

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Oct 05, 2021 08:41 AM Fee: \$34.00

2021222023

\*Electronically Recorded\*

STATE OF TEXAS  
COUNTY OF TRAVIS

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
for  
TC Twin Creeks Community, Inc.

The undersigned Association gives notice in accordance with Texas Property Code §209.004.

1. Legal name of owners association: TC Twin Creeks Community, Inc.
2. Name of project or subdivision: Twin Creeks
3. Recording data for subdivision: See Exhibit A.
4. Recording data for the declaration and any/all amendments: See Exhibit A.
5. Contact information for association's managing agent:

Name: Goodwin Management, Inc.  
Mailing address: 11950 Jollyville Road, Austin, TX 78759  
Phone number: 855-289-6007  
Email address: info@goodwintx.com

6. Association website: www.twincreeksclub.com

7. Amount and description of all fees or charges by the association relating to a property transfer:  
\$375 resale certificate; \$75 resale certificate update; \$30 service fee; compliance inspection fee \$120; \$250 transfer fee (HOA); \$275 transfer fee (management).

**Please plan ahead when ordering a resale certificate or update**, by law the association has **10 business days** to provide the information once the request is received. The resale certificate is a detailed document containing significant amounts of information including lot-specific information, and takes time to compile. The association has no duty to offer "rush" service. Should the association elected offer "rush" or other expedited resale certificate processing, a fee for performing the service in an accelerated timeframe may be charged. This is a fee not related to transfer of a lot but related to providing a service at an accelerated rate over and above that required by law. Any rush fee will not exceed \$300 for 1-day rush; \$200 for 3-day rush; \$100 for 5-day rush.

*Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the property and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the community and to contact its governing association. This certificate does not purport to identify every publicly recorded document affecting the property, or to report every piece of information pertinent to the property. No person should rely on this certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision. The registered agent for the association is on file with the Texas Secretary of State.*

This certificate is filed of record in the county where the above-described project is located. It will be valid until a management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

TC Twin Creeks Community, Inc.

By [Signature]

Printed name Jim Smitherman

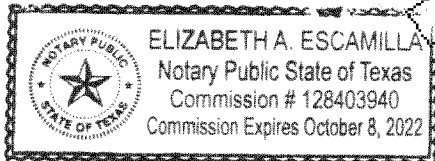
Title: Officer OR Managing agent (circle one)

Date 9.20.21

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on September 20, 2021 by Jim Smitherman in the above stated capacity.



Notary signature Elizabeth A. Escamilla

Notary Public for the State of Texas

Printed name of notary Elizabeth A. Escamilla

My commission expires October 8, 2022

After recording, please return to:

Niemann & Heyer LLP  
1122 Colorado, Suite 313  
Austin, TX 78701

## Exhibit A

**TWIN CREEKS COUNTRY CLUB**

1. The following Declaration of Covenants, Conditions, and Restrictions recorded in **Inst. 2002058439, 2002058478, 2002065092, 2002065094, 2002065095, 2002065097, 2002065098, 2002073862, 2002140922, 2002140923, 2002140926, 2002140927, 2002220468, 2002220469, 2003116939, 2003121415, 2003121416, 2003159887, 2003159888, 2003183069, 2003183070, 2003203842, 2003203843, 2003266220, 2003266221, 2003282269, 2003282270, 2004137802, 2004137803, 2004212539, 2005022897, 2005022898**, Official Public Records Travis County, Texas.
2. Notice of Dedicatory Instruments recorded in **Inst. 200200085, 200200086, 200200087, 200200088, 200200195, 200200196, 200200197, 200200277, 200200278, 200300057, 200300129, 200300202, 200300228, 200300251, 200300296, 200400096, 200400171, 200400204, 200400284, 200800102, 201300071**, Official Public Records Travis County, Texas.
3. The following amendment(s), if any, to the Declaration of Covenants, Conditions, and Restrictions recorded in **Inst. 2002103274, 2003298309, 2003298310, 2004122127, 2005225066, 2005225067, 2005225068, 2006012120**, Official Public Records Travis County, Texas.

/Volumes/File Server/CLIENTS/Twin Creeks Country Club/Rules Legislative 2021/ManagementCertTwinCreeks (with Ex.A).doc