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OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Aug 05, 2024 02:08 PM Fee: \$37.00

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PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
COVERED BRIDGE PROPERTY OWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

COVERED BRIDGE PROPERTY OWNERS ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Covered Bridge Subdivision;
- (2) the name of the Association is Covered Bridge Property Owners Association, Inc.;
- (3) the Subdivision is recorded in the Plat Records of Travis County, Texas, as follows:
 - (a) Covered Bridge Subdivision, Section 2, under Instrument No. 402208
 - (b) Covered Bridge Subdivision, Section 3, under Instrument No. 402220;
 - (c) Covered Bridge Subdivision, Section 4, under Instrument No. 402237;
 - (d) Covered Bridge Subdivision, Section 5, under Instrument No. 402249;
 - (e) Gardens at Covered Bridge Condominium, being: Lot 1, Block A, Covered Bridge Subdivision, Section 1, under Instrument No. 20040216, and Lots 5&6, Block A, Covered Bridge Subdivision, Section 2, under Volume 102, Page 14;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Travis County, Texas, as follows:
 - (a) Master Declaration of Covenants, Conditions and Restrictions for Covered Bridge Subdivision, under Instrument No. 2002068499;
 - (b) First Amendment to Master Declaration of Covenants, Conditions and Restrictions for Covered Bridge Subdivision, under Instrument No. 2002228277;
 - (c) Second Amendment to Master Declaration of Covenants, Conditions and Restrictions for Covered Bridge Subdivision, under Instrument No. 2003249771;

- (d) Third Amendment to Master Declaration of Covenants, Conditions and Restrictions for Covered Bridge Subdivision, under Instrument No. 2005134049;
- (e) Supplemental Declaration to Master Association of Covenants, Conditions and Restrictions of Covered Bridge, under Instrument No. 2005075711;
- (f) Declaration of Gardens at Covered Bridge Condominium, under Instrument No. 2006077738;

(5) the name and mailing address of the Association is:

- (a) Covered Bridge Property Owners Association, Inc., c/o Inframark, LLC, 14050 Summit Drive, #103, Austin, Texas 78728;

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

- (a) c/o Inframark, LLC, 2002 W. Grand Parkway N., Ste. 100, Katy, Texas 77449;
- (b) (281) 870-0585;
- (c) CommunityManagement@Inframark.com

(7) The Association's website address is: <https://home.inframark.com/?c=014>,

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- (a) Transfer Fee - \$300.00;
- (b) Refinance Fee - \$100.00;
- (c) Resale Certificate Fee - \$350.00;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 15 DAY OF July, 2024.

By: Kelly L. Dixon, on behalf of
Inframark, LLC, Managing Agent for
Covered Bridge Property Owners Association, Inc.

Kelly L. Dixon
Print Name

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared Kelly Dixon, of Inframark, LLC, Managing Agent for Covered Bridge Property Owners Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 15 day of July, 2024.

Sharon Ann Griffith
Notary Public, State of Texas

