville, Texas 78957

Recording Data for the Subdivision:

- a. Lake Thunderbird, Section One (1), a subdivision in Bastrop County, Texas according to the map or plat thereof recorded in Cabinet 1, Page 57B of the Map Records of Bastrop County, Texas, and all amendments to or replats of said maps and plats, if any.
- b. Lake Thunderbird, Section Two (2), a subdivision in Bastrop County, Texas according to the map or plat thereof recorded in Cabinet 1, Page 59A of the Map Records of Bastrop County, Texas, and all amendments to or replats of said maps and plats, if any.
- c. Lake Thunderbird, Section Three (3), a subdivision in Bastrop County, Texas according to the map or plat thereof recorded in Cabinet 1, Page 61A of the Map Records of Bastrop County, Texas, and all amendments to or replats of said maps and plats, if any.
- d. Lake Thunderbird, Section Four (4), a subdivision in Bastrop County, Texas according to the map or plat thereof recorded in Cabinet 1, Page 63A of the Map Records of Bastrop County, Texas, and all amendments to or replats of said maps and plats, if any.

Recording Data for the Declaration is:

Document	Recording Information	Recording Location
Subdivision Restrictions for Lake Thunderbird Subdivision (Section 1)	Volume 197, Page 621, et seq.	Official Public Records of Real Property of Bastrop County, Texas
Subdivision Restrictions for Section 2 of Lake Thunderbird Subdivision	Volume 198, Page 736, et seq.	Official Public Records of Real Property of Bastrop County, Texas
Subdivision Restrictions for Section 3 of Lake Thunderbird Subdivision	Volume 200, Page 391, et seq.	Official Public Records of Real Property of Bastrop County, Texas
Subdivision Restrictions for Section IV of Lake Thunderbird Subdivision	Volume 201, Page 906, et seq.	Official Public Records of Real Property of Bastrop County, Texas
Amendment to Subdivision Restrictions for Lake Thunderbird Subdivision	Volume 378, Page 112, et seq.	Official Public Records of Real Property of Bastrop County, Texas

Amendment to Subdivision Restrictions for Lake Thunderbird Subdivision	Volume 548, Page 526, et seq.	Official Public Records of Real Property of Bastrop County, Texas
Amendment to Subdivision Restrictions for Lake Thunderbird Subdivision	Volume 789, Page 726, et seq.	Official Public Records of Real Property of Bastrop County, Texas
Amended Subdivision Restrictions for Lake Thunderbird Subdivision	Volume 1084, Page 525, et seq.	Official Public Records of Real Property of Bastrop County, Texas
Amendment to Subdivision Restrictions for Lake Thunderbird Subdivision	File No. 200903448	Bastrop County Clerk
Amended Subdivision Restrictions for Lake Thunderbird Subdivision	File No. 201903629	Bastrop County Clerk
Lake Thunderbird Owners Association Section I, II, III, IV, Amended Restrictions	File No. 201905601	Bastrop County Clerk
Amendment to Restrictions	File No. 201908558	Bastrop County Clerk
Bylaws of Lake Thunderbird Owners Association	File No. 202211352	Bastrop County Clerk
Notice of Dedicatory Instruments for Lake Thunderbird Owners Association	File No. 202301489	Bastrop County Clerk

Name and Mailing Address of the Association:

Lake Thunderbird Owners Association
c/o RowCal Management – Attn: Community Manager
PO Box 421150
Minneapolis, MN 55442

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative:

Lake Thunderbird Owners Association
c/o RowCal Management – Attn: Community Manager
PO Box 421150
Minneapolis, MN 55442
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
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.

**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.*

ACKNOWLEDGEMENT

State of Texas

County of Bastrop

Signed this the 29 day of May, 2025.

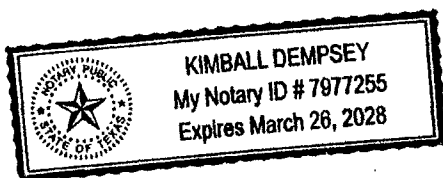
Lake Thunderbird Owners Association
(A TEXAS NON-PROFIT CORPORATION)

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 29th day of May, 2025 personally appeared Sawyer Stubbs, Managing Agent for Lake Thunderbird Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



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

Printed Name of Notary Kimball Dempsey

My Commission Expires 3/26/2028

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

Lake Thunderbird Owners Association

c/o RowCal Management – Attn: Community Manager

PO Box 421150

Minneapolis, MN 55442